

WHEN RECORDED MAIL TO:

Statewide Foreclosure Services
2150 E. Brown Road, Ste 2
Mesa, AZ 85213

Recorded: 08/20/2026



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/20/2026 1349

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-069928

NOTICE OF TRUSTEE'S SALE

Acct No. 20030077604848

SFS No. 608253

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/22/2024 in Instrument Number 2024-038438 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 OCCUR** at public auction to the highest bidder at the main entrance to the Superior County Building, 971 Jason Lopez Circle, Bldg A, Florence, AZ, on 11/19/2026, at 11:00 A.M..

Lot 73, of CASTLEGATE PARCEL 5, according to the plat of record in Cabinet E, Slide 75, records of Pinal County, Arizona.

The street address is purported to be: 4214 E Shapinsay Dr., San Tan Valley, AZ 85140

Tax Parcel Number: 109-30-3690

Original Principal Balance: \$175,000.00

Name and Address of Beneficiary: Kylie E. Fortune, a married woman as her sole and separate property, its Successors and or assigns, 6223 Depew St., Arvada, CO 80003

Name and Address of Original Trustor: Douglas Whitby II and Lavon Whitby, husband and wife, 4214 E Shapinsay Dr., San Tan Valley, AZ 85140

Name and Address of Trustee: Statewide Foreclosure Services, Inc., an Arizona corporation, a licensed insurance agent, 2150 E. Brown Road, Ste 2, Mesa, AZ 85213, **SALES INFORMATION** (480) 921-2100 **Regulator:** Arizona Department of Insurance

Signature of Successor Trustee:

STATE OF ARIZONA

County of Maricopa

) ss.

STATEWIDE FORECLOSURE SERVICES, INC., a
licensed insurance agent

BY:

Tracey Drummond
Tracey Drummond, President

Dated: August 19, 2026

The foregoing instrument was acknowledged before me August ²⁰~~19~~, 2026, by Tracey Drummond,
President of Statewide Foreclosure Services, Inc., an Arizona corporation.

[Signature]
Notary Public

