



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

When recorded mail to:

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

DATE/TIME: 09/16/2015 1347

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2015-059858



File # 15-023321 CGG

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 July 18, 2007 in Instrument No. 2007-082669 rerecorded on September 8, 2008, as Instrument 2008-085245 in the office of the County Recorder of Pinal County, Arizona, **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 ON 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 AND WILL OCCUR at public auction to the highest bidder at the Main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, Arizona at 11:00a.m. on December 16, 2015:**

LOT 90, OF PARCEL 11 OF THE VILLAGES AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 196

Purported Street address: 19696 North Bustos Court, Maricopa, AZ 85239

Tax Parcel # 512-08-51802

Original Principal Balance \$228,000.00

Name and Address of Beneficiary: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2013-21, in c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806.

Name and Address of Original Trustor: Debra A. Leone, an unmarried woman, 19696 North Bustos Court, Maricopa, AZ 85239

Notice of Trustee's Sale
File # 15-023321 CGG
Purported Street Address : 19696 North Bustos Court

Name, Address and Telephone Number of Trustee:
85012, 602-222-5711

Jason P. Sherman, 3636 N. Central Ave., Suite #400, Phoenix, AZ

Dated: September 16, 2015



Jason P. Sherman, Trustee

Manner of Trustee Qualification:
member of the State Bar of Arizona.

The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a

Name of Trustee's Regulator:

The Trustee's Regulator is the State Bar of Arizona.

STATE OF ARIZONA }
 } ss.
COUNTY OF MARICOPA }

The foregoing instrument was acknowledged before me on September 16, 2015, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.


NOTARY PUBLIC

My commission expires:



UNOFFICIAL