



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 07/30/2026 1642

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-063785

When recorded

Mail to:

Ron Herb

5420 W. Onyx Ave.

Glendale, AZ 85302

NOTICE OF TRUSTEE'S SALE

TS # 26-119 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 Pinal County, Arizona, 5-19-2026 in Pinal County, Arizona Recorder's Number 2026-041927.

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 BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 971 JASON LOPEZ CIRCLE, BUILDING A, FLORENCE, ARIZONA 85132 ON NOVEMBER 2, 2026 AT 2:00 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 PURSUANT TO A.R.S. § 33-808 (C):

NAME AND ADDRESS OF TRUSTOR Fernando Alexis Miranda, a married man as his sole and separate property. 1333 S 121st Drive Avondale, AZ 85323.

ORIGINAL PRINCIPAL BALANCE: \$248,000.00

TAX PARCEL NUMBER: 501-51-0080

IDENTIFIABLE LOCATION: 53679 W. Barnes Rd. Maricopa, AZ

NAME AND ADDRESS OF BENEFICIARY: PRIVATE BANKERS MORTGAGE FUND I, LLC, an Arizona limited liability company, 11024 N 28th Dr. Suite 170, Phoenix, AZ 85029.

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.

7-30
Dated 7/30/2026

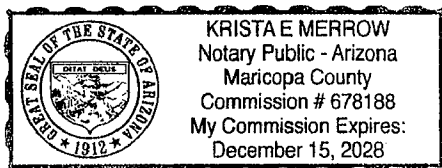

Ronald B. Herb-Trustee

STATE OF ARIZONA)

) ss

COUNTY OF MARICOPA)

Acknowledged before me on 7-30/2026 by Ronald B. Herb, licensed real estate broker and trustee
of the above-described deed of trust.




NOTARY PUBLIC

26-119

EXHIBIT "A"

LOT 8 HIDDEN VALLEY ESTATES UNIT 16, ACCORDING TO BOOK 15 OF MAPS, PAGE 40
RECORDS OF PINAL COUNTY, ARIZONA. EXCEPT ONE HALF OF ALL THE RIGHT, TITLE AND
INTEREST IN THE OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER
THE GROUND AS RESERVED IN DEED RECORDED IN DOCKET 67, PAGE 455.

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