



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 06/12/2026 0927

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-049506

When recorded

Mail to:

Ron Herb

5420 W. Onyx Ave.

Glendale, AZ 85302

NOTICE OF TRUSTEE'S SALE
TS # 26-094 PINAL COUNTY

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 4-28-2025 in Pinal County, Arizona Recorder's Number 2025-033672. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S 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 PM 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 Arizona Superior Court Building, Pinal County, 971 Jason Lopez Circle, Building A, Florence, Arizona where Trustee's Sales usually take place ON SEPTEMBER 15, 2026 AT 2:30 PM ARIZONA TIME:**

See Exhibit "A" attached hereto

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

NAME AND ADDRESS OF TRUSTOR: San Tan Homes, LLC, an Arizona limited liability company, 2673 W Daniel Rd. San Tan Valley, AZ 85144

ORIGINAL PRINCIPAL BALANCE: \$869,400.00

TAX PARCEL NUMBER: 509-07-020 E (purported)

IDENTIFIABLE LOCATION: 34312 N Bell Rd Queen Creek, AZ 85144

NAME AND ADDRESS OF BENEFICIARY: Azben Limited, L.L.C., an Arizona limited liability company, 1223 S. Clearview Ave. Suite 103 Mesa, AZ 85209.

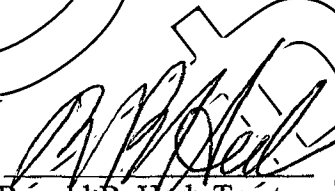
NAME AND ADDRESS OF TRUSTEE (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302.

602-488-1349 ronaldherb@gmail.com

QUALIFICATIONS TO BE TRUSTEE: Licensed Real Estate Broker in Arizona.

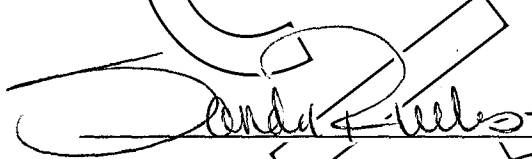
AGENCY REGULATION TRUSTEE: Arizona Dept. of Real Estate.

6-12
Dated this ____ -2026


Ronald B. Herb-Trustee

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

Acknowledged before me on 6-12 -2026 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust.


NOTARY PUBLIC

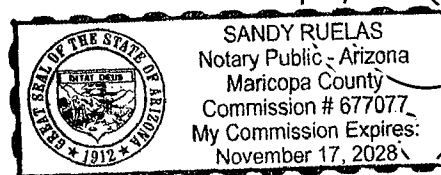


Exhibit "A"

PARCEL A:

**PARCEL 2, ACCORDING TO TOWN OF QUEEN CREEK LOT SPLIT MAP NO. E18-009
RECORDED AS FEE NO. 2018-037795, RECORDS OF PINAL COUNTY, ARIZONA,
BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE EAST 441.28 FEET OF THE SOUTH HALF OF LOT 324, CHANDLER HEIGHTS
RANCHES UNIT II, ACCORDING TO BOOK 9 OF MAPS, PAGE 47, RECORDS OF PINAL
COUNTY, ARIZONA;**

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 324;

**THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, ALONG THE SOUTH
LINE OF SAID LOT 324, 251.26 FEET;**

**THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST ALONG A LINE BEING
251.26 FEET WEST OF AND PARALLEL WITH THE EAST OF SAID LOT 324;**

**THENCE NORTH 89 DEGREES 51 MINUTES 41 SECONDS EAST ALONG A LINE 60.00
FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF
SAID LOT 324, 251.26 FEET TO THE EAST LINE OF LOT 324;**

**THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST
LINE OF LOT 324, 270.00 FEET TO THE TRUE POINT OF BEGINNING;**

**ALSO EXCEPT ALL CAOL AND OTHER MINERALS AS RESERVED UNTO THE UNITED
STATES OF AMERICA AS SET FORTH IN THE PATENT OF SAID LAND.**

PARCEL B:

**PARCEL 3, ACCORDING TO TOWN OF QUEEN CREEK LOT SPLIT MAP NO. E18-009
RECORDED AS FEE NO. 2018-037795, RECORDS OF PINAL COUNTY, ARIZONA,
BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE SOUTH HALF OF LOT 324, CHANDLER HEIGHTS RANCHES UNIT II, ACCORDING
TO BOOK 9 OF MAPS, PAGE 47, RECORDS OF PINAL COUNTY, ARIZONA;**

EXCEPT THE EAST 441.28 FEET THEREOF;

**ALSO EXCEPT ALL CAOL AND OTHER MINERALS AS RESERVED UNTO THE UNITED
STATES OF AMERICA AS SET FORTH IN THE PATENT OF SAID LAND.**

26-094