



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/24/2026 1505

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-079518

Recording Requested by:

When Recorded Mail to:

Prestige Default Services, LLC

1920 Old Tustin Ave.

Santa Ana, California 92705

Phone: 949-427-2010

TS#: 26-21572 Loan #: *****2719 Order #: 2007372218

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 **4/25/2023** and recorded on **5/2/2023** as Instrument # **2023-031909**, 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 **At the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Florence, AZ 85232**, on **1/7/2027** at **11:00 AM** of said day:

LOT 21, SAN TAN RANCHES UNIT NO. 7, ACCORDING TO BOOK 16 OF MAPS, PAGE 33, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN DOCKET 201, PAGE 529.

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2).

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: **6108 W OLBERG RD
QUEEN CREEK Arizona 85142**

A.P.N.: **509-68-02102**

Original Principal Balance: **\$47,800.00**

Name and address of original trustor:

(as shown on the Deed of Trust)

**DEBRA L SCHMITZER SURVIVING SPOUSE OF DANNY D SCHMITZER IN JOINT TENANCY WITH
RIGHTS OF SURVIVORSHIP**

6108 W OLBERG RD

QUEEN CREEK Arizona 85142-5820

NOTICE OF TRUSTEE'S SALE

Name and address of beneficiary:

(as of recording of Notice of Sale)

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of Delta Loan Trust

c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

75 Beattie Place, Suite 300

Greenville, South Carolina 29601-2743

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:

(as of recording of Notice of Sale)

Michelle R. Ghidotti, Esq.,

c/o Prestige Default Services, LLC

1920 Old Tustin Ave.

Santa Ana, California 92705

Phone: 949-427-2010

Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law

SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com>

FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697

Dated:

9-23-26

MICHELLE R. GHIDOTTI, ATTORNEY AT LAW

Michelle Ghidotti, Esq.

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

COUNTY OF Orange

On 9-23-26 before me, Martha Nuno, Notary Public personally appeared, Michelle Ghidotti, Esq., 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.

WITNESS my hand and official seal.

Martha Nuno
Notary Name

(Seal)

