

TS No.: 2026-00176-AZ

Recording Requested by:
Premium Title Agency, Inc

When Recorded Mail to:
Western Progressive – Arizona, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Dana Lewis
Electronically Recorded

DATE/TIME: 08/19/2026 0828

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-069301

TS No. 2026-00176-AZ

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 10/07/2022 and recorded on 10/10/2022 as Instrument No. 2022-106334, Book --- Page --- and rerecorded on as in the official 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 Jason Lopez Circle, Building A, Florence, AZ 85132, in Pinal County, on 12/01/2026 at 11:00 AM of said day:

Legal Description:

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:
LOT 45, OF ELIZABETH RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDED OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F OF MAPS, SLIDE 145.

Purported Street Address: 951 W ELIZABETH WAY, COOLIDGE, AZ 85128

Tax Parcel Number: 204-05-14503

Original Principal Balance: \$ 305,900.00

NOTICE OF TRUSTEE'S SALE

NOTICE TO POTENTIAL BIDDERS: Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#d_5

Name and Address of Current Beneficiary:

The Federal Savings Bank

c/o Onity Mortgage Corporation F/K/A PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416

Name and Address of Original Trustor:

RUEBEN HENRY, UNMARRIED MAN

951 W ELIZABETH WAY, COOLIDGE, AZ 85128

Name, Address and Telephone Number of Trustee:

Western Progressive – Arizona, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912
(866) 960-8299

TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check

NOTICE OF TRUSTEE'S SALE

SALE INFORMATION:

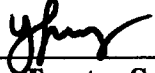
Sales Line: (866) 960-8299

Website: <https://www.altisource.com/loginpage.aspx>

If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney.

Western Progressive – Arizona, Inc.

DATED: August 17, 2026

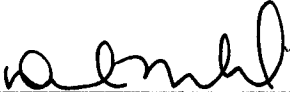

Yosemite Lopez, Trustee Sale Assistant

Pursuant to A.R.S. 33 – 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission.

STATE OF TEXAS
COUNTY OF EL PASO

On August 17, 2026 before me, the undersigned, Delia Madrid, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Yosemite Lopez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


DELIA MADRID, NOTARY PUBLIC

