



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

WHEN RECORDED MAIL TO:

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

Recorded: 09/17/2026

DATE/TIME: 09/17/2026 1541

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-077497

NOTICE OF TRUSTEE'S SALE

Acct No. 20030000983410

SFS No. 609274

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/31/2025 in Instrument Number 2025-062107 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 12/17/2026, at 11:00 A.M..

Lot 59, FINAL PLAT FOR PARCEL 26 AT HOMESTEAD NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 133.

The street address is purported to be: 40552 W. Hayden Dr., Maricopa, AZ 85138

Tax Parcel Number: 512-49-3310

Original Principal Balance: \$90,000.00

Name and Address of Beneficiary: USA Land Corp., a Wyoming Corporation, Attn: Alan K. Meyers, President, 8776 E. Shea Blvd, Ste 106-444, Scottsdale, AZ 85260

Name and Address of Original Trustor: Anderson Downes and Tonya Downes, husband and wife, 43631 W. Elizabeth Ave., Maricopa, AZ 85138

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: September 17, 2026

The foregoing instrument was acknowledged before me September 17, 2026, by Tracey Drummond,
President of Statewide Foreclosure Services, Inc., an Arizona corporation.

[Signature]
Notary Public

