

FM10250076-6-2-2--  
YorkM

FIDELITY NATIONAL TITLE AGENCY INC  
**When Recorded Return To:**  
Margaret L. Steiner, Esq.  
NACH, RODGERS, HILKERT & SANTILLI  
2001 E. Campbell Avenue, Suite 103  
Phoenix, Arizona 85016

2 of 2

(SPACE ABOVE FOR RECORDER'S USE)

## NOTICE OF TRUSTEE'S SALE

**Trustee Sale No:** FM10250076  
AED3, LLC/ Paul Lee PLLC - Smitty's Land V LLC/Smitty's Land LLC

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, Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement ("**Deed of Trust**"), executed by SMITTY'S LAND V LLC, an Arizona limited liability company, and SMITTY'S LAND LLC, an Arizona limited liability company, as Trustors, in which AED3, LLC, a Delaware limited liability company, as to an undivided sixty-six and sixty-six/one hundredths percent (66.66%) interest, and PAUL LEE, PLLC, an Arizona professional limited liability company, as to an undivided thirty-three and thirty-four/one hundredths percent (33.34%) interest, are named as Beneficiaries, and FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, is named as Trustee, dated October 22, 2024, and recorded on October 23, 2024, at Recording No. 20240565714, records of Maricopa County, Arizona, at public auction to the highest bidder at the Offices of NACH, RODGERS, HILKERT & SANTILLI, 2001 East Campbell Avenue, Suite 103, Phoenix, Arizona 85016, on Wednesday, June 18, 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:** 1515 East Buckeye Road  
Phoenix, Arizona 85034

1450 South 16th Street  
Phoenix, Arizona 85034

**Tax Parcel Numbers:** APN No. 115-41-007D  
APN No. 115-41-009E

**Original Principal Balance:** \$1,500,000.00

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

Smitty's Land V LLC, an Arizona limited liability company  
4400 North Central Avenue  
Phoenix, Arizona 85012

Smitty's Land LLC, an Arizona limited liability company  
4400 North Central Avenue  
Phoenix, Arizona 85012

**Name and address of the Current Beneficiary:**

AED3, LLC, a Delaware limited liability company, as to an undivided sixty-six and sixty-six/one hundredths percent (66.66%) interest, and Paul Lee, PLLC, an Arizona professional limited liability company, as to an undivided thirty-three and thirty-four/one hundredths percent (33.34%) interest  
6912 East 2nd Street  
Scottsdale, Arizona 85251

**Name and address of the Current Successor Trustee:**

Margaret L. Steiner, Esq.  
Nach, Rodgers, Hilkert & Santilli  
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.nrhslaw.com

Dated: March 17, 2025

Margaret L. Steiner  
Margaret L. Steiner, Esq., Successor Trustee

STATE OF ARIZONA            )  
  ) ss  
County of Maricopa         )

The instrument was acknowledged before me this 17<sup>th</sup> day of March, 2025, by MARGARET L. STEINER.



(Notary Seal)

Jessica Katherine Leo  
NOTARY PUBLIC

My commission expires: 9-25-2026

**EXHIBIT "A" - LEGAL DESCRIPTION****PARCEL 1:**

1515 East Buckeye Road, Phoenix, Arizona 85034  
 APN No. 115-41-007D  
 Smitty's Land V LLC

A PORTION OF LOT 1, YOURLAND SUBDIVISION, ACCORDING TO BOOK 1117 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS (M.C.R.) AND CERTIFICATE OF CORRECTION, RECORDED IN RECORDING NO.2013-0725696, M.C.R., LYING WITHIN A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING A FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SECTION 16 BEARS SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 2624.39 FEET, SAID POINT BEING A FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 223.00 FEET;  
 THENCE NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET, TO A FOUND HALF-INCH REBAR WITH CAP L.S. #33851, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN DESCRIBED PROPERTY RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2012-1137526, M.C.R.;

THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH PROPERTY LINE OF SAID PROPERTY, FOR A DISTANCE OF 186.79 FEET, TO A SET P.K. NAIL WITH SHINER L.S. #25403, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE SOUTH 00 DEGREES 23 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 1.88 FEET, TO A FOUND P.K. NAIL WITH SHINER L.S. #27239, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN DESCRIBED PROPERTY RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2016-0244477, M.C.R.;

THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS WEST, ALONG THE WEST PROPERTY LINE OF SAID PROPERTY, FOR A DISTANCE OF 202.34 FEET, TO A POINT ON THE SOUTH LINE OF LOT 1, YOURLAND SUBDIVISION, AS RECORDED IN BOOK 1117, PAGE 37, MARICOPA COUNTY RECORDS (M.C.R.), SAID POINT BEING A FOUND P.K. NAIL WITH SHINER L.S. #27239;  
 THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS WEST, ALONG SAID SOUTH PROPERTY LINE, FOR A DISTANCE OF 80.97 FEET, TO A FOUND P.K. NAIL WITH SHINER L.S. #22782;  
 THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, FOR A DISTANCE OF 28.09 FEET, TO A SET CHISELED 'X' IN CONCRETE;  
 THENCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS WEST, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, FOR A DISTANCE OF 338.00 FEET, TO A FOUND P.K. NAIL WITH SHINER L.S. #22782, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 ;

