



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/19/2026 0835

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-069311

When recorded

Mail to:

Ron Herb

5420 W. Onyx Ave.

Glendale, AZ 85302

NOTICE OF TRUSTEE'S SALE

TS 26-130 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, 1/30/2026, Arizona Recorder's Number 2026-007901.

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 5PM, 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 Pinal County Courthouse at 971 N. Jason Lopez Circle, Florence, AZ 85132 where trustee sales are held AT 2:00 PM ARIZONA TIME, ON NOVEMBER-20, 2026.

PROPERTY in Pinal County, State of Arizona, described as Lot-918, of Rancho El Dorado Phase III, Parcel 40/41, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 47 and Affidavit of Correction recorded as Recording No. 2006-134745, of. Official Records.

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: AZ Duct Doctors LLC, an Arizona limited liability company 43612-W Chambers Ct Maricopa, AZ 85138
Catherine Joseph, an unmarried woman 43612 W Chambers Ct Maricopa, AZ 85138

ORIGINAL PRINCIPAL BALANCE: \$460,000.00

TAX PARCEL NUMBER: 512-45-918

BENEFICIARY: Azben Limited, L.L.C., an Arizona limited liability company
1223 S. Clearview Avenue, Suite 103 Mesa, AZ 85209

IDENTIFIABLE LOCATION: 40748 W Chambers Dr Maricopa, AZ 85138

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.

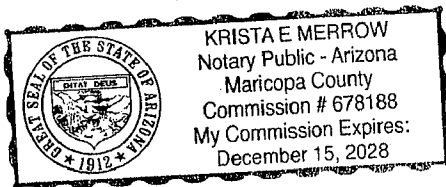
AGENCY REGULATION TRUSTEE: Arizona Dept. of Real Estate.

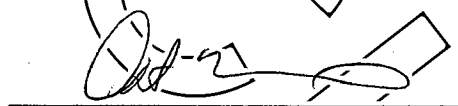
Dated 8-18 /2026


Ronald B. Herb-Trustee

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

Acknowledged before me on 8-18 /2026 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust.




NOTARY PUBLIC