



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/17/2026 0837

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-068359

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
**America West Lender Services, LLC
5404 Cypress Center Drive, Ste 300
Tampa, FL 33609
844-693-4761**

TS No.: 25-006423
TSG No: 92291058

NOTICE OF TRUSTEE SALE

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.

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/02/2019 in instrument number 2019-033874, book number , at page , records of PINAL County, Arizona, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT (in lawful money of the United States) at the Main Entrance to the Superior Court Building Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, AZ 85132 on 12/01/2026 at 10:00 A.M. of said day.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

PROPERTY ADDRESS: 655 WEST CAROLINE STREET, COOLIDGE, AZ 85128

TAX PARCEL No.: 204-06-0810

ORIGINAL PRINCIPAL BALANCE: \$ 60,000.00

NAME AND ADDRESS OF BENEFICIARY:

**NATIONSTAR MORTGAGE LLC
c/o Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019**

NAME AND ADDRESS OF TRUSTEE:

**America West Lender Services, LLC
5404 Cypress Center Drive, Ste 300
Tampa, FL 33609**

NAME AND ADDRESS OF ORIGINAL TRUSTOR:

**MICHAEL R. GARDNER AND NANCY J. GARDNER, HUSBAND AND WIFE,
655 WEST CAROLINE STREET
COOLIDGE, AZ 85128**

APN No.: 204-06-0810
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ARIZONA
NOTICE OF TRUSTEE SALE - PAGE 2

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s) advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

America West Lender Services, LLC
5404 Cypress Center Drive, Ste 300
Tampa, FL 33609
844-693-4761

Dated: 08/13/2026

Jeff Elliott

Jeff Elliott
Authorized Signatory

The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agent as required by Arizona Revised Statutes Section 33-803, Subsection (A)(I).

This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: 800-280-2832 or visiting www.Auction.com

NAME OF TRUSTEE'S REGULATOR: Arizona Department of Financial Institutions.

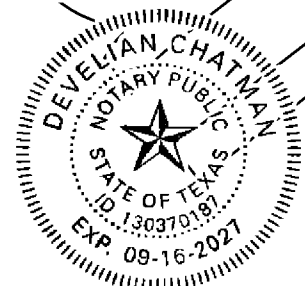
State Of: TEXAS
County Of: DALLAS

Before me, Develian Chatman on this day personally appeared Jeff Elliott, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of August, A.D. 2026

Develian Chatman

(Notary Seal)



TS No.: 25-006423

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EXHIBIT A

LOT 14, BLOCK 3, OF THE AMENDED PLAT OF THE NORTH HALF OF BLOCK 3, OF ALEXANDER ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 10 OF MAPS, PAGE 13;

EXCEPT THE SOUTH 2.5 FEET THEREOF.