

When recorded return to:

Adam B. Nach, Esq.
Lane & Nach, P.C.
2001 East Campbell Avenue, Suite 103
Phoenix, AZ 85016

6207957

2 of 2

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 50077600-0001518e – North Valley Bank / Wild Life Drive LLC

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ["Deed of Trust"] dated July 21, 2016 and recorded on August 4, 2016 at Sequence No. 20162170155, Official Records of Pima County, Arizona, at public auction to the highest bidder at the Pima County Courthouse, East Entrance to the Superior Court Building, 110 West Congress Street, Tucson, Arizona 85701, on October 8, 2024 at 11:30 a.m. of said day. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE 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 5:00 P.M. MOUNTAIN STANDARD TIME, IN EFFECT IN PHOENIX, ARIZONA, 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** 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:

LEGAL DESCRIPTION:

Lot 21 of PARK VIEW ESTATES, a subdivision of Pima County, Arizona, according to the Plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 30 of Maps and Plats, Page 55.

The street address is purported to be:

4950 North Wild Life Drive
Tucson, Arizona 85745

Tax Parcel Number: 101-21-0660
Original Principal Balance: \$1,594,000.00

Name and address of original Trustor:

Wild Life Drive LLC
4950 North Wild Life Drive
Tucson, Arizona 85745

Name and Address of the Current Beneficiary:

North Valley Bank
2775 Maysville Pike
Zanesville, Ohio 43701

Name and address of Trustee:

Adam B. Nach, Esq.
Lane & Nach, P.C.
2001 East Campbell Avenue, Suite 103
Phoenix, Arizona 85016

NOTICE OF TRUSTEE'S SALE

The bidding deposit check must be in the form of a Cashier's Check made payable to Adam B. Nach, Esq. Third party checks will not be accepted.

Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interests having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

The 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 the 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.

The appointed Successor Trustee qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. §33-803, Subsection A.

The Trustee, or its agent conducting the sale, may postpone or continue the sale, from time to time, or change the place of the sale to any other location authorized pursuant to Arizona law by giving notice of the new date, time and place by public declaration at the time and place last scheduled for the sale.

Trustee's Phone number: 602-258-6000 ext. 306

Trustee's Sale Status: www.lane-nach.com

Dated: June 17, 2024

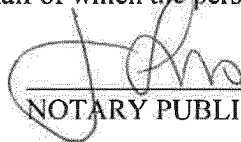
Adam B. Nach, Esq., Successor Trustee

By: 
Adam B. Nach

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On June 17th, 2024, before me, the undersigned notary public, personally appeared Adam B. Nach, Esq., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

My commission expires:

9-25-26

