



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/12/2026 1229

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-067269

This information was recorded at request of:

Clear Recon Corp

3707 East Southern Avenue

Mesa, AZ 85206

Phone: (866) 931-0036

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

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 131342-AZ Order #: 250064128-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 6/4/2009 and recorded on 6/24/2009, as Instrument No. 2009-063993, the subject Deed of Trust was modified by Loan Modification recorded on 12/13/2016 as Instrument 2016-083536 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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE NORTH 89 DEGREES, 56 MINUTES, 47 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SECTION 19, A DISTANCE OF 660.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES, 01 MINUTES, 09 SECONDS WEST, A DISTANCE OF 263.80 FEET;

THENCE NORTH 89 DEGREES, 56 MINUTES, 47 SECONDS WEST, A DISTANCE OF 660.50 FEET;

THENCE NORTH 00 DEGREES, 01 MINUTES, 09 SECONDS EAST, A DISTANCE OF 263.80 FEET;

THENCE SOUTH 89 DEGREES, 56 MINUTES, 47 SECONDS EAST, A DISTANCE OF 660.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

COUNTY ASSESSOR'S TAX PARCEL NUMBER: **410-16-072B6**

STREET ADDRESS or IDENTIFIABLE LOCATION: **35703 S ASHBURN TRAIL
MARANA, AZ 85658**

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: **11/19/2026**

Sale Time: **12:00 PM**

Sale Location: **AT THE MAIN ENTRANCE TO THE PINAL SUPERIOR COURT BUILDING
LOCATED AT 971 N. JASON LOPEZ CIRCLE, BLDG A, FLORENCE, AZ
85132**

NOTICE OF TRUSTEE'S SALE

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):

ORIGINAL TRUSTOR:

VICTOR H. CASTANEDA AND NORMA E. CASTANEDA
35703 S ASHBURN TRAIL
MARANA, AZ 85658

ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: **\$210,000.00**

CURRENT BENEFICIARY:

ZIONS BANK CORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO NATIONAL BANK OF ARIZONA
c/o Cenlar FSB
P.O. BOX 77410
EWING, NJ 08618

CURRENT TRUSTEE:

Clear Recon Corp
3707 East Southern Avenue
Mesa, AZ 85206
Phone: (866) 931-0036
Visit this Internet Web site: WWW.STOXPOSTING.COM
Automated Sale Line: (844) 477-7869

Dated: 8/11/2026

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.

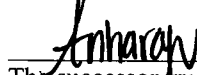
State of **California**) ss.

County of **San Diego**)

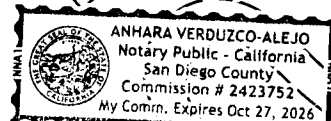
On AUG 11 2026 before me, Anhara Verduzco-Alejo Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Anhara Verduzco-Alejo



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.**