

## 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 dated 8/9/2006 and recorded on 9/15/2006 in Instrument # 2006-1230117 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 OF 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 law firm of Folