



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 12/09/2024 0852
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-093826

When Recorded Return to:

Adam B. Nach, Esq.
Lane & Nach, P.C.
2001 East Campbell Avenue, Suite 103
Phoenix, AZ 85016

(SPACE ABOVE FOR RECORDERS' USE)

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 50077600.800073
Robert Schuck / Diamond Elite 121 LLC, et. al

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, Financing Statement and Fixture Filing [**"Deed of Trust"**] which Deed of Trust is dated April 26, 2023 and was recorded on April 28, 2023 in the Official Records of Pinal County Recorder, Pinal County, Arizona, at Fee No. 2023-030839, at public auction to the highest bidder at the **main entrance to the Superior Court Building, 971 Jason Lopez Circle, Florence, AZ 85232, on March 25, 2025 at 11:00 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: 121 West Florence Boulevard
Casa Grande, Arizona 85122

Tax Parcel Number: 507-07-115A

Original Principal Balance: \$1,700,000.00

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

Diamond Elite 121 LLC, an Arizona limited liability company
913 E. 8th St.
Casa Grande, AZ 85122

CG Yishiv 1, LLC, an Arizona limited liability company
913 E. 8th St.
Casa Grande, AZ 85122

YRubin LLC, a New York limited liability company
913 E. 8th St.
Casa Grande, AZ 85122

Name and Address of the Current Beneficiary:

Robert Schuck
1091 E. 19th Street
Brooklyn, NY 11230

Name and address of Current Successor Trustee:

Adam B. Nach, 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 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.

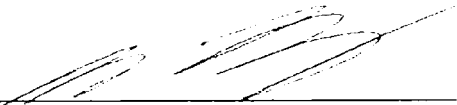
The appointed Successor Trustee qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. §33-803, Subsection A.

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

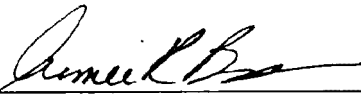
Dated: December 3, 2024


Adam B. Nach, Esq., Successor Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The instrument was acknowledged before me this 3rd Day of December, 2024, by ADAM B. NACH.

(Notary Seal)


NOTARY PUBLIC

My commission expires: 05/01/2025

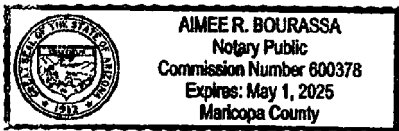


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

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

PARCEL NO. 2: (507-07-115A)

Lot 11, 12, 13, and 14, Block 17, of CASA GRANDE TOWNSITE according to Book 1 of Maps, page 11, records of Pinal County, Arizona.

EXCEPT the following described property:

That part of Lot 12, Block 17, of CASA GRANDE TOWNSITE, according to Book 1 of Maps, page 11, records of Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of Lot 12;

THENCE Southeasterly along the Northerly line of Lot 12, 13.74 feet to a point;

THENCE 88 degrees, 09 minutes, 50 seconds West, 16.11 feet to a point in the Westerly line of Lot 12;

THENCE Northeasterly along the Westerly line of Lot 12, 8.48 feet to the POINT OF BEGINNING; and

That part of Lot 11, Block 17, of CASA GRANDE TOWNSITE according to Book 1 of Maps, page 11, records of Pinal County, Arizona, described as follows:

BEGINNING at a point which is the intersection of the North line of Section 29, and the Southerly line of the alley;

THENCE Southeasterly along the Northerly line of Lot 11, 24.32 feet to the Northeast corner of Lot 11,

THENCE Southwesterly along the Easterly line of Lot 11, 8.48 feet to a point;

THENCE 88 degrees, 09 minutes, 50 seconds West, 29.31 feet to a point in the Easterly line of North Washington Street;

THENCE Northeasterly along the Easterly line of North Washington Street, 23.44 feet to a point in the North line of Section 29,

THENCE East along the said North line of Section 29, .82 feet to the POINT OF BEGINNING.

PARCEL 2A: (507-07-115A)

That part of Block 8 and the closed street between Blocks 8 and 17, CASA GRANDE TOWNSITE, described as follows:

BEGINNING at the Northwesterly corner of Lot 11, Block 17, CASA GRANDE TOWNSITE, which point lies on the

North line (Section) of Section 29, Township 6 South, Range 6 East of the Gila and Salt River base and meridian, Pinal County, Arizona;

thence Southwesterly along the Northwesterly boundary of Lot 11 a distance of 23.44 feet to the TRUE POINT OF BEGINNING;

thence South 33°24'35" West along the North westerly boundary of said Lot 11 a distance of 96.61 feet to the Northeasterly boundary of Fourth Street;

thence North 56°27'35" West along the South westerly boundary of said Block 17, extending a distance of 26.37 feet;

thence along a curve which is concave to the East and has a radius of 62.00 feet and a central angle of 56°27'35" for a distance of 61.10 feet;

thence along a curve which is concave to the Southeast and has a radius of 13.00 feet and a central angle of 91°50'10" for a distance of 20.84 feet;

thence South 88°09'50" East a distance of 89.50 feet to the TRUE POINT OF BEGINNING.