

## 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 3, 2005 in Instrument No. 20051468537 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 WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on October 30, 2019:

LOT 69, DAVE BROWN UNIT TWO, ACCORDING TO BOOK 213 OF MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 14204, PAGE 765, RECORDS OF MARICOPA COUNTY, ARIZONA

Purported Street address: 2904 N Nebraska Street, Chandler, AZ 85225 Tax Parcel # 302-26-621 6 Original Principal Balance \$224,000.00

Name and Address of Beneficiary: The Bank of New York Mellon, as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-8, 8950 Cypress Waters Blvd, Coppell, Texas 75019.

Name and Address of Original Trustor: Jean Arnold a married woman, 2904 N Nebraska Street, Chandler, AZ 85225

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

Dated: July 30, 2019 /s/ 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. Maricopa County ) The

foregoing instrument was acknowledged before me on July 30, 2019, by Jason p. Sherman, a member of the State Bar of Arizona, as trustee. /s/ Kari Sheehan Maricopa County Commission Number 552157 My commission expires: 9/2/2022

8/9, 8/16, 8/23, 8/30, 2019 EDITION ARIZONA CAPITOL TIMES