



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 08/03/2026 1445

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-064790

When recorded Return-to:

Law Offices
Howard A. Chorost, P.C.
7265 E. Tanque Verde Rd., Suite 121
Tucson AZ 85715
(520) 792-0011

File No. MACU v Bates, Esmeralda

For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460

NOTICE OF TRUSTEE SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated October 9, 2019 and recorded on October 16, 2019 in Instrument Number 2019-087509, in the records 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 N. Jason Lopez Circle, Bldg A, Florence, Arizona, on November 10, 2026 at the hour of 11:30 A.M. of said day:

Lot 240, of Laredo Ranch Unit 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Cabinet F, Slide 6.

Tax Parcel Number: 109-27-2400 2
Original Principal Balance: \$71,000.00
Purported street address: 3583 E Longhorn St
San Tan Valley, AZ 85140

Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale.

Beneficiary:

Mountain America Federal Credit Union
P.O. Box 2331
Sandy, UT 84091-2331

Mountain America Federal Credit Union
P.O. Box 9001
West Jordan, UT 84084-9001

Mountain America Federal Credit Union
7181 S. Campus View Drive
West Jordan, UT 84084

Dated: July 30, 2026

Esmeralda Bates, an unmarried woman
3583 E Longhorn St
San Tan Valley, AZ 85140

Original Trustor

The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A.


Howard A. Chorost, a member of the State Bar of
Arizona, Successor Trustee
7265 E. Tanque Verde Rd., Suite 121
Tucson AZ 85715
(520) 792-0011

STATE OF ARIZONA)
COUNTY OF Maricopa): ss.

This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale.

MY COMMISSION EXPIRES: 10/6/2028

NOTARY PUBLIC

