



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 08/24/2026 1606

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2026-070867

When recorded

Mail to:

Ron Herb

5420 W. Onyx Ave.

Glendale, AZ 85302

NOTICE OF TRUSTEE'S SALE

TS 26-139 Loan Number 61940

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, 7/31/2025 in Pinal County, Arizona Recorder's Number 2025-062079

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. The courthouse is where trustee sales are held AT 2:00 PM ARIZONA TIME ON NOVEMBER 25, 2026.

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: Dean Scott, a married man, 2891 Shelly Pl Pocatello ID 83201

BENEFICIARY: Capital Fund REIT, LLC An Arizona limited liability company
14555 N Scottsdale Road Suite #200 Scottsdale, AZ 85254

ORIGINAL PRINCIPAL BALANCE: \$220,000.00

TAX PARCEL NUMBER: 104-04-012L

IDENTIFIABLE LOCATION: 3390 S Yaqui Ln, Gold Canyon AZ 85118

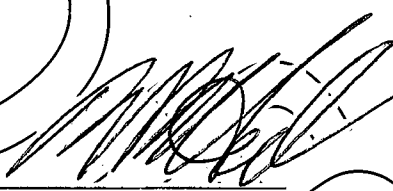
NAME AND ADDRESS OF TRUSTEE (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302.

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 8-24 /2026

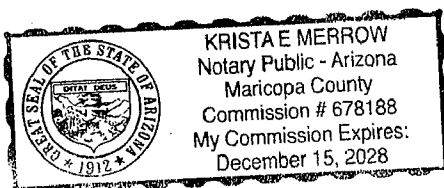

Ronald B. Herb-Trustee

STATE OF ARIZONA)

) ss

COUNTY OF MARICOPA)

Acknowledged before me on 8-24 2026 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust.




NOTARY PUBLIC

EXHIBIT "A"
REAL PROPERTY DESCRIPTION

A portion of the Southwest quarter of Section 33 Township 1 North, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows,, COMMENCING at the Southwest corner of said Southwest quarter, being marked with a General Land Office brass cap,, and from which point the Northwest corner thereof, also marked with a General Land Office brass cap bears North 00,,degrees 06 minutes 00 seconds West, 2641.10 feet distant therefrom,, THENCE North 00 degrees 06 minutes 00 seconds West, 1980.83 feet along the West line of said Southwest quarter,, THENCE South 89 degrees 59 minutes 10 seconds East, 660.61 feet, to the Northwest corner of that certain parcel of,, land described in the Warranty Deed recorded at Recording No. 2016,017832, Pinal County Records,, THENCE continuing South 89 degrees 59 minutes 10 seconds East, 137.53 feet, to the POINT OF BEGINNING,, THENCE leaving said deed line South 00 degrees 05 minutes 06 seconds East, 214.31 feet,, THENCE North 74 degrees 15 minutes 06 seconds East, 108.84 feet,, THENCE North 86 degrees 43 minutes 54 seconds East, 129.78 feet,, THENCE North 00 degrees 37 minutes 50 seconds East, 177.32 feet,, THENCE North 89 degrees 59 minutes 10 seconds West 236.59 feet to the POINT OF BEGINNING,, Also known as,, Parcel 2 of Record of Survey for Minor Land Division recorded in Recording No. 2016,54685, records of Pinal County,, Arizona.

104-04-012L

26-139