THENCE NORTH 01 DEGREES 10 MINUTES 59 SECONDS EAST (MEASURED) (NORTH 01 DEGREES 09 MINUTES 12 SECONDS EAST, RECORD), FOR A DISTANCE OF 405.97 FEET (MEASURED) (405.95 FEET, RECORD), TO A FOUND HALF-INCH REBAR WITH CAP L.S. #22782, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST, ALONG THE NORTH PROPERTY LINE OF SAID LOT 1, FOR A DISTANCE OF 35.81 FEET, TO A SET CHISELED 'X' IN SIDEWALK;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 36.40 FEET, TO A FOUND P.K. NAIL WITH SHINER L.S. #27239;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET, TO A SET CHISELED 'X' IN SIDEWALK;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 104.50 FEET, TO A SET CHISELED 'X' IN SIDEWALK;

THENCE NORTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 34.00 FEET, TO  
 A SET P.K. NAIL WITH SHINER L.S. #25403;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, FOR A DISTANCE 57.10, TO A SET  
 P.K. NAIL WITH SHINER L.S. #25403;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 38.98 FEET, TO  
 A SET P.K. NAIL WITH SHINER L.S. #25403;  
 THENCE NORTH 00 DEGREES 10 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 33.00 FEET, TO  
 A SET CHISELED 'X' IN SIDEWALK;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 47.50 FEET, TO  
 A SET CHISELED 'X' IN SIDEWALK;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET, TO  
 A SET P.K. NAIL WITH SHINER L.S. #25403;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 117.49 FEET,  
 TO A SET CHISELED 'X' IN CONCRETE;  
 THENCE NORTH 00 DEGREES 10 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 38.02 FEET, TO  
 A SET CHISELED 'X' IN CONCRETE;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 37.50 FEET, TO  
 A SET HALF-INCH REBAR WITH CAP L.S. #25403;  
 THENCE NORTH 00 DEGREES 10 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 47.63 FEET, TO  
 A SET HALF-INCH REBAR WITH CAP L.S. #25403;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 21.42 FEET, TO  
 A FOUND P.K. NAIL WITH SHINER L.S. #27239;  
 THENCE SOUTH 15 DEGREES 45 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET, TO  
 A FOUND P.K. NAIL WITH SHINER L.S. #27239;  
 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 95.70 FEET, TO  
 A SET HALF-INCH REBAR WITH CAP L.S. #25403, SAID POINT LYING ON THE WEST PROPERTY LINE  
 OF SAID DESCRIBED PROPERTY RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 2012-  
 1137526, M.C.R.;  
 THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, ALONG SAID WEST PROPERTY LINE,  
 FOR A DISTANCE OF 12.97 FEET, TO A SET P.K. NAIL WITH SHINER L.S. #25403, SAID POINT BEING  
 THE SOUTHWEST PROPERLY CORNER OF SAID DESCRIBED PROPERTY;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE SOUTH PROPERTY LINE  
 OF SAID DESCRIBED PROPERTY, FOR A DISTANCE OF 3.21 FEET, TO THE POINT OF BEGINNING.

**PARCEL 2:**

1450 South 16th Street, Phoenix, Arizona 85034  
 APN No. 115-41-009E  
 Smitty's Land LLC

A PORTION OF LOT 3, YOURLAND SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN THE  
 COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1117 OF MAPS, PAGE 37 AND  
 CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2013-725696 OF OFFICIAL  
 RECORDS, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE  
 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, A CITY OF PHOENIX BRASS CAP IN  
 HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A CITY OF PHOENIX  
 BRASS CAP IN HAND HOLE, BEARS SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST (BASIS OF  
 BEARING), A DISTANCE OF 2624.39 FEET;  
 THENCE ALONG THE EAST LINE OF SAID SECTION 16, SOUTH 00 DEGREES 10 MINUTES 01  
 SECONDS WEST, A DISTANCE OF 724.69 FEET;  
 THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, A  
 DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE EAST 40 FEET OF SAID SECTION, AND THE  
 POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 158.38 FEET;  
THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 45 MINUTES 41 SECONDS WEST, A DISTANCE OF 279.02 FEET;  
THENCE NORTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 110.16 FEET;  
THENCE SOUTH 89 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.96 FEET;  
THENCE NORTH 00 DEGREES 06 MINUTES 48 SECONDS EAST, A DISTANCE OF 47.19 FEET;  
THENCE SOUTH 89 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 267.07 FEET TO THE POINT OF BEGINNING.