

## NOTICE OF TRUSTEE SALE

The real property described in this Notice of Trustee Sale will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing made as of March 13, 2017 (the "Deed of Trust"), and recorded on March 14, 2017, as Instrument No. 20170179182, as re-recorded on March 14, 2017 as Instrument No. 20170180354, in the Official Records of Maricopa County, Arizona (the "Records"), by Chandler REFI 2017 LLC, a Delaware limited liability company, and Warner Chandler 2017 LLC, a Delaware limited liability company, each as trustor and as tenants in common, as Borrower, in favor of Chicago Title Insurance Company, a Florida corporation, as Trustee for the benefit of Barclays Bank PLC, a public company registered in England and Wales ("Original Lender"), as assigned by Original Lender to Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2017-H1, Commercial Mortgage Pass-Through Certificates, Series 2017-H1 ("Wells Fargo"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of June 8, 2017, recorded July 10, 2017, as Instrument No. 20170499391, in the Records. 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 AND WILL OCCUR at public auction to the highest bidder at the following time, day and location: 1:00 o'clock p.m., January 30, 2020, at the offices of Ballard Spahr LLP, located at 1 East Washington Street, Suite 2300, Phoenix, Arizona 85004-2555.

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. §33-808(C): TAX PARCEL NUMBERS: 302-29-010N PURPORTED STREET ADDRESS OR IDENTIFIABLE LOCATION OF PROPERTY: 222 East Warner Road, Chandler, Arizona 95255, and legally described on Exhibit "A", attached to and made a part of this Notice of Trustee Sale ORIGINAL PRINCIPAL BALANCE: (as shown on the Deed of Trust) \$6,450,000.00

DESCRIPTION OF PERSONAL PROPERTY: Pursuant to A.R.S. Section 47-9604(A)(2), Beneficiary has elected to sell or cause to be sold the personal property constituting the "Property" defined and described in the Deed of Trust, together with all other or similar collateral described in the recorded and filed Uniform Commercial Code Financing Statements, as the same may be amended

NAME & ADDRESS OF TRUSTOR: (as shown on the Deed of Trust) CHANDLER REFI 2017 LLC, a Delaware limited liability company 5363 Balboa Boulevard, Suite 227 Encino, California 91316 WARNER CHANDLER 2017 LLC, a Delaware limited liability company 11645 Wilshire Boulevard, Suite 901 Los Angeles, California 90025

NAME & ADDRESS OF TRUSTEE: (as of the recording of the Notice of Trustee Sale) CRAIG C. HOFFMAN, ESQ. BALLARD SPAHR LLP 1 East Washington Street, Suite 2300 Phoenix, Arizona 85004-2555

NAME & ADDRESS OF BENEFICIARY: (as of the recording of the Notice of Trustee Sale) Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2017-H1, Commercial Mortgage Pass-Through Certificates, Series 2017-H1 9062 Old Annapolis Road Columbia, Maryland 21045 DATED this 30th day of October 2019. /s/ CRAIG C. HOFFMAN, Trustee Manner of Qualification: Member of the State Bar of Arizona, pursuant to A.R.S. §33-803(A)(2) Phone No. (602) 798-5400.

STATE OF ARIZONA)) ss County of Maricopa) The foregoing instrument was acknowledged before me this 30th day of October 2019, by CRAIG C. HOFFMAN. WITNESS my hand and official seal. /s/ MARY F STROBEL NOTARY PUBLIC, ARIZONA MARICOPAY COUNTY My Commission Expires March 22, 2021

### EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL NO. 1: That portion of the Southwest quarter of Section 15, Township 1 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Southwest corner of said Section 15, being at the monument line intersection of Warner Road and Arizona Avenue; Thence North 89°40'23" East along the South line of said Section 15 and monument line of said Warner Road, a distance of 1055.02 feet to a point on the East line of the West 1055.00 feet of said Section 15; Thence North 00°00'29" West along said East line and parallel with the West line of said Section 15, a distance of 65.00 feet to the North right-of-way line of said Warner Road; Thence South 89°40'23" West along said North right-of-way line, a distance of 309.99 feet to the POINT OF BEGINNING; Thence continuing South 89°40'23" West along said North right-of-way line, a distance of 290.06 feet; Thence North 00°19'37" West at right angles to said North right-of-way line, a distance of 211.75 feet; Thence South 89°40'23" West parallel with said North right-of-way line, a distance of 332.05 feet; Thence North 00°19'37" West at right angles to said North right-of-way line, a distance of 183.75 feet; Thence North 89°40'23" East parallel with said North right-of-way line, a distance of 581.38 feet; Thence North 00°19'37" West at right angles to said North right-of-way line, a distance of 137.50 feet; Thence North 89°40'23" East parallel with said North right-of-way line, a distance of 353.69 feet to a point on the East line of the West 1055.00 feet of said Section 15; Thence South 00°00'29" East along said East line, a distance of 400.91 feet; Thence South 89°40'23" West parallel with the North right-of-way line of Warner Road, a distance of 310.73 feet; Thence South 00°19'37" East at right angles to said North right-of-way line, a distance of 132.10 feet to the POINT OF BEGINNING.

PARCEL NO. 2: That portion of the Southwest quarter of Section 15, Township 1 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Southwest corner of said Section 15, being at the monument line intersection of Warner Road and Arizona Avenue; Thence North 89°40'23" East along the South line of said Section 15 and monument line of said Warner Road, a distance of 1055.02 feet to a point on the East line of the West 1055.00 feet of said Section 15; Thence North 00°00'29" West along said East line and parallel with the West line of said Section 15, a distance of 65.00 feet to the North right-of-way line of said Warner Road, and the POINT OF BEGINNING; Thence South 89°40'23" West along said North right-of-way line, a distance of 309.99 feet; Thence North 00°19'37" West at right angles to said North right-of-way line, a distance of 132.10 feet; Thence North 89°40'23" East parallel with said North right-of-way line, a distance of 310.73 feet to a point on the East line of the West 1055.00 feet of said Section 15; Thence South 00°00'29" East along said East line, a distance of 132.10 feet to the POINT OF BEGINNING.

PARCEL NO. 3: Non-exclusive easements for the parking of passenger vehicles, pedestrian and vehicular traffic, ingress and egress and public utilities, as created and set forth in Declaration of Easements, Covenants and Restrictions recorded January 14, 1986 in Recording No. 1986-0019560, records of Maricopa County, Arizona, over all of the common areas lying within the following described property: That certain parcel of land situated in the Southwest quarter of Section 15, Township 1 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: BEGINNING at the Southwest corner of said Section 15, being at the monument line intersection of Warner Road and Arizona Avenue; Thence North 89°40'23" East along the South line of said Section 15 and the monument line of said Warner Road, a distance of 455.02 feet; Thence North, parallel with the West line of said Section 15, a distance of 55.00 feet to the North right-of-way line of said Warner Road, being the POINT OF BEGINNING; Thence North 00°19'37" West, at right angles to said North right-of-way line, a distance of 221.75 feet; Thence South 89°40'23" West, parallel with said North right-of-way line, a distance of 332.05 feet; Thence North 00°19'37" West, a distance of 183.75 feet; Thence North 89°40'23" East, parallel with said North right-of-way line, a distance of 581.38 feet; Thence North 00°19'37" West, a distance of 137.50 feet; Thence North 89°40'23" East, parallel with said North right-of-way line, a distance of 353.77 feet to the Easterly line of the Westerly 1055.00 feet of said Section 15; Thence North, parallel with said West line of Section 15, a distance of 357.01 feet to the Northerly line of the South 955.00 feet of said Section 15; Thence South 89°40'23" West, parallel with the North right-of-way line of said Warner Road, a distance of 1000.02 feet to a point on the East right-of-way line of said Arizona Avenue; Thence South, along said East right-of-way line, a distance of 690.02 feet; Thence North 89°40'23" East, parallel with the North right-of-way line of Warner Road, a distance of 210.00 feet; Thence South, parallel with said West line of Section 15, a distance of 210.00 feet to the North right-of-way line of said Warner Road; Thence North 89°40'23" East, along said North right-of-way line, a distance of 190.02 feet to the POINT OF BEGINNING.

APN: 302-29-010N

11/8, 11/15, 11/22, 11/29, 2019 EDITIONS ARIZONA CAPITOL TIMES