

FIDELITY NATIONAL TITLE

2011-12058 TRSL
05/19/2011 02:46:30 PM Page 1 of 7 Fees: \$15.00
Robyn Stallworth Yuma County Recorder Yuma
County, AZ

WHEN RECORDED, RETURN TO:

Kevin J. Morris, Esq.
Greenberg Traurig, LLP
2375 East Camelback Road, Suite 700
Phoenix, Arizona 85016

2062

FX 11008340

NOTICE OF TRUSTEE'S SALE
AND NOTICE OF PERSONAL PROPERTY SALE
(Yuma County)

The following legally described trust property will be sold at public auction to the highest bidder at the old Yuma County courthouse (in front of the old Yuma County courthouse) located at 168 South 2nd Avenue, Yuma, Arizona 85364, on August 18, 2011, at 2:00 o'clock P.M. of said day, pursuant to the power of sale under the Construction Leasehold Deed of Trust, Assignment of Leases and Rents and Security Agreement dated November 1, 2007, and recorded on November 1, 2007, as Fec No. 2007-37476, Official Records of Yuma County, Arizona (the "Deed of Trust"), executed by Yuma Riverfront Hotel Owners, L.P., a California limited partnership, whose mailing address is c/o Clark-Lankford, LLC, C.W. Clark, Inc., 4180 La Jolla Village Drive, Suite 405, La Jolla, California 92037, for the benefit of Specialty Finance Group LLC, whose mailing address is Three Ravinia Drive, Suite 230, Atlanta, Georgia 30346, Attention: Dilip R. Petigara, which Deed of Trust encumbers certain property situated in Yuma County, Arizona, legally described as:

SEE EXHIBIT "A" ATTACHED

The beneficial interest under the Deed of Trust was assigned to S2 Acquisition LLC, a Delaware limited liability company, whose mailing address is c/o Square Mile Capital Management LLC, 450 Park Avenue, New York, New York 10022, Attention: Joseph D. D'Angelo and Daniel M. Kasell.

At that same time and location, Trustee will sell by public disposition to the highest bidder all tangible personal property, such as equipment, if any, for which Beneficiary was granted a security interest pursuant to the Deed of Trust.

The sale will be made for cash or other form satisfactory to the Trustee (payable pursuant to A.R.S. §§33-810 and 811), but without covenant or warranty, express or implied, regarding title, possession, lien priority, quiet enjoyment, condition of the trust property, condition, existence or location of any personal property or other property, including any license, encumbrances, or any other matter, to pay, in full or in part, the remaining sums, amounts and obligations secured by the Deed of Trust, including **\$24,305,926.39 in unpaid principal, plus interest thereon** and other sums and amounts as provided in the Deed of Trust and the other loan documents referenced therein, advances, if any, under the terms of the Deed of Trust, interest on advances, if any, fees, late charges, costs and expenses of the Trustee and of the trust created by the Deed of Trust.

The Trustor's duties to defend and obligations to indemnify that are contained in the Deed of Trust shall survive the completion of the trustee's sale and shall continue thereafter in full force and effect.

The Deed of Trust and/or the Beneficiary provide the following information concerning the trust property, the Deed of Trust, and the Trustee's Sale:

Street address or identifiable location of the trust property:

242 North Madison Avenue
Yuma, Arizona 85364

And/or

310 North Madison Avenue
Yuma, Arizona 85364

Tax parcel number:

633-27-032

Original principal balance shown on Deed of Trust:

\$24,400,000.00

Name and address of current Beneficiary:

S2 Acquisition LLC
c/o Square Mile Capital Management LLC
450 Park Avenue
New York, New York 10022
Attention: Joseph D. D'Angelo and Daniel M. Kasell

Name and address of current Trustee:

Kevin J. Morris, Esq.
Greenberg Traurig, LLP
2375 East Camelback Road, Suite 700
Phoenix, Arizona 85016
Telephone No. 602-445-8235

Manner of Trustee Qualification:

Member of the State Bar of Arizona; A.R.S. §33-803(A)(2)