



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

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When Recorded Mail To:
**BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(855).286-5901**

APN #: 210-76-26109

**Property Address:
1097 E SADDLEBACK PL
SAN TAN VALLEY, ARIZONA 85143**

DATE/TIME: 09/10/2026 1455

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-075527

Trustee Sale No. : 00000010522761

Title Order No. : 250385415

Space above this line for Recorder's use only

FHA/VA/PMI No.:

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 **December 15, 2021** and Recorded as Instrument No. **2021-161736** on **December 22, 2021** of Official Records, 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 Main Entrance to the Superior Court Building, Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, AZ 85132, in PINAL county, on **12/15/226** at **10:00 AM** of said day:

LOT 125, FINAL PLAT OF JOHNSON RANCH UNIT 28, ACCORDING TO CABINET E, SLIDE 134, RECORDS OF PINAL COUNTY, ARIZONA.

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C):

Street address or identifiable location: **1097 E SADDLEBACK PL, SAN TAN VALLEY, AZ 85143**

Tax parcel number: **210-76-26109**

Original Principal Balance: **\$330,800.00**

Name and mailing address of original trustor (as shown on the Deed of Trust): **PETER MORENO AND MARTHA MORENO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 1097 E SADDLEBACK PL, SAN TAN VALLEY, AZ 85143**

Name and address of beneficiary (as of recording of Notice of Sale):
**NATIONSTAR MORTGAGE LLC,
C/O ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019
888-480-2432**

Name, address & telephone number of trustee:

ISRAEL S. SAUCEDO, a member of the State Bar.
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(855) 286-5901

The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable.

Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S. § 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

DATE:

9/9/2026

Israel S. Saucedo
ISRAEL S. SAUCEDO, a member of the State Bar. Trustee is qualified per AR.S. § 33-803 (A)(2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona.

State of

TEXAS

County of

DALLAS

Before me, Benjamin Kelley, a Notary Public, on this day personally appeared **ISRAEL S. SAUCEDO**, who is personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 09 day of September, 2026

Signature:

Benjamin Kelley

My commission expires:

10/05/2026

FOR TRUSTEE'S SALE INFORMATION PLEASE CALL:

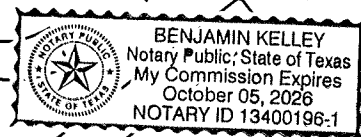
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If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.