

DRB22000835-4-2-2--
GarciaC

When recorded return to:

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

2/2

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 22000835 – Richard Diamond, Receiver/Newman

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing ["Deed of Trust"], which Deed of Trust is dated March 1, 2006 and recorded on March 7, 2006 at Instrument No. 20060310361, Records of Maricopa County, Arizona, at public auction to the highest bidder at the law firm of Lane & Nach, P.C., 2001 East Campbell Avenue, Suite 103, Phoenix, Arizona 85016, on August 20, 2020 at 2:00 p.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 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. 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 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:

LEGAL DESCRIPTION:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF

The street address is purported to be: 6902 and 6920 W. Heatherbrae Drive, Phoenix, AZ 85033
Parcel Nos. 144-81-133V and 144-81-172

Original Principal Balance: \$2,150,000.00

Name and address of original Trustor:

Gregory W. Newman & Cynthia Newman, trustees of
The Newman Trust for the Bethel Church dated November 15, 2001
6902 W. Heatherbrae Drive
Phoenix, AZ 85033

Name and address of the Current Beneficiary:

Richard K. Diamond, the duly appointed Receiver
for National Financial Lending, LLC
1900 Avenue of the Stars, 11th Floor
Los Angeles, CA 90067

Name and address of Trustee:

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

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 this Notice of Trustee's Sale 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. Beneficiary expressly reserves 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, pursuant to this Notice of Trustee's Sale, 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.

Trustee's Sale Status: www.lane-nach.com
Trustee's Phone number: 602-258-6000 ext. 301

Dated: May 12, 2020

Adam B. Nach, Esq., Successor Trustee

By: [Signature]
Adam B. Nach

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)


On May 12, 2020, 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 he executed the same in his authorized capacity, and that by his 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.

My commission expires:

[Signature]
Notary Public



 <p data-bbox="354 254 683 289"><i>First American Title™</i></p>	
<p data-bbox="170 373 423 426">Exhibit A</p>	

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

That part of the East half of Section Twenty-Four (24), Township Two (2) North, Range One (1) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Southeast corner of the North half of the Southeast quarter of said Section 24;

run North 89 degrees 45 minutes 50 seconds West 1328.95 feet along the South line of the North half of the Southeast quarter of said Section 24 to the Point of Beginning;

thence North 89 degrees 45 minutes 50 seconds West 152.00 feet along the South line of the North half of the Southeast quarter of said Section 24;

thence North 1 degree 06 minutes 10 seconds East 883.53 feet to a point on the South right-of-way line of the Grand Canal;

thence South 71 degrees 59 minutes 40 seconds East 158.93 feet along the South right-of-way line of the Grand Canal;

thence South 1 degree 06 minutes 10 seconds West 835.02 feet to the Point of Beginning;

Except the South 25 feet thereof.

PARCEL NO. 2:

That part of the East half of Section 24, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Southeast corner of the North half of the Southeast quarter of said Section 24;

run thence North 89 degrees 45 minutes 50 seconds West along the South line of the North half of the Southeast quarter of said Section 24, 1625.19 feet;


thence North 01 degrees 06 minutes 10 seconds East, 316.73 feet to the True Point of Beginning;

thence North 89 degrees 45 minutes 50 seconds West, 137.36 feet to a point on the East line of Heather Heights, a subdivision are recorded in Book 151 of Maps, Page 29, records of Maricopa County, Arizona;

thence North 01 degrees 06 minutes 10 seconds East, along said East line, a distance of 656.60 feet to a point on the South right of way line of the Grand Canal;

thence South 71 degrees 59 minutes 40 seconds East, along the South right of way line of the Grand Canal, 294.20 feet;

thence South 01 degrees 06 minutes 10 seconds West, 858.53 feet to a point on the North right of way line of Heatherbrae Drive,

 <p data-bbox="349 210 690 262"><i>First American Title</i>TM</p>	
<p data-bbox="162 325 576 388">Exhibit A (Continued)</p>	

thence North 89 degrees 45 minutes 50 seconds West, along said right of way line, 144.16 feet;

thence North 01 degrees 06 minutes 10 seconds East 291.73 feet to the True Point of Beginning.

APN: 144-81-133V, 144-81-172