



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 06/22/2026 1558

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-052207

Recording Requested by:

When Recorded Mail to:
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Phone: 949-427-2010

TS#: 26-20224 Loan #: *****8986 Order #: 260308170-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 10/29/2004 and recorded on 11/10/2004 as Instrument # 2004-091746, 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 10/20/2026 at 10:00 AM of said day:

LOTS 8 AND 9, BLOCK 3, MCINTYRE ADDITION TO COOLIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 4 OF MAPS, PAGE 42.

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: **261 W SEAGOE AVE
COOLIDGE, ARIZONA 85128**

A.P.N.: **205-14-07803**

Original Principal Balance: **\$64,000.00**

Name and address of original trustor:

(as shown on the Deed of Trust)

**DEBRA L. WHALEN AND RICHARD A. WHALEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
261 WEST SEAGOE AVENUE, UNIT 1
COOLIDGE, ARIZONA 85228**

NOTICE OF TRUSTEE'S SALE

Name and address of beneficiary:
(as of recording of Notice of Sale)

U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor to
Lasalle Bank, N.A., as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates,
Series 2005-WF1

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 www.auction.com

FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107

Dated:

6-22-26

MICHELLE R. GHIDOTTI, ATTORNEY AT LAW

Michelle R. 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 6/22/2026 before me, Tina Suikonen, Notary Public personally appeared, Michelle R. 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.

Notary Name

(Seal)

