



When recorded mail to:

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

DATE/TIME: 05/19/2016 1425

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2016-031707



File # 16-024321 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 April 19, 2006 in Instrument No. 2006-056071 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 25, 2016:**

LOT 395, OF PALM SPRINGS UNIT #2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 3

Purported Street address: 1051 East Navajo Avenue, Apache Junction, AZ 85219

Tax Parcel # 102-03-23505

Original Principal Balance \$115,000.00

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

Name and Address of Original Trustor: Theodore B Reed, a Single man, 1051 East Navajo Avenue, Apache Junction, AZ 85219

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

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

Dated: May 19, 2016

  
\_\_\_\_\_  
Jason P. Sherman, Trustee

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

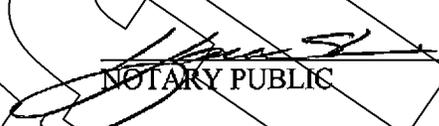
The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a

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 May 19, 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.

