

TS No.: 2026-00281-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: 08/21/2026 0812
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-070009

TS No. 2026-00281-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 05/06/2020 and recorded on 05/08/2020 as Instrument No. 2020-043372, 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 12/15/2026 at 11:00 AM of said day:

Legal Description:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;
THENCE NORTH 87°14' EAST, A DISTANCE OF 614.3 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DOCKET 686, PAGE 13, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°14' EAST, A DISTANCE OF 259.30 FEET TO THE NORTHWEST CORNER OF THE ADJACENT PARCEL AS DESCRIBED IN DOCKET 1027, PAGE 460;
THENCE SOUTH 0°29' EAST ALONG THE WEST LINE OF SAID ADJACENT PARCEL 306.05 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60-70;
THENCE SOUTH 69°12' WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 276.36 FEET (RECORD SOUTH 69°12' WEST 293.75 FEET) TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DOCKET 686, PAGE 13;
THENCE NORTH 0°29' WEST, A DISTANCE OF 390.92 FEET (RECORD 405 FEET) TO THE TRUE POINT OF BEGINNING.

Purported Street Address: 38496 E ARBORETUM WAY, SUPERIOR, AZ 85173
Tax Parcel Number: 105-13-012A4
Original Principal Balance: \$ 407,400.00

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:

Moria Development, Inc DBA Peoples Mortgage Company

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:

BRUCE S MEDBURY, AN UNMARRIED MAN
38496 E ARBORETUM WAY, SUPERIOR, AZ 85173

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 19, 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 19, 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

