



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

This information was recorded
at the request of:

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: (470) 321-7112

DATE/TIME: 09/04/2026 1456
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-074458

TS#: 26-445093

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 March 19, 2021 and recorded on March 24, 2021 as **Instrument No. 2021-035925** of the Official Records 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 by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with A.R.S. § 33-811). The sale shall convey all right, title and interest in the property situated in said County and State and more fully described as:

LOT 83, OF THE VILLAGE AT COPPER BASIN UNIT 3B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 31.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION; TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

COUNTY ASSESSOR'S TAX PARCEL NUMBER: 210-73-4230 1

STREET ADDRESS or IDENTIFIABLE LOCATION: 28597 N Dolomite Ln.,
San Tan Valley, AZ 85143

In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the property, at the county courthouse or at a specific place of business of the Trustee.

Sale Date: DECEMBER 9, 2026
Sale Time: 10:00 AM
Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT
BUILDING, 971 JASON LOPEZ CIRCLE, FLORENCE, AZ
85232

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. § 33-808(C):

ORIGINAL TRUSTOR:
Robert Oplinger and Allyson Oplinger
28597 N Dolomite Ln.,
San Tan Valley, AZ 85143

ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$200,500.00

CURRENT BENEFICIARY:
Selene Finance, LP

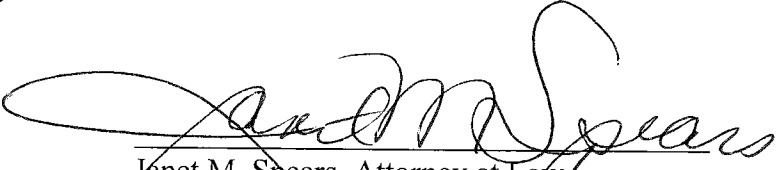
CURRENT TRUSTEE:
Janet M. Spears
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: (470) 321-7112

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, expressed 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: if the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

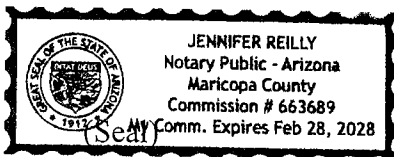
DATED: 9-4-2026

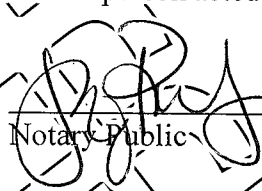

Janet M. Spears, Attorney at Law
Trustee/Successor Trustee, is regulated by
and qualified per A.R.S. § 33-803(A)(2) as a
member of the State Bar of Arizona

STATE OF ARIZONA
County of Maricopa

On this 4 day of SEPTEMBER, 2026 before me, a Notary Public for said State, personally appeared Janet M. Spears, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public