OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 12/04/2014 1349
FEE: $9.00
PAGES: 1
FEE NUMBER: 2014-069608

When recorded mail to:

Shapiro, Van Ess & Sherman, LLP
3636 N. Central Ave., Suite #400
Phoenix, AZ 85012
(602)222-5711

File # 14-021739 CXE

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on November 15, 2006 in Instrument No. 2006-158140 in the office of the County Recorder of Pinal County, Arizona, **at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 971 Jason Lopez Circle, Bldg A, Florence, AZ at 10:00 AM on March 12, 2015:**

LOT 81, OF COBBLESTONE FARMS PARCEL VII, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 160

Purported address: 44256 W Canyon Creek Drive, Maricopa, AZ 85239
Tax Parcel #512-05-6740 Original Principal Balance $183,900.00
Name and Address of Beneficiary: Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067.
Original Trustor: Sammie J Coleman, an Unmarried Man, 44256 W Canyon Creek Drive, Maricopa, AZ 85239
The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. The name, address, and telephone number of the Trustee is: Jason P. Sherman, 3636 N. Central Ave., Suite #400, Phoenix, AZ 85012, (602)222-5711.
The Trustee's Regulator is the State Bar of Arizona.

Dated: December 4, 2014

Jason P. Sherman, Trustee

STATE OF ARIZONA }
} ss.
COUNTY OF MARICOPA }

The foregoing instrument was acknowledged before me on December 4, 2014, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.

"OFFICIAL SEAL"
Kari Sheehan
Notary Public - Arizona
Maricopa County
My Commission Expires 9/12/2018

NOTARY PUBLIC

My commission expires:

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's attorney.

Unofficial