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GABRIELLA CÁZARES-KELLY, RECORDER
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(SPACE ABOVE FOR RECORDER'S USE)

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 22200420 - BANK OF THE WEST / WASHST, LLC
115 W. Washington Street, Tucson Arizona 85701

The following legally described Trust Property will be sold, pursuant to the power of sale under that certain Deed of Trust ["Deed of Trust"], together with improvements and fixtures thereon, dated June 21, 2018, and recorded on **June 25, 2018** at Instrument No. 20181760520, in the Office of the County Recorder of Pima County, State of 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 Wednesday, October 12, 2022, 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. 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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE)

The street address is purported to be: 115 W Washington St
Tucson, AZ 85701

Tax Parcel Number: 117-10-1120
Original Principal Balance: \$289,800.00

Name and address of the Original Trustor as stated in the Deed of Trust:

WASHST, LLC, an Arizona limited liability company
115 W Washington St
Tucson, AZ 85701

Name and address of the Current Beneficiary:

BANK OF THE WEST
3041 S Kinney Rd
Tucson, AZ 85713-5504

EXHIBIT "A"

[Legal Description]

That part of Lot 4, Block 177, of CITY OF TUCSON, Pima County, Arizona according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson on June 26, 1872, a certified copy of which is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, described as follows:

BEGINNING at the Southeast corner of Lot 4 in Block 177; THENCE South 77 degrees 58 minutes West a distance of 50 feet along the Southerly line of said Lot 4 in Block 177, being the Northerly line of Washington Street, to a point;

THENCE North 10 degrees 22 minutes West a distance of 110.7 feet to the Northerly line of said Lot 4 in Block 177;

THENCE along the said Northerly line of said Lot 4 in Block 177, North 77 degrees 20 minutes East a distance of 50 feet to the Northeast corner of said Lot 4 in Block 177;

THENCE along the Easterly line of said Lot 4 in Block 177, South 10 degrees 22 minutes East a distance of 110.7 feet to the POINT OF BEGINNING.