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When Recorded Return To:

Adam B. Nach, Esq.
LANE & NACH, P.C.
2001 E. Campbell Avenue, Suite 103
Phoenix, Arizona 85016

(SPACE ABOVE FOR RECORDER'S USE)

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: NCS-1153727
TREZ CAPITAL (2015) CORPORATION / DC ONE HOLDINGS, INC.

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 Financing Statement ["**Deed of Trust**"], together with improvements and fixtures thereon, dated October 17, 2019, and recorded on October 18, 2019 at Instrument No. 20190833639, as thereafter amended by: the First Modification of Deed of Trust dated April 12, 2021, and recorded on April 12, 2021, as Instrument No. 20210405061, in the Official Records of the Maricopa County, Arizona Recorder; the Second Modification of Deed of Trust dated October 17, 2021, and recorded on February 15, 2022, as Instrument No. 20220138474, in the Official Records of the Maricopa County, Arizona Recorder; and the Third Modification of Deed of Trust dated June 17, 2022, and recorded on July 29, 2022, as Instrument No. 20220609881, in the Office of the County Recorder of Maricopa County, State of Arizona, at public auction to the highest bidder at the Offices of LANE & NACH, P.C., 2001 East Campbell Avenue, Suite 103, Phoenix, Arizona 85016, on **Thursday, April 20, 2023, 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, 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: 2420 S 125th Avenue
Avondale, Arizona 85392

Tax Parcel Number:

Parcel No. 500-40-004B 7- No Address is available
 Parcel No. 500-40-005L 2- No Address is available
 Parcel No. 500-40-007D 7- No Address is available
 Parcel No. 500-40-007F 5- No Address is available
 Parcel No. 500-40-007P 3. 2420 S 125th Ave Avondale
 Parcel No. 500-41-002G 2- No Address is available
 Parcel No. 500-41-003R 7- No Address is available
 Parcel No. 500-41-003Q 8- No Address is available

Original Principal Balance:

\$6,614,390.00 (Third Modification of Deed of Trust)

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

DC ONE HOLDINGS, INC., an Arizona corporation
 10446 North 74th Street, Suite 200
 Scottsdale, Arizona 85258

Name and address of the Current Beneficiary:

TREZ CAPITAL (2015) CORPORATION, a British Columbia corporation
 1700-745 Thurlow Street
 Vancouver, B.C., Canada, V6E 0C5

Name and address of the Current Successor 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 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

Via Website at: www.lane-nach.com

Dated: January 11, 2023

Adam B. Nach, Esq., Successor Trustee

By: 
Adam B. Nach

STATE OF ARIZONA)
) ss
County of Maricopa)

On January 11, 2023, before me, the undersigned notary public; personally appeared ADAM B. NACH, 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.


NOTARY PUBLIC

My commission expires: 09/25/2026



EXHIBIT "A"
[Legal Description]

A PORTION OF LAND LOCATED IN EAST HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14, BEING MONUMENTED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 42 MINUTES 34 SECONDS EAST, 2643.76 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 16 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14, 340.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST, 990.25 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 36 SECONDS EAST, 1021.45 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 58 SECONDS EAST, 616.79 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST, 1368.56 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14;

THENCE SOUTH 01 DEGREE 03 MINUTES 53 SECONDS WEST, 59.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 34 DEGREES 16 MINUTES 27 SECONDS EAST, 540.00 FEET;

THENCE ALONG THE SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 49 SECONDS, AN ARC LENGTH OF 59.03 FEET;

THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS WEST, 121.64 FEET;

THENCE NORTH 86 DEGREES 27 MINUTES 11 SECONDS WEST, 35.92 FEET;

THENCE SOUTH 42 DEGREES 18 MINUTES 34 SECONDS WEST, 80.24 FEET;

THENCE SOUTH 03 DEGREES 57 MINUTES 55 SECONDS WEST, 35.05 FEET;

THENCE SOUTH 36 DEGREES 44 MINUTES 52 SECONDS EAST, 60.13 FEET;

THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS WEST, 64.55 FEET;

THENCE SOUTH 40 DEGREES 32 MINUTES 16 SECONDS EAST, 120.00 FEET;

THENCE SOUTH 49 DEGREES 27 MINUTES 44 SECONDS WEST, 110.30 FEET;

THENCE SOUTH 57 DEGREES 21 MINUTES 03 SECONDS WEST, 120.14 FEET;

THENCE SOUTH 63 DEGREES 14 MINUTES 33 SECONDS WEST, 119.84 FEET;
THENCE SOUTH 70 DEGREES 54 MINUTES 10 SECONDS WEST, 119.84 FEET;
THENCE SOUTH 78 DEGREES 33 MINUTES 46 SECONDS WEST, 119.84 FEET;
THENCE SOUTH 86 DEGREES 13 MINUTES 23 SECONDS WEST, 78.64 FEET;
THENCE SOUTH 01 DEGREE 48 MINUTES 43 SECONDS WEST, 70.65 FEET;
THENCE SOUTH 88 DEGREES 11 MINUTES 17 SECONDS EAST, 199.00 FEET;
THENCE SOUTH 01 DEGREE 48 MINUTES 43 SECONDS WEST, 106.73 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE
CENTER BEARS SOUTH 20 DEGREES 32 MINUTES 09 SECONDS EAST, 63.00 FEET;
THENCE ALONG THE SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90
DEGREES 39 MINUTES 35 SECONDS, AN ARC LENGTH OF 99.69 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 34 SECONDS EAST, 110.62 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 26 SECONDS EAST, 48.00 FEET;
THENCE SOUTH 05 DEGREES 35 MINUTES 22 SECONDS WEST, 48.26 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 26 SECONDS EAST, 290.33 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 34 SECONDS EAST, 35.00 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 26 SECONDS EAST, 60.00 FEET;
THENCE SOUTH 45 DEGREES 21 MINUTES 26 SECONDS EAST, 35.36 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 26 SECONDS EAST, 574.54 FEET;
THENCE SOUTH 45 DEGREES 17 MINUTES 11 SECONDS WEST, 34.96 FEET;
THENCE NORTH 89 DEGREES 04 MINUTES 13 SECONDS WEST, 398.24 FEET;
THENCE NORTH 00 DEGREES 54 MINUTES 37 SECONDS EAST, 67.08 FEET;
THENCE NORTH 88 DEGREES 11 MINUTES 17 SECONDS WEST, 737.37 FEET;
THENCE NORTH 65 DEGREES 46 MINUTES 17 SECONDS WEST, 80.83 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST, 25.43 FEET SAID NORTH-
SOUTH MID-SECTION LINE;
THENCE NORTH 00 DEGREES 20 MINUTES 16 SECONDS WEST, ALONG SAID NORTH-
SOUTH MID-SECTION LINE, 4256.08 FEET TO THE POINT OF BEGINNING.