

NOTICE OF TRUSTEE'S SALE

NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S 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 AND WILL OCCUR: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents recorded on March 15, 2018, as Instrument No. 2018-0194205 of the Official Records of Maricopa County, Arizona, at public auction to the highest bidder. Sale Date and Time: January 20, 2020 at 1:00 p.m. Sale Location: Moyes Sellers & Hendricks 1850 North Central Avenue, Suite 1100 Phoenix, Arizona 85004 Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference. EXHIBIT A LEGAL DESCRIPTION The real property located at 47447 North US Highway 60, Morristown, Arizona 85342, Parcel No. 503-99-009C, legally described as follows: That portion of Section 28, Township 7 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the South quarter corner of said Section 28, monumented by a GLO brass cap (stamped 1/4 S28, S33, 1938), from which the Southeast corner of said Section 28, monumented by a GLO brass cap (stamped 1938), bears North 89 degrees 57 minutes 00 seconds East, a distance of 2633.11 feet; THENCE along the South line of the Southeast quarter of said Section 28, North 89 degrees 57 minutes 00 seconds East, a distance of 1112.16 feet to the Southeast corner of Parcel 1 as shown on the Results of Survey recorded in Book 1015 of Maps, page 19, records of Maricopa County, Arizona; THENCE North 00 degrees 05 minutes 58 seconds East, along the East line of said parcel, a distance of 431.84 feet to Corner No. 2 of the Malibu Placer Mining Claim recorded in Book 41 of Mines, page 149, records of Maricopa County, Arizona; THENCE North 05 degrees 56 minutes 24 seconds West along the East line of said Malibu Placer Mining Claim, a distance of 634.99 feet, to Corner No. 3 of said Malibu Placer Mining Claim; THENCE South 63 degrees 43 minutes 31 seconds West along the North line of said Malibu Placer Mining Claim, a distance of 678.19 feet; THENCE South 06 degrees 31 minutes 27 seconds East, a distance of 145.16 feet; THENCE South 46 degrees 43 minutes 03 seconds East, a distance of 419.02 feet; THENCE along the South line of said Malibu Placer Mining Claim, North 65 degrees 24 minutes 15 seconds East, a distance of 339.42 feet to the POINT OF BEGINNING. Street Location of Property: 7447 North US Highway 60, Morristown, Arizona 85342 Tax Parcel Number: 503-99-009C Original Principal Balance: \$110,000.00 Name and Address of Beneficiary: Joshua R. Dawson 11901 West Daley Court Sun City, Arizona 85373 Name and Address of Original Trustor: Precision Blasting Services, Inc. 47447 North US Highway 60 Morristown, Arizona 85342 Name and Address of Successor Trustee: Jeffrey L. Sellers, Esq. MOYES SELLERS & HENDRICKS 1850 North Central Avenue, Suite 1100 Phoenix, Arizona 85004 Ph: (602) 604-2141 Dated this 18th day of October, 2019. Jeffrey I. Sellers, Attorney at Law Trustee Successor Trustee is qualified per A.R.S. § 33-803(A)(2), as a Member of the State Bar of Arizona (STATE OF ARIZONA) ss. County of Maricopa) On October 18, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey L. Sellers, as Trustee/Successor Trustee, personally known to me and whose name is subscribed to this Notice of Trustee's Sale and acknowledged to me that he executed the same. Signature /s/ Donnelly Ann Herbert, Notary Public, My Comm. Expires Feb. 17, 2015. 11/8, 11/15, 11/22, 11/29, 2019 editions Arizona Capitol Times