



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

This information was recorded at request of:

Clear Recon Corp
3707 East Southern Avenue
Mesa, AZ 85206
Phone: (866) 931-0036

The recording official is directed to return
This information or a copy to above person

DATE/TIME: 08/24/2026 1332
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-070715

TS#: 147402-AZ Order #: 260133537-AZ-VOI

SPACE ABOVE THIS LINE FOR RECORDERS USE

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 2/23/2022 and recorded on 2/28/2022, as Instrument No. 2022-023666, 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 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 below date, time and place.

LOT 245, OF FINAL PLAT FOR UNIT ONE OF COPPER BASIN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 55.

EXCEPTING ALL OIL, GAS, METALS AND MINERAL RIGHTS AND RIGHT TO OTHER MATERIALS, AS PROVIDED BY ARS 37- 231, TOGETHER WITH ALL GEOTHERMAL RESOURCES AS PROVIDED BY ARS 37-231 AS RESERVED IN PATENT FOR THE STATE OF ARIZONA, RECORDED APRIL 14, 1987 IN DOCKET 1435, PAGE 620 AND DOCKET 1435, PAGE 623.

COUNTY ASSESSOR'S TAX PARCEL NUMBER:

210-67-2450

STREET ADDRESS or IDENTIFIABLE LOCATION:

**3125 E MORENCI ROAD
SAN TAN VALLEY, AZ 85143**

In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee:

Sale Date: **12/1/2026**

Sale Time: **10:00 AM**

Sale Location: **AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING,
COURT OF ARIZONA IN PINAL COUNTY, 971 JASON LOPEZ CIRCLE,
BLDG. A, FLORENCE, AZ 85132**

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

ORIGINAL TRUSTOR:
ARIN AMIRKHANI
3125 E MORENCI ROAD

NATST

NOTICE OF TRUSTEE'S SALE

SAN TAN VALLEY, AZ 85143

ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: **\$345,466.00**

CURRENT BENEFICIARY:
~~ONSLOW BAY FINANCIAL LLC~~
~~c/o ROCKET MORTGAGE, LLC~~
~~8950 Cypress Waters Blvd.~~
~~Coppell, TX 75019~~

CURRENT TRUSTEE:
Clear Recon Corp
3707 East Southern Avenue
Mesa, AZ 85206
Phone: (866) 931-0036
Visit this Internet Web site: WWW.AUCTION.COM
Automated Sale Line: (800) 280-2832

Dated: 8/20/2026

CLEAR RECON CORP



Hamsa Uchi, Authorized Signatory for Trustee

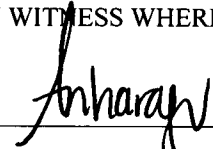
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

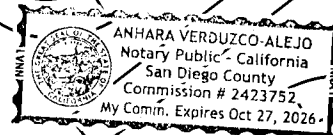
State of **California**) ss.
County of **San Diego**)

On AUG 20 2026 before me, Anhara Verduzco-Alejo Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF I hereunto set my hand and official seal.





The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A).

The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: **Arizona Department of Financial Institutions.**