



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/06/2026 1639

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-065853

When recorded mail to:
Prime Recon LLC
11225 N 28th Dr, Suite C210
Phoenix, AZ 85029

Title No. **2851192AZD**

Space Above For Recorder's Use

NOTICE OF TRUSTEE'S SALE

Trustee's Sale No. 197373

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **02/23/2022** in Instrument No. **2022-021758**, Book **XX**, Page **XX**, records of **PINAL** County, **ARIZONA**, 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 **11/17/2026** at **10:00 AM**. **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.**

Secured property is legally described as:

LOT 327, OF MAGMA RANCH II-UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO: 2006- 084092, OF OFFICIAL RECORDS.

PURPORTED STREET ADDRESS: 30421 N OAK DR, FLORENCE, AZ 85132

TAX PARCEL NUMBER(S): 210-83-3270

ORIGINAL PRINCIPAL BALANCE: \$327,750.00

Name and Address of Beneficiary:

NEWREZ LLC

55 BEATTIE PLACE, SUITE 100

GREENVILLE, SOUTH CAROLINA 29601-2743

Name and Address of Original Trustor:

KIMBERLY CORONA-GARCIA, AN UNMARRIED WOMAN AND MARTHA GARCIA, AN UNMARRIED WOMAN

30421 N OAK DR

FLORENCE, AZ 85132

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

Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

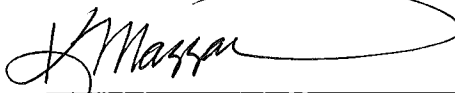
NOTICE OF TRUSTEE'S SALE CONTINUED

Trustee's Sale No. 197373

Name and Address of Trustee:

Prime Recon LLC
Prime Recon LLC
11225 N 28th Dr, Suite C210
Phoenix, AZ 85029
Telephone: (888) 725-4142

Dated: 8/6/2026



Kristen Mazzara, Authorized Signer

The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001-166 as required by Arizona Revised Statutes section 33-803, Subsection A

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

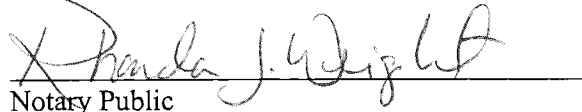
County of Riverside

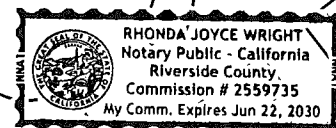
On August 6, 2026 before me, Rhonda Joyce Wright,
a Notary Public, personally appeared Kristen Mazzara

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 Public



(This area for Official Notary Seal)

This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (*See Mansour v. Cal-Western Reconveyance Corp.*, 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE OF TRUSTEE'S SALE CONTINUED

Trustee's Sale No. 197373

Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following:

All Successful Bidders:

Category

Beneficial Owner(s)

Legal Name

Trade Name

Principal Place of Business

Tax Identification No.

Entity Type

Information Required

Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.)

Full legal name of transferee

Any trade name or "doing business as" name

Street address, city, state, zip code

Federal EIN or applicable tax ID

Corporation, LLC, partnership, trust, etc.

Additional Information Required for a Trust:

Category

Trustee Information

Legal Name

Date

Revocability

Trust Tax Identification No.

Authorized Signer(s)

Information Required

Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.)

Full name of trust agreement

Date trust agreement executed

Whether trust is revocable or irrevocable

EIN or applicable Tax ID No.

Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique identification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act

Beneficiary List

Beneficiary Information

Full legal names of all beneficiaries

Date of birth, residential address, tax identification no., ownership or beneficial interest details