



When recorded mail to:

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

DATE/TIME: 02/25/2016 1346

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2016-011170



File # 16-024170 CXE
023-3766232-703

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 October 29, 2009 in Instrument No. 2009-112184 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, Bldg A, Florence, AZ at 10:00 AM on June 2, 2016:**

LOT 632, PECAN CREEK SOUTH UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 179

Purported Street address: 1504 East Leslie Ave, Queen Creek, AZ 85140

Tax Parcel # 109-32-63208

Original Principal Balance \$159,304.00

Name and Address of Beneficiary: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, Texas 75019.

Name and Address of Original Trustor Roger L. Taylor Jr. an unmarried man, 1504 East Leslie Ave, Queen Creek, AZ 85140

File # 16-024170 CXE

Purported Street Address: 1504 East Leslie Ave

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

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

Dated: February 25, 2016



Jason P. Sherman, Trustee

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

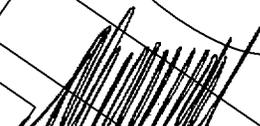
The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a

Name of Trustee's Regulator:

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

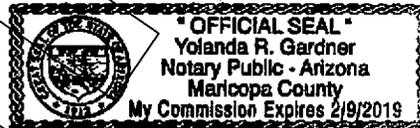
STATE OF ARIZONA }
 } ss.
COUNTY OF MARICOPA }

The foregoing instrument was acknowledged before me on February 25, 2016, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.



NOTARY PUBLIC

My commission expires:



UNOFFICIAL