



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/13/2026 0822

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-067431

When recorded mail to:

LOGS Legal Group LLP

2390 E. Camelback Road, Suite 130, PMB 1253

Phoenix, AZ 85016

(602) 222-5711

File # 26-030458 CXE

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 recorded on July 28, 2022 in Instrument No. 2022-083856 thereafter modified by Loan Modification Agreement recorded November 25, 2025 as Fee Number 2025-095228 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 ON 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 Jason Lopez Circle, Bldg A, Florence, AZ at 10:00 AM on November 17, 2026:

Lot 94, of Tortosa South Parcel A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 91.

Purported Street address: 36074 West San Clemente Avenue, Maricopa, AZ 85138

Tax Parcel # 502-53-5940

Original Principal Balance \$413,028.00

Name and Address of Beneficiary: Onslow Bay Financial LLC, in c/o Rocket Mortgage, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Name and Address of Original Trustor: Fabian Astorga Aragon a married man, 36074 West San Clemente Avenue, Maricopa, AZ 85138

Name, Address and Telephone Number of Trustee:

Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB

1253, Phoenix, AZ 85016, (602).222-5711

Dated: August 12, 2026

Jason Sherman

Signed with **Stavvy**

Jason P. Sherman, Trustee

Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona.

Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona.

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

The foregoing instrument was acknowledged before me by means of communication technology on August 12, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.



Notarized remotely via audio/video communication using Stavvy

Kira Lynch

Signed with **Stavvy**

NOTARY PUBLIC

My commission expires: 10/ 6/2028