

NOTICE OF TRUSTEE'S SALE
SFS No. 712592

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 11/12/2015 in Instrument Number 20150811678 in the office of the County Recorder of Maricopa 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 OCCUR at public auction to the highest bidder at Statewide Foreclosure Services Inc., 2530 S. Rural Road, Tempe, Arizona 85282, on 3/9/2018, at 11:00 A.M. Lot 506, of WESTPARK PARCEL 17S, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 691 of Maps, Page 46 and Affidavit of Correction recorded as 2004-718313 of Official Records. The street address is purported to be: 25704 W. Miami Street, Buckeye, AZ 85326 Tax Parcel Number: 504-26-738 Original Principal Balance: \$140,000.00 Name and Address of Beneficiary: Elvin Brock, a married man as his sole and separate property, 29799 W. Fairmount Ave., Buckeye, AZ 85396 Name and Address of Original Trustor: Demetruis Kovacs and Stephanie Kovacs, husband and wife as Community Property with Right of Survivorship, 25704 W. Miami Street, Buckeye, AZ 85326 Name and Address of Trustee: Statewide Foreclosure Services, Inc., an Arizona corporation, a licensed insurance agent, 2530 S. Rural Road, Tempe, AZ 85282, SALES INFORMATION (480) 921-2100 or www.sfsaz.com Regulator: Arizona Department of Insurance Signature of Successor Trustee: STATEWIDE FORECLOSURE SERVICES, INC., a licensed insurance agent BY: /s/Tracey Bayne, President STATE OF ARIZONA) County of Maricopa) ss. Dated: December 8, 2017 The foregoing instrument was acknowledged before me December 8, 2017, by Tracey Bayne, President for Statewide Foreclosure Services, Inc., an Arizona corporation. /s/Karen Messina, Notary Public, My Commission Expires March 8, 2021 Y45157 1/12, 19, 26 & 2/2, 2018 ARIZONA CAPITOL TIMES