

MAD00282-3-2-2--
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When Recorded Return To:
Margaret L. Steiner, 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: MAD00282-025-C33 – Andre L. Laibe / Valley Home Health Care, LLC
10450 East Riggs Road, Suite 111, Sun Lakes, AZ 85248

The following legally described Trust Property will be sold, together with improvements and fixtures thereon, pursuant to the power of sale under that certain Deed of Trust ["**Deed of Trust**"], dated December 6, 2019, and recorded on December 10, 2019, as Recording No. 20190997360, in the Official Records of the Maricopa County, Arizona Recorder's office, 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 **Wednesday, February 19, 2025, 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: 10450 East Riggs Road, Suite 111
Sun Lakes, Arizona 85248

Tax Parcel Number: Parcel No. 303-54-346

Original Principal Balance: \$308,000.00

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

Valley Home Health Care L.L.C., dba Stokes Home Health Care, an Arizona limited liability company
10450 E. Riggs Rd., Ste 111
Sun Lakes, AZ 85248

Name and address of the Current Beneficiary:

Andre L. Laibe, a married man
1450 E. Amberwood Drive
Phoenix, AZ 85048

Name and address of the Current Successor Trustee:

Margaret L. Steiner, Esq.
LANE & NACH, P.C.
2001 East Campbell Avenue, Suite 103
Phoenix, Arizona 85016

The bidding deposit check must be in the form of a Cashier's Check made payable to Margaret L. Steiner, 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. 325 **Via Website at:** www.lane-nach.com

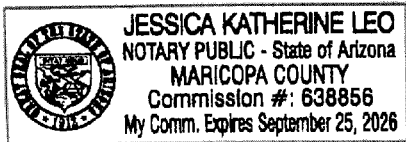
Dated: November 14, 2024



Margaret L. Steiner, Esq., Successor Trustee


STATE OF ARIZONA)
) ss
County of Maricopa)

The instrument was acknowledged before me this 14th day of November, 2024, by MARGARET L. STEINER.



(Notary Seal)

My commission expires: 9-25-2026



NOTARY PUBLIC

EXHIBIT "A" - LEGAL DESCRIPTION

Unit 111, Building 5, Sun Lakes Professional Village Condominium, according to Declaration of Condominium recorded in Document No. 2005-1278955, and Plat recorded in Book 743 of Maps, Page 39, records of Maricopa County, Arizona;

TOGETHER WITH a proportionate interest in and to the Common Elements, as set forth in said Declaration and as shown on said plat.