



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

This information was recorded at request of:

Clear Recon Corp
3707 East Southern Avenue
Mesa, AZ 85206
Phone: (866) 931-0036

DATE/TIME: 07/29/2026 1431

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-063097

The recording official is directed to return
This information or a copy to above person

TS#: 151966-AZ Order #: 394257

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 6/28/2022 and recorded on 6/30/2022, as Instrument No. 2022-075192, the subject Deed of Trust was modified by Loan Modification recorded on 01/03/2024 as Instrument 2024-000614, and later was modified by Loan Modification recorded on 06/12/2024 as Instrument 2024-044358, and later was modified by Loan Modification recorded on 02/11/2025 as Instrument 2025-009927, and later was modified by Loan Modification recorded on 08/19/2025 as Instrument 2025-066863, 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 below date, time and place.

LOT 8, RE-PLAT OF PARCEL 18 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN RECORDING NO. 2018-027718 AND AFFIDAVIT OF CORRECTION - SCRIVENER'S ERROR RECORDED IN RECORDING NO. 2018-073485 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2019-097066.

COUNTY ASSESSOR'S TAX PARCEL NUMBER: 512-48-8490

STREET ADDRESS or IDENTIFIABLE LOCATION: 19810 N WILFORD AVENUE
MARICOPA, AZ 85138

In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee.

Sale Date: 11/5/2026

Sale Time: 11:00 AM

Sale Location: At the main entrance to the Superior Court Building, 971 Jason Lopez Circle,
Building A, Florence, AZ 85132

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):

NOTICE OF TRUSTEE'S SALE

ORIGINAL TRUSTOR:

ANTHONY TALBERT JR AND SHANTEL TALBERT
19810 N WILFORD AVENUE
MARICOPA, AZ 85138

ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$430,924.00

CURRENT BENEFICIARY:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

CURRENT TRUSTEE:

Clear Recon Corp
3707 East Southern Avenue
Mesa, AZ 85206
Phone: (866) 931-0036
Visit this Internet Web site: WWW.HOMESARCH.COM
Automated Sale Line: (800) 758-8052

Dated: 7/29/2026

CLEAR RECON CORP


Hamsa Uchi, Authorized Signatory for Trustee

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 **San Diego**)

On JUL 29 2026 before me, **Arlene Rodriguez Beltran** Notary Public, personally appeared **HAMSA UCHI** 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.





The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A).

The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: **Arizona Department of Financial Institutions.**