



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 02/13/2026 1528

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2026-011680

**RECORDING REQUESTED BY:**

Fidelity National Title Agency Inc.

**WHEN RECORDED MAIL TO:**

Daniel Stephens, III - Special Administrator  
The Estate of Doris Stephens, Deceased, on behalf of  
The Stephens Family Trust Dated October 3, 2019  
18967 N Leland Rd  
Mancopa, AZ 85138

**Escrow No.:** FM22250746-KW

Space above this line for Recorder's Use

**CAPTION, HEADING:**

**MINUTE ENTRY ACTION:**

**Hearing-Re: Authorization to Sell Real Property**

**DO NOT REMOVE**

This is part of the official document.

**IN THE SUPERIOR COURT**

10:28 a.m. Hearing starts.  
10:49 a.m. Hearing ends.

**PINAL COUNTY, STATE OF ARIZONA**

**Date: 01/21/2026**

**HONORABLE DANIEL E THORUP,**

**REBECCA PADILLA, CLERK**

**Courtroom: 303**

**By Deputy Clerk: Mary Bennett**

**Court Reporter: Liberty**

**IN THE MATTER OF THE ESTATE OF:**

**) S1100PB202500304**

**DORIS STEPHENS,**

**) MINUTE ENTRY ACTION:**

**DECEASED**

**) HEARING RE: AUTHORIZATION TO SELL  
**) REAL PROPERTY****

**PRESENT:** Personal Representative, Daniel Stephens III, appearing virtually and in propria persona.

Petitioner, Daniel Stephens Jr., appearing virtually and in propria persona.

Objector, Rehema Stephens, appearing virtually and in propria persona.

Realtor, Tammy Adams, appearing virtually.

The Court announces this is the time set for a Hearing re: authorization to sell real property.

It appears from the document filed that the home the Decedent owned, located at: **18967 NORTH LELAND ROAD, MARICOPA, ARIZONA 85138** was placed in a Trust, the Stephens Family Trust, and the Trust owns the home and is not part of the estate; however, the Personal Representative is requesting to be allowed to sell the property.

Daniel Stephens Jr., Daniel Stephens III, Rehema Stephens and Tammy Adams are sworn by the clerk and examined by the Court.

Discussions are held regarding Stephens Family Trust, Trustee of the Trust, divorce decree, whether the real property is part of the Trust or the Estate and how to proceed.

Realtor, Tammy Adams, presents statements to the Court regarding her understanding is the original Trust, after the divorce, awarded the Decedent the home; however, the deed to change it from the Trust to the Decedent was never filed.

The Court has taken Judicial Notice of Pinal County Cause number DO202201371.

- There was a partial agreement for Dissolution of Marriage filed August 29, 2023.
- It was ORDERED that Petitioner shall be awarded the property located at: 18967 NORTH LELAND ROAD, MARICOPA, ARIZONA 85138 and through the parties the adult daughter shall have until August 1, 2024, to refinance the property.
- Respondent shall be paid \$30,000.00 for his share of the equity after the property is refinanced.
- Should the property not be refinanced by August 1, 2024, the property shall be sold and any proceeds shall be held in escrow until the parties attend mediation to finalize all offsets.

It is evident to the Court that the real property was to be in the Decedent's name.

Daniel Stephens Jr. presents statements to the Court regarding a new Trust he created after the divorce.

The property was not refinanced and pursuant to the orders it shall be sold.

Based on the testimony presented and the Court's ORDER in DO202201371 issued on February 1, 2024, in the matter and or marriage of Doris Stephens and Daniel Stephens Jr.,

The Court FINDS the Arizona property located at: 18967 NORTH LELAND ROAD, MARICOPA, ARIZONA 85138, was awarded to Doris Stephens individually and should not be titled in the name of The Stephens Family Trust.

The Court FURTHER FINDS that Daniel Stephens Jr. is owed \$30,000.00 for his share of the equity in the property leaving a lien of \$30,000.00 on the property.

IT IS HEREBY ORDERED authorizing Personal Representative, Daniel Stephens III, to sell the real property located at: 18967 NORTH LELAND ROAD, MARICOPA, ARIZONA 85138, to Rehems Stephens pursuant to the ORDERS the Court has previously issued.

IT IS FURTHER ORDERED affirming the Court's prior Order, that the proceeds from the sale of the home shall remain in the escrow account until further order of the Court.

FURTHER ORDERED directing the Personal Representative to advise the Court once the sale of real property has closed, the amount of proceeds in the escrow account and documentation showing the final amount of proceeds is in the Estate so the Court will know what amounts to order the checks to be issued for.

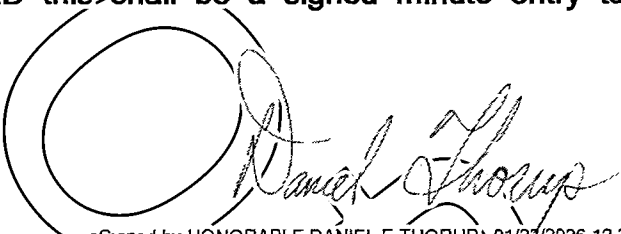
FURTHER ORDERED affirming the presently set Review Hearing on Thursday, February 5, 2026, at 11:00 a.m., before the Honorable Daniel E. Thorup.

The above set hearing is to review the file to see if bond has been posted and to find if the home has sold.

Parties are encouraged to appear in person but may appear virtually using the application "Zoom". In order to appear virtually, parties shall contact the Division's Judicial Assistant (Holly, [hbyrd@courts.az.gov](mailto:hbyrd@courts.az.gov)) **at least five (5) business days prior to the scheduled hearing** to provide a valid email address or to obtain a Zoom phone number link. The Judicial Assistant shall then send the parties an email invitation or provide a telephone number with directions to attend the virtual hearing by audio or video conferencing. If either party does not have video conferencing technology, s/he will still be able to participate by audio (telephone) conferencing

OFF THE RECORD:

FURTHER ORDERED this shall be a signed minute entry to serve as the formal ORDER of the Court.

  
eSigned by: HONORABLE DANIEL E THORUP, 01/23/2026 12:35:05 YKARUF51

**Mailed/distributed copy:**

DANIEL STEPHENS JR  
805 SAPPHIRE CIRCLE  
VACAVILLE, CA 95687

DANIEL STEPHENS III  
18967 N LELAND RD  
MARICOPA, AZ 85138

REHEMA STEPHENS  
6635 S 45<sup>TH</sup> LN  
GLENDALE, AZ 85339

JAMES STEPHENS  
805 SAPPHIRE CIR  
VACAVILLE, CA 95687

**Office Distribution:**  
**JUDGE/THORUP**

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STATE OF ARIZONA } SS  
COUNTY OF PINAL

I, REBECCA PADILLA, Clerk of the Superior Court, State of  
Arizona, in and for the County of Pinal, do hereby certify that I have  
compared the foregoing copy of a PB 207500-304  
Minute Entry Authorization  
and of the endorsement thereupon with the original records of the same  
remaining in this office, and that the same correct transcripts  
therefrom, and the whole of said original records.

Witness my hand and seal of said Court office  
this 30 day of January 2026

REBECCA PADILLA, Clerk  
By [Signature] Deputy Clerk