

THOMAS TITLE & ESCROW



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

When recorded, return to:

W. Scott Jenkins, Jr.
Ryley Carlock & Applewhite
One North Central Avenue, Suite 1200
Phoenix, Arizona 85004-4417

DATE/TIME: 08/04/2014 1619

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-045004



NOTICE OF TRUSTEE'S SALE (Wells Fargo Bank /300 S Phelps LLC)

TL141160 (2 of 2)

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on January 10, 2008, at Fee No. 2008-002676, records of Pinal County, Arizona, at public auction to the highest bidder at 977 Jason Lopez Circle, Bldg. A, Florence, Arizona 85232, in Pinal County, on **November 4, 2014**, at 10:00 a.m. of said day. At the same time and location, pursuant to A.R.S. Section 47-9604, the Trustee will sell some or all of the personal property, fixtures and other collateral described in the Deed of Trust.

The following additional information concerning the trust real property, the Deed of Trust and the Trustee's Sale is provided pursuant to A.R.S. Section 33-808.C:

Street Address or Identifiable Location: 300 South Phelps Drive, Apache Junction, Arizona 85220

Legal Description: See Exhibit "A"

Tax Parcel Number: 101-14-001V

Original Principal Balance: \$757,500.00

Beneficiary's Name and Address: Wells Fargo Bank, National Association, 100 West Washington Street, 22nd Floor, Phoenix, Arizona 85003, MAC S-4101-221

Original Trustor's Stated Name and Address: 300 S Phelps LLC, an Arizona limited liability company, 300 South Phelps Drive, Apache Junction, Arizona 85220

Current Trustee's Name, Address and Telephone Number: W. Scott Jenkins, Jr., Ryley Carlock & Applewhite, One North Central Avenue, Suite 1200, Phoenix, Arizona 85004 (Phone (602) 440-4800)

Manner of Trustee Qualification: Member of State Bar of Arizona (A.R.S. § 33-803.A.2)

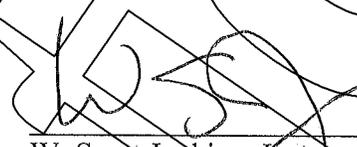
Name of Trustee's Regulator: State Bar of Arizona (Arizona Supreme Court)

The sale will be made for cash, federal funds wire transfer or other form of payment satisfactory to Trustee (payable at the time of sale or as allowed by the Trustee under Arizona law), but without covenant or warranty, express or implied, regarding title, condition, possession, encumbrances, or rights, requirements or limitations of any third parties or any other matter, to

pay the obligations secured by the Deed of Trust in whole or in part. Every bidder except for Beneficiary will be required to provide a \$10,000 deposit in form satisfactory to Trustee as a condition to entering a bid. Beneficiary reserves the right to transfer the secured indebtedness to, and/or to acquire title to all or part of the collateral in the name of, a title-holding affiliate following the commencement of this sale.

This sale will not exhaust the power of sale contained in the Deed of Trust as to any remaining property encumbered by the Deed of Trust, which may, at Beneficiary's option, be sold in one or more subsequent sale proceedings. The recordation of this Notice does not constitute an election to proceed against any given collateral, or to pursue any given remedy, to the exclusion of any other collateral or remedy. Trustee and Beneficiary expressly reserve the right, without impairing the effectiveness of the sale described herein, to conduct one or more further judicial or non-judicial sales of any of Beneficiary's collateral to clear or perfect title to any portion of or interest in the collateral or for any other purpose; the delivery or recordation of a Trustee's Deed to Beneficiary or any third party will in no way impair the foregoing right.

DATED this 4th day of August, 2014.



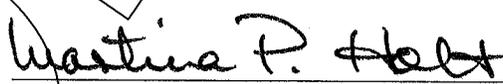
W. Scott Jenkins, Jr., a member of the
State Bar of Arizona, Successor Trustee

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 4th day of August, 2014, by W. Scott Jenkins, Jr., a member of the State Bar of Arizona, Successor Trustee.



Notary Public



EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION AS DESCRIBED WITHIN THE DEED OF TRUST:

A portion of the Southeast quarter of Section 20, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 20;

Thence North 00 degrees 06 minutes 00 seconds West, 1401.62 feet, along the West line of said Southeast quarter to a point on the North line of the South 82.00 feet of the Northwest quarter of said Southeast quarter;

Thence North 89 degrees 59 minutes 06 seconds East, 1190.42 feet, along said North line to a point on the Westerly right-of-way line of Phelps Drive as shown on the plat of subdivision for SIERRA ENTRADA GARDEN HOMES UNIT ONE, recorded in Book 19 of Maps, Page 21, Pinal County Records, said point also being the POINT OF BEGINNING;

Thence South 89 degrees 59 minutes 06 seconds West, 289.00 feet along said North line;

Thence North 00 degrees 00 minutes 54 seconds West, 113.50 feet;

Thence North 89 degrees 59 minutes 06 seconds East, 16.67 feet;

Thence North 00 degrees 00 minutes 54 seconds West, 88.00 feet;

Thence North 89 degrees 59 minutes 06 seconds East, 333.99 feet to a point on a curve, the radius point of which bears North 64 degrees 54 minutes 16 seconds West, 392.58 feet calculated (393.46 feet recorded), said point also being on said Westerly right-of-way line of Phelps Drive;

Thence along said Westerly right-of-way line along a curve to the right having an arc length of 20.64 feet and a central angle of 03 degrees 00 minutes 43 seconds, to a point of reverse curvature;

Thence continuing along said Westerly right-of-way along a curve to the left having a radius of 452.58 feet calculated (453.46 recorded), an arc length of 191.84 feet and a central angle of 24 degrees 17 minutes 13 seconds to the POINT OF BEGINNING.

CORRECTED CURRENT LEGAL DESCRIPTION IN ACCORDANCE WITH THE RECORDED PLAT:

Lot 1, of VALDEZ COMMERCIAL DEVELOPMENT, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 42.