



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/24/2026 1239

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-079407

Recording Requested by:

When Recorded Mail to:
ZBS Law, LLP
3550 N. Central Ave., Ste. 1190
Phoenix, Arizona 85012

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 26-80173

Order #: 260468711-AZ-VOI

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 9/30/2022 and recorded on 9/30/2022, as Instrument No. 2022-103874, Rerecorded on 9/9/2026 as Instrument No. 2026-075208 to correct a typographical error in the legal description, and the subject Deed of Trust was modified by FHA COVID-19 Recovery Loan Modification Agreement recorded as Instrument No. 2024-085865 and recorded on 11/7/2024, 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, on 12/29/2026 at 10:00 AM of said day:

LOT 67, OF SORRENTO PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET F, SLIDE 85, RECORDS OF PINAL COUNTY, ARIZONA.

Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here, qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.

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):

Street address or identifiable location: 37021 W MATTINO LN
MARICOPA, AZ 85138

A.P.N.: 502-54-06702

Original Principal Balance: **\$332,859.00**

Name and address of original trustor:
(as shown on the Deed of Trust)

FERNANDO LUIS POMALES RIVERA, A SINGLE MAN, AND GLORIA LUZ GUZMAN, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
37021 W MATTINO LN
MARICOPA, AZ 85138

NOTICE OF TRUSTEE'S SALE

DATA MORTGAGE INC., DBA ESSEX MORTGAGE
1417 N Magnolia Ave. Suite A
Ocala, FL 34475