



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/03/2025 1229
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2025-015646

When Recorded Return To:

Stuart B. Rodgers, Esq.
Nach, Rodgers, Hilkert & Santilli
2001 E. Campbell Avenue, Suite 103
Phoenix, Arizona 85016

(SPACE ABOVE FOR RECORDER'S USE)

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 90713034
TREZ CAPITAL (2015) CORPORATION / HAMPTON EDISON, LLC

The following legally described Trust Property will be sold, together with improvements and fixtures thereon, pursuant to the power of sale under that Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("**Deed of Trust**"), executed by PARAGON HAMPTON EDISON, LLC, an Arizona limited liability company, JRJ HOLDINGS, LLC, a North Dakota limited liability company, and MARICOPA DS, LLC, a North Dakota limited liability company, as Trustors, in which TREZ CAPITAL (2015) CORPORATION, a British Columbia corporation, is named as Beneficiary, and FIDELITY NATIONAL TITLE AGENCY, INC, an Arizona corporation, is named as Trustee, which Deed of Trust is dated November 18, 2021, and was recorded on November 18, 2021, at Fee Number 2021-146698, records of Pinal County, Arizona, re-recorded on December 8, 2021, at Fee Number 2021-155459, records of Pinal County, Arizona, and re-recorded on March 9, 2022 at Fee Number 2022-028543, records of Pinal County, Arizona; the Trustor's obligations thereunder having been thereafter assumed by HAMPTON EDISON, LLC, an Arizona limited liability company, pursuant to the Modification and Assumption of Deed of Trust Agreement (the "**Assumption**") dated February 15, 2024, recorded on February 16, 2024, at Fee Number 2024-011275, records of Pinal County, Arizona; as amended by: Memorandum of First Modification of Deed of Trust dated May 31, 2022, recorded on June 30, 2022, at Fee Number 2022-074971, records of Pinal County, Arizona; Second Modification Agreement dated January 23, 2023, recorded on March 10, 2023, at Fee No. 2023-017234, records of Pinal, County, Arizona; Memorandum of Second Modification of Deed of Trust dated September 29, 2023, recorded on October 2, 2023, at Fee Number 2023-073097, records of Pinal County, Arizona, and re-recorded on October 5, 2023 at Fee Number 2023-074127, records of Pinal County, Arizona; Sixth Modification Agreement dated May 18, 2024, recorded on January 7, 2025, at Fee Number 2025-000936, records of Pinal County, Arizona; and Seventh Modification Agreement dated August 18, 2024, recorded on January 7, 2025, at Fee Number 2025-000933, records of Pinal County, Arizona; pursuant to the Note, Loan Agreement, Deed of Trust, and Other Loan Documents, at public auction to the highest bidder at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Florence, Arizona 85232, on Thursday, June 5, 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**

20250228Notice of Trustee's Sale - Trez Hampton Edison

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 INCORPORATED HEREIN BY THIS REFERENCE)

The street address is purported to be: 45305 West Edison Road
Maricopa, Arizona 85319

Tax Parcel Numbers: 510-20-0440, 510-20-0450
510-20-0460, 510-20-0470

Original Principal Balance as shown on the Deed of Trust: \$30,045,229.00

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

Paragon Hampton Edison, LLC, an Arizona limited liability company
2241 E. Pecos Road, Suite 1
Chandler, Arizona 85225

JRJ Holdings, LLC, a North Dakota limited liability company
2241 E. Pecos Road, Suite 1
Chandler, Arizona 85225

Maricopa DS, LLC, a North Dakota limited liability company
2241 E. Pecos Road, Suite 1
Chandler, Arizona 85225

Name and address of the successor Trustor as stated in the Assumption:

Hampton Edison, LLC, an Arizona limited liability company
2241 E. Pecos Road, Suite 1
Chandler, Arizona 85225

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:

Stuart B. Rodgers, Esq.
Nach, Rodgers, Hilkert & Santilli
2001 East Campbell Avenue, Suite 103
Phoenix, AZ 85016

EXHIBIT "A"

[Legal Description]

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

That portion of Lots 2 and 3, Block 3 and Lots 1, 2 and 3, Block 6 along with that portion of right-of-way previously known as Taft Ave that lies between the north line and the South line of Block 6 and Block 3 all part of NORTH MARICOPA, a subdivision recorded in Book 3 of Maps, page 8, records of Pinal County, Arizona being more particularly described as follows;

BEGINNING at the Southeast corner of said Lot 2 Block 3;

Thence South 89 degrees 21 minutes 28 seconds West along the South line of said Block 3 and Block 6, 1059.79 feet to the Southwest corner of said Lot 3, Block 6;

Thence North 00 degrees 36 minutes 05 seconds West along the West line of said Lot 3 Block 6, 493.24 feet to a point on the South line of Edison Road as shown in the Map of Dedication of Edison Road in recording No. 2012-077122, records of said county;

Thence North 89 degrees 36 minutes 41 seconds East along said South line, 1059.57 feet to the East line of said Lot 2, Block 3;

Thence South 00 degrees 37 minutes 41 seconds East along said East line, 488.55 feet to the TRUE POINT OF BEGINNING.

APN: 510-20-044, 510-20-045, 510-20-046, 510-20-047