



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 06/02/2026 1459

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-046619

Recording Requested by:
WFG National Default Services

When Recorded Mail to:
ZBS Law, LLP
3550 N. Central Ave., Ste. 1190
Phoenix, Arizona 85012

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 26-78889

Order #: 2809867AZD

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 4/3/2023 and recorded on 4/4/2023, as Instrument No. 2023-024151, 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 9/22/2026 at 10:00 AM of said day:

LOT 772, ARIZONA CITY UNIT 15, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 17 OF MAPS, PAGE 23.

Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.

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: 11943 W DELWOOD DR
ARIZONA CITY, AZ 85123

A.P.N.: 511-63-7720 0

Original Principal Balance: **\$284,747.00**

Name and address of original trustor:
(as shown on the Deed of Trust)

SHELLEY M RAMIREZ, AN UNMARRIED WOMAN, AND DUSTIN W YOUNG, AN UNMARRIED MAN
11943 W DELWOOD DR
ARIZONA CITY, AZ 85123

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

Planet Home Lending LLC
321 Research Parkway, Suite 303
Meriden, Connecticut 06450-8301

NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10)-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale.

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:
(as of recording of Notice of Sale)

Erin K. Sweeney, a member of the State Bar of Arizona
ZBS Law, LLP
3550 N. Central Ave., Ste. 1190
Phoenix, Arizona 85012
Phone Number: (602) 282-6188

SALE INFORMATION:

Sales Line: (855) 976-3916

Website: www.auction.com

Dated: JUN 01 2026

Erin K. Sweeney, a member of the State Bar of Arizona

Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.

State of Arizona)
County of Maricopa) ss.

JUN 01 2026

On _____, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, a member of the State Bar of Arizona, 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 he executed the same in his authorized capacity, and that by his 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~~

