



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording Requested by:

When Recorded Mail to:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115

DATE/TIME: 06/29/2026 1143
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-054071

TS#: 2026-25287-AZ
Order #: 4135539

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 **10/11/2023**, recorded on **10/12/2023**, as **Instrument No. 2023-075616** at **Docket -- Page --** 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, Building A, Florence, AZ 85132, on **10/7/2026** at **11:00 AM** of said day:

LOT 415, PECAN CREEK SOUTH UNIT 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 178.

Per A.R.S. Section 33-803 (A)(2), the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.

NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

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: **1702 E Nancy Ave**
San Tan Valley, AZ 85140

A.P.N.: **109-32-41501**

NOTICE OF TRUSTEE'S SALE

Original Principal Balance: **\$351,515.00**

Name and address of original trustor:
(as shown on the Deed of Trust)

**ESMERALDA VERDUGO CERVANTES, AN UNMARRIED WOMAN, AND SAMANTHA MENDEZ
VERDUGO, AN UNMARRIED WOMAN
1702 E Nancy Ave
San Tan Valley, AZ 85140**

Name and address of beneficiary:
(as of recording of Notice of Sale)

**Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939**

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:
(as of recording of Notice of Sale)

Kim Quam, a member of the State Bar of Arizona
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Sale Lines: (888) 902-3989
Website: www.nestortrustee.com

Dated: 6/29/2026

Kim Quam

Kim Quam, a member of the State Bar of Arizona

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me by means of communication technology on 6/29/2026, by Kim Quam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument.

Barbara Johnson

Barbara Johnson, Notary Public
Commission Expires: July 17, 2027

