



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 06/19/2026 1318
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-051762

Recording Requested by:
First American Mortgage Solutions
When Recorded Mail to:
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Phone: 949-427-2010

TS#: 26-19947 Loan #: *****9172 Order #: 92842355

SPACE ABOVE THIS LINE FOR RECORDERS USE

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/19/2024 and recorded on 10/24/2024 as Instrument # 2024-081528, in the office of the County Recorder of Pinal County, Arizona, **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR** at public auction to the highest bidder At the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Florence, AZ 85232, on 9/24/2026 at 11:00 AM of said day:

LOT 94, OF PARCEL 3 AT RANCHO EL DORADO, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 181 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2002-30748, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2).

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

Street address or identifiable location: **43822 West Baker Drive
Maricopa, Arizona 85138**

A.P.N.: **512-22-0940**

Original Principal Balance: **\$280,000.00**

Name and address of original trustor:
(as shown on the Deed of Trust)
Virginia Varela, a married woman as her sole and separate property
43822 West Baker Drive
Maricopa, Arizona 85138

NOTICE OF TRUSTEE'S SALE

Name and address of beneficiary:

(as of recording of Notice of Sale)

Citibank, N.A., not in its individual capacity but solely as Owner Trustee of Barclays Mortgage Loan Trust 2025-

NQM1

c/o ServiceMac, LLC

9726 Old Bailes Road, Suite 200

Fort Mill, South Carolina 29707-7882

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:

(as of recording of Notice of Sale)

Michelle R. Ghidotti, Esq.,

c/o Prestige Default Services, LLC

1920 Old Tustin Ave.

Santa Ana, California 92705

Phone: 949-427-2010

Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law

SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com>

FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697

Dated:

6/16/2026

MICHELLE R. GHIDOTTI, ATTORNEY AT LAW

Michelle R. Ghidotti, Esq.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Orange

On 6/16/2026 before me, Tina Suihkonen, Notary Public personally appeared, Michelle R. Ghidotti, Esq., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Name

(Seal)

