



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/30/2026 1315  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2026-054929

Recording Requested by:

When Recorded Mail to:  
**Vylla Solutions, LLC**  
**P.O. Box 3309**  
**Anaheim, California 92803**

TS#: 26-40759 Order #: 101-10868484

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 12/23/2024 and recorded on 12/23/2024 as Instrument # 2024-098431, Book 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 10/8/2026 at 11:00 AM of said day:

Lot 530, of Senita Unit 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 98, and Affidavit of Correction recorded as 2006-049476 of Official Records.

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance.

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: **43309 W ELIZABETH AVE**  
**MARICOPA, AZ 85138**

A.P.N.: 512-38-5300

Original Principal Balance: \$294,566.00

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

**Brandon Nelson Kitchen, a single man**  
**43309 W ELIZABETH AVE**  
**MARICOPA, AZ 85138**

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Name and address of beneficiary:  
(as of recording of Notice of Sale)  
**Carrington Mortgage Services, LLC**  
**c/o Carrington Mortgage Services, LLC**  
**500 N. State College Blvd., Suites 1030, 1300 & 1400**  
**Orange, CA 92868**

**If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse.**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

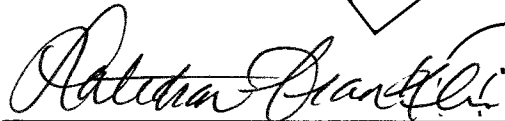
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. 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](https://www.fincen.gov/rre-faqs#D_5)

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

Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
(888) 313-1969

Dated: 6/30/2026

Vylla Solutions, LLC



LaTedran Franklin, Trustee Sales Specialist

Sale information can be obtained online at [www.Xome.com](http://www.Xome.com) or use the automated sales information at (800) 758-8052.

TS#: 26-40759

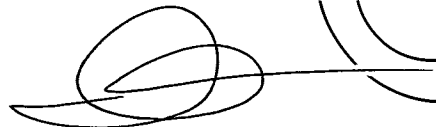
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of Texas ss

County of Collin

On 6/30/2026 before me, Irma Covarrubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or 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.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

  
Irma Covarrubio

