



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 07/08/2026 1142

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-057045

Recording Requested by:

When Recorded Mail to:

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520

Sale Line: (858) 882-1314

Web site www.hubzu.com

TS#: 2026-06804 Order #: ETS-26-23514

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 8/25/2017 and recorded on 8/28/2017 as Instrument # 2017-061645, 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 Pinal County Courthouse, At the main entrance to the Superior Court Building, 971 North Jason Lopez Circle, Building A, Florence, AZ 85132, on 10/14/2026 at 10:30 AM of said day:

LOT 28, OF THE OASIS AT MAGIC RANCH -UNIT I, ACCORDING TO CABINET D, SLIDE 52, RECORDS, OF PINAL COUNTY, 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: **6759 EAST LUSH VISTA VIEW
FLORENCE, AZ 85132**

Tax Parcel Number: **200-75-0280**

Original Principal Balance: **\$159,556.00**

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

Bryan Cortes-Garcia, an unmarried man
6759 East Lush Vista View
Florence, AZ 85132

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

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES
c/o BSI Financial Services
314 S. Franklin Street, 2nd Floor
Titusville, PA 16354

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

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
(925)272-4993

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (858) 882-1314 or you may access sales information at www.hubzu.com

Dated: 7/8/2026

Entra Default Solutions, LLC a Texas Corporation, as Trustee



Marisa Vidrine, Foreclosure Specialist

Manner of Trustee Qualification: Escrow Agent,
pursuant to A.R.S. § 33-803-(A)(1)

Name of Trustee's Regulator: Arizona Department
of Financial Institutions

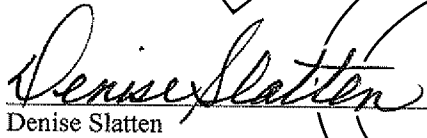
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)ss
County of Contra Costa)

On 7/8/2026 before me, Denise Slatten Notary Public, personally appeared Marisa Vidrine 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.

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


Denise Slatten

