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GarciaC

When Recorded Return to:

Adam B. Nach, Esq.
Nach, Rodgers, Hilkert & Santilli
1220 East Osborn Road, Suite 101
Phoenix, AZ 85014

(SPACE ABOVE FOR RECORDERS' USE)

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 50077600.800350
Arizona Capital Source / Aafiyya LLC dba Liquivida Phoenix

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 and Fixture Filing ["**Deed of Trust**"] which Deed of Trust is dated November 2, 2023 and was recorded on November 2, 2023 in the Official Records of Maricopa County Recorder, Maricopa County, Arizona, at **Document No. 2023-0570053** and thereafter Affidavit of Scrivener's error recorded in **Document No. 2026-0099352**, at public auction to the highest bidder at the **main entrance of the law offices of Nach, Rodgers, Hilkert & Santilli, 1220 E. Osborn Road, Suite 101, Phoenix, AZ 85014**, on **July 30, 2026 at 2:00 p.m. Mountain Standard Time 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 incorporated herein by this reference.)

The street address is purported to be: 617 North 14th Street
Phoenix, Arizona 85006

Tax Parcel Number: 116-19-177

Original Principal Balance: \$305,000.00

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

Micole Denae Neely
PO Box 65223
Phoenix, AZ 85082

Name and Address of the Current Beneficiary:

Arizona Capital Source
5049 E. Broadway Blvd, Suite 156
Tucson, AZ 85711

Name and address of Current Successor Trustee:

Adam B. Nach, Esq.
Nach, Rodgers, Hilkert & Santilli
1220 E Osborn Road, Unit 101
Phoenix, Arizona 85014

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.nrhlaw.com

Dated: March 30, 2026


Adam B. Nach, Esq., Successor Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The instrument was acknowledged before me this 30th day of March, 2026, by ADAM B. NACH.

(seal)


NOTARY PUBLIC



EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

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

The South 50 Feet of Lot 30, Meyers Subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 4 of Maps, Page 49.