



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

*When recorded, mail to:*

CRAIG K. WILLIAMS, ESQ.  
SNELL & WILMER L.L.P.  
Attention: Rebecca F. Cary, Paralegal  
One Arizona Center  
400 East Van Buren  
Phoenix, AZ 85004-2202  
Telephone: (602) 382-6000

DATE/TIME: 04/22/2014 1414  
FEE: \$10.00  
PAGES: 6  
FEE NUMBER: 2014-023208



Re: CREI / Florence Medical Alliance, LLC  
File No. 58451.00002

**NOTICE OF TRUSTEE'S SALE**

The real property described herein will be sold, pursuant to power of sale under that certain First Lien Deed of Trust and Fixture Filing (With Assignment of Rents and Security Agreement), executed by Florence Medical Alliance, LLC, an Arizona limited liability company, as Trustor, in which CREI Florence Healthcare, LLC, an Idaho limited liability company, is named as the Beneficiary and First American Title Insurance Company, is named as the original Trustee, dated as of July 19, 2013, and recorded on July 22, 2013, at Fee No. 2013-060137, in the Official Records of Pinal County, Arizona (the "Deed of Trust"), at public auction to the highest bidder at the following time, day and location: **1:30 p.m., the 22<sup>nd</sup> day of July, 2014**, at the front steps of the Pinal County Superior Court, 971 Jason Lopez Circle, Building A, Florence, Arizona.

PURPORTED STREET  
ADDRESS OR IDENTIFIABLE  
LOCATION OF TRUST  
PROPERTY:

450 West Adamsville Road, Florence, Arizona 85132.

LEGAL DESCRIPTION OF  
PROPERTY:

See **Exhibit A**, which is attached hereto and made a part hereof

Together with all buildings, improvements and fixtures thereon.

TAX PARCEL NO.:

292-10-010A-7.

DESCRIPTION OF  
PERSONALTY:

All personalty and fixtures located on, or utilized in connection with, the property and described in the First Lien Deed of Trust and Fixture Filing (With Assignment of Rents and Security Agreement) and filed Uniform Commercial Code Financing Statements.

**THIS IS AN ATTEMPT TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

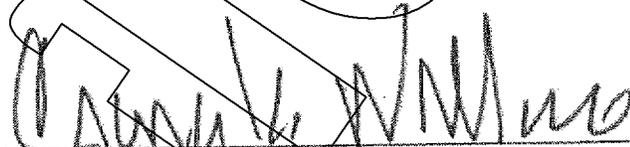
ORIGINAL PRINCIPAL BALANCE: \$2,000,000.00

NAME AND ADDRESS OF ORIGINAL BENEFICIARY: CREI Florence Healthcare, LLC  
1222 South Vista Avenue  
Boise, Idaho 83705

NAME AND ADDRESS OF TRUSTOR: Florence Medical Alliance, LLC  
9341 East McKellips Road  
Mesa, Arizona 85207

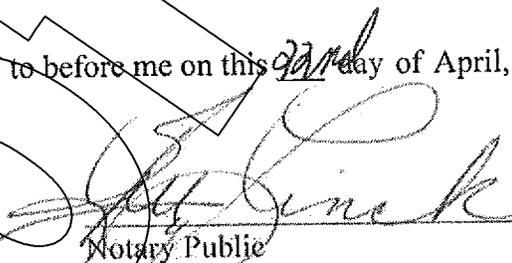
NAME AND ADDRESS OF TRUSTEE: CRAIG K. WILLIAMS, ESQ.  
SNELL & WILMER, L.L.P.  
One Arizona Center  
400 East Van Buren  
Phoenix, Arizona 85004-2202

DATED: April 22<sup>nd</sup>, 2014.



CRAIG K. WILLIAMS, Trustee  
Manner of Qualification: Member of the State Bar of Arizona, pursuant to A.R.S. §33-803(A)(2).

SUBSCRIBED AND SWORN to before me on this 22<sup>nd</sup> day of April, 2014, by Craig K. Williams.



Notary Public

My Commission Seal:



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**Exhibit A**  
**Legal Description**

**PARCEL NO. 1:**

ALL THAT PORTION OF LOT 1 AND TRACT A, FLORENCE COMMUNITY MEDICAL CENTER, ACCORDING TO THE PLAT RECORDED AS 2010-15714 OF OFFICIAL RECORDS, IN THE PINAL COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A TIE AT THE ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SECTION 2, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 2 BEARS SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 2644.15 FEET;

THENCE FROM SAID NORTH QUARTER CORNER, SOUTH 02 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 1324.38 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 447.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 673.61 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 163.30 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 12 SECONDS EAST, A DISTANCE OF 94.77 FEET;

THENCE SOUTH 06 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 309.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ADAMSVILLE ROAD;

THENCE SOUTH 78 DEGREES 25 MINUTES 09 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 730.87 FEET;

THENCE NORTH 08 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 113.21 FEET;

THENCE NORTH 10 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.59 FEET;

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THENCE NORTH 11 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 104.55 FEET;

THENCE NORTH 25 DEGREES 22 MINUTES 26 SECONDS WEST, A DISTANCE OF 40.75 FEET;

THENCE NORTH 09 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 231.84 FEET;

THENCE NORTH 00 DEGREES 51 MINUTES 35 SECONDS WEST, A DISTANCE OF 104.39 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 2, BEARS SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 2644.15 FEET;

THENCE FROM SAID NORTH QUARTER CORNER, SOUTH 02 DEGREES 07 MINUTES 34 SECONDS EAST, DISTANCE OF 1324.38 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 1120.96 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 36 SECONDS EAST, A DISTANCE OF 163.30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 02 MINUTES 12 SECONDS EAST, A DISTANCE OF 94.77 FEET;

THENCE SOUTH 06 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 308.47 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF ADAMSVILLE ROAD;

THENCE SOUTH 78 DEGREES 25 MINUTES 08 SECONDS WEST, A DISTANCE OF 150.45 FEET;

THENCE NORTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 322.14 FEET;

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THENCE NORTH 73 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 56.45 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**

A NON-EXCLUSIVE EASEMENT SITUATED IN AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING 28 FEET IN WIDTH, LYING 28.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED EASTERLY BOUNDARY:

COMMENCING FOR A TIE AT THE ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SECTION 2, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 2 BEARS SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 2644.15 FEET;

THENCE FROM SAID NORTH QUARTER CORNER SOUTH 02 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 1324.38 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 447.35 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 104.39 FEET;

THENCE SOUTH 09 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 231.84 FEET;

THENCE SOUTH 25 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.75 FEET;

THENCE SOUTH 11 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 104.53 FEET;

THENCE SOUTH 10 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 25.59 FEET;

THENCE SOUTH 08 DEGREES 56 MINUTES 42 SECONDS EAST, A DISTANCE OF 113.21 FEET TO THE POINT OF BEGINNING OF THE EASTERLY BOUNDARY OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 08 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 113.21 FEET;

THENCE NORTH 10 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.59 FEET;

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THENCE NORTH 11 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 104.55 FEET;

THENCE NORTH 25 DEGREES 22 MINUTES 26 SECONDS WEST, A DISTANCE OF 40.75 FEET;

THENCE NORTH 09 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 98.07 FEET TO THE POINT OF TERMINATION.

THE WESTERLY SIDELINE OF THE ABOVE DESCRIBED 28.00 FOOT WIDE PARCEL SHALL BE SHORTENED OR EXTENDED TO MEET AT ANGLE POINTS AND TO TERMINATE AT THE BOUNDARY-LINES CLOSED UPON BY THE EASTERLY BOUNDARY LINE DESCRIBED HEREIN.

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