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When Recorded Return To:

Margaret L. Steiner, 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: 50077600-0002597e – Mark Charlo Real Estate LLC/Arbors Unlimited, LLC (12C)
2654 North 43rd Avenue, Unit 12C, Phoenix, AZ 85009

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 and Assignment of Rents ["**Deed of Trust**"], dated July 15, 2024, recorded on July 19, 2024, at Recording No. 20240383545, in the Official Records of the Maricopa County, Arizona Recorder, and re-recorded on September 10, 2024, at Recording No. 20240480389, in the Official Records of the Maricopa County, Arizona Recorder's office, State of Arizona, at public auction to the highest bidder at the Offices of NACH, RODGERS, HILKERT & SANTILLI, 1220 East Osborn, Phoenix, Arizona 85014, on ***Tuesday, December 30, 2025, at 1:00 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, if any, 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: 2654 North 43rd Avenue, Unit 12C
Phoenix, Arizona 85009

Tax Parcel Number: Parcel No. 103-22-090

Original Principal Balance: \$110,000.00

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

ARBORS UNLIMITED LLC, an Arizona limited liability company
2654 North 43rd Avenue, Unit 12C
Phoenix, Arizona 85009

Name and address of the Current Beneficiary:

MARK CHARLO REAL ESTATE, LLC, an Arizona limited liability company
 770 East Portland Street
 Phoenix, Arizona 85006

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.nrhlslaw.com

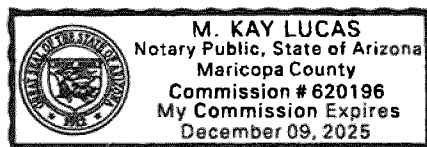
Dated: September 25, 2025



Margaret L. Steiner, Esq., Successor Trustee

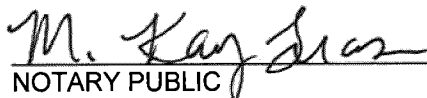
STATE OF ARIZONA)
) ss
 County of Maricopa)

The instrument was acknowledged before me this 25th day of September, 2025, by MARGARET L. STEINER.



(Seal and Expiration Date)

My commission expires: 12/09/2025



NOTARY PUBLIC

EXHIBIT "A" - LEGAL DESCRIPTION

Apartment Unit 3, Building 12, of WOODMAR IV, according to the Declaration of Horizontal Property Regime recorded as Docket 9799, Page 198, and per map recorded in Book 154 of Maps, Page 30, in the office of the County Recorder of Maricopa County, Arizona;

TOGETHER WITH a proportionate interest in and to the Common Areas, as set forth in said Declaration of Horizontal Property Regime and as shown on said plat;

EXCEPTING from said Common Elements, that portion thereof conveyed to the City of Phoenix, by Deed recorded in Document No. 1991-0610131.