



When recorded mail to:

Shapiro, Van Ess & Sherman, LLP
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DATE/TIME: 05/25/2016 1420
FEE: \$9.00
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File # 16-024428 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 June 22, 2007 in Instrument No. 2007-073248 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:

LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO

<u>Purported Street address:</u>	325 West Essex Road, Kearny, AZ 85237
<u>Tax Parcel #</u>	301-13-07802
<u>Original Principal Balance</u>	\$80,000.00
<u>Name and Address of Beneficiary:</u>	Nationstar Mortgage LLC, 8980 Cypress Waters Blvd, Coppell, Texas 75019.
<u>Name and Address of Original Trustor:</u>	Don A. Keeney, an unmarried man, 325 West Essex Road, Kearny, AZ 85237

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

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

Dated: May 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 May 25, 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.

EXHIBIT "A"

The Portion of Lot 11, Block 8, of KEARNY SUBDIVISION, NO. 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 8 of Maps, Page 51, described as follows:

BEGINNING at the Northeast corner of said Lot 11, Block 8, and running thence Westerly along the Northerly line of said Lot 11, 70.212 feet;

THENCE Southwesterly 100 feet to a point which is 72.5 feet Westerly from the Southeast corner of said Lot 8;

THENCE Easterly 72.5 feet to the Southeast corner of said Lot 11;

THENCE Northeasterly along the Easterly side of said Lot 11, 100 feet to **POINT OF BEGINNING**;

EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Docket 188, Page 435.