



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

**Dana Lewis**

Electronically Recorded

DATE/TIME: 09/16/2026 0848

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-076927

When recorded

Mail to:

Ron Herb

5420 W. Onyx Ave.

Glendale, AZ 85302

**NOTICE OF TRUSTEE'S SALE**

TS 26-142 - P

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, 2/23/2026 in Pinal County, Arizona Recorder's Number 2026-014111

**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 2:30 PM ARIZONA TIME ON DECEMBER 17, 2026.**

PROPERTY in Pinal County, State of Arizona, described as: LOT 7, BLOCK-4 OF SMYTHES COUNTY LINE SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 13.

Street Address: 621 S Cedar Dr Apache Junction, AZ 85120

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: Arian Varelas, a married man as his sole and separate property 1011-S Mara Dr Apache Junction, AZ 85120

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

ORIGINAL PRINCIPAL BALANCE: \$100,000.00

TAX PARCEL NUMBER: 101-08-0370

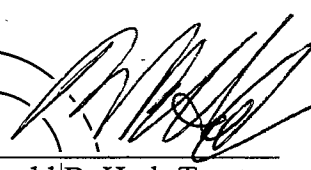
IDENTIFIABLE LOCATION: 621 S Cedar Dr Apache Junction, AZ 85120

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

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

Dated this 9-15 -2026

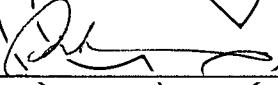
  
Ronald B. Herb-Trustee

STATE OF ARIZONA )

) ss

COUNTY OF MARICOPA )

Acknowledged before me on 9-15 -2026 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust.

  
NOTARY PUBLIC

