



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/24/2026 1039
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-061706

STATE OF ARIZONA
COUNTY OF PINAL

WHEN RECORDED RETURN TO:
Attorney Richard E. Anderson
Anderson Vela, LLP
4920 Westport Drive
The Colony, Texas 75056

NOTICE OF TRUSTEE'S SALE

"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."

Trustee Sale No: 344706

The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated May 9, 2022, and recorded on May 13, 2022, in instrument 2022-057003 in the records of PINAL County, Arizona. The sale will be a public auction to the highest bidder at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85132 in PINAL County, Arizona, on November 3, 2026, at 11:00 AM on said day:

Legal description:

LOT 111, OF PARCEL F AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET E, SLIDE 108.

The street address is purported to be: 816 West Desert Hollow Drive, San Tan Valley, AZ 85143-3442

Tax Parcel Number: 210-78-1110

Original Principal Balance: \$270,000.00

The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A.

Name and Address of Beneficiary:

U.S. Bank Trust National Association, as Trustee for LB-Treehouse Series VI Trust
323 Fifth Street
Eureka, CA 95501

Name and Address of Original Trustor(s):

Kelron Sykes
816 West Desert Hollow Drive
San Tan Valley, AZ 85143-3442

Stacy Lowe (Pro Forma)
816 West Desert Hollow Drive
San Tan Valley, AZ 85143-3442

Trustee:

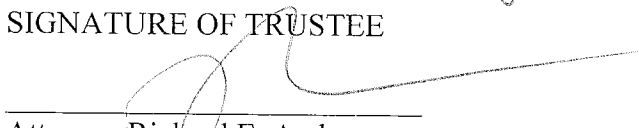
Attorney Richard E. Anderson
4920 Westport Drive
The Colony, Texas 75056
Phone: 214-276-1545 Ext. 207
Direct: 214-295-6423
Legal Assistant Direct: 469-609-0529
Toll Free: 866-553-7015
Fax: 214-276-1546

Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE.

DATED this 24th day of July, 2026.

SIGNATURE OF TRUSTEE



Attorney Richard E. Anderson
Member of the State Bar of Arizona

State of Texas)
) ss.
County of Denton)

This instrument was acknowledged before me this 24th day of July, 2026, by
Richard E. Anderson, Trustee.

[Signature]
Notary Public

My commission expires:
9-28-2026

