



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: 05/09/2016 1411

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2016-028946



File # 16-024346 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 October 12, 2005 in Instrument No. 2005-138932 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 August 11, 2016:**

LOT 15, BLOCK 2, OF AMENDED PLAT OF THE ORIGINAL TOWNSITE OF SAN MANUEL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 7 OF MAPS, PAGE 21 THROUGH 21E AND IN CABINET B, SLIDE 6. EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND

Purported Street address: 123 West 6th Avenue, San Manuel, AZ 85631

Tax Parcel # 307-07-06803

Original Principal Balance \$47,900.00

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

Name and Address of Original Trustor: Floyd E. Otwell and Sheila R Otwell, 2771 W Camino Hornos, Tucson, AZ 85742

File # 16-024346 CXE
Purported Street Address: 123 West 6th Avenue

Name, Address and Telephone Number of Trustee: Jason P. Sherman, 3636 N. Central Ave., Suite #400, Phoenix, AZ 85012, 602-222-5711

Dated: May 9, 2016

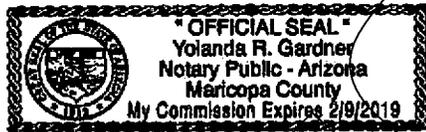
Jason P. Sherman, Trustee

Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona.

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 May 9, 2016, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee.



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.