



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/24/2026 1507

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-070823

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

Title No. **260400637**

Space Above For Recorder's Use

NOTICE OF TRUSTEE'S SALE

Trustee's Sale No. **197074**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **08/22/2022** in Instrument No. **2022-091213**, 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, 971 JASON LOPEZ CIRCLE, BUILDING A, FLORENCE, AZ 85132** on **12/08/2026** at **11:00 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 81, LANDMARK RANCH PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY ARIZONA, RECORDED IN CABINET D, SLIDE 142.

PURPORTED STREET ADDRESS: **817 W SPRUELL AVE, COOLIDGE, AZ 85128**

TAX PARCEL NUMBER(S): **204-37-08102**

ORIGINAL PRINCIPAL BALANCE: **\$225,000.00**

Name and Address of Beneficiary:

**BOKF, N.A.
PO BOX 35688
TULSA, OK 74153**

Name and Address of Original Trustor:

**JAMES SEPETAIO, AN UNMARRIED MAN
817 W SPRUELL AVE
COOLIDGE, AZ 85128**

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.

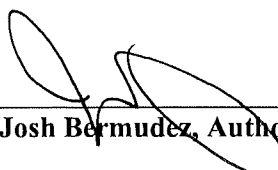
NOTICE OF TRUSTEE'S SALE CONTINUED

Trustee's Sale No. **197074**

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: 8/24/2026



Josh Bermudez, Authorized Signer

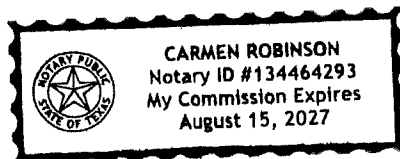
The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A.

State of Texas
County of Collin

Before me, **Carmen Robinson**, on this day personally appeared **Josh Bermudez**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this August 24, 2026.

(Personalized Seal)





Notary Public's Signature

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. **197074**

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