



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording Requested by:

When Recorded Mail to:
ZBS Law, LLP
3550 N. Central Ave., Ste. 1190
Phoenix, Arizona 85012

DATE/TIME: 07/06/2026 1200
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-056203

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 25-77272

Order #: 250701990-AZ-VOI

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 8/19/2022 and recorded on 8/23/2022, as Instrument No. 2022-091443, 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, Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, AZ 85132, on 10/20/2026 at 10:00 AM of said day:

LOT 211, MIRAGE AT MAGIC RANCH PHASE II, ACCORDING TO CABINET D, SLIDE 183, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2003-74296, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 50% OF ALL OIL AND MINERAL RIGHTS AS SET FORTH IN QUIT CLAIM DEED RECORDED JANUARY 16, 1996 IN DOCKET 1334, PAGE 89; AND

EXCEPT 50% OF ALL OIL AND OTHER MINERALS RIGHT AS RESERVED IN WARRANTY DEED RECORDED MARCH 01, 1994 IN DOCKET 1987, PAGE 295.

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.

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: 5543 E LUSH VISTA VIEW
FLORENCE, AZ 85132

A.P.N.: 200-11-214

Original Principal Balance: \$343,660.00

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

ESTHER CERECERES AND ISAAC CERECERES, WIFE AND HUSBAND AS COMMUNITY PROPERTY
5543 E LUSH VISTA VIEW
FLORENCE, AZ 85132

NOTICE OF TRUSTEE'S SALE

DATA MORTGAGE INC., DBA ESSEX MORTGAGE
1417 N Magnolia Ave
Ocala, FL 34475

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

SALE INFORMATION:
Sales Line: (855) 976-3916
Website: www.auction.com

Brădford E. Klein, a member of the State Bar of Arizona

State of Arizona)
County of Maricopa) ss.

WITNESS my hand and official seal.

 COURTNEY PERRY
Notary Public - Arizona
Maricopa County
Commission # 675835
My Comm. Expires Nov 22, 2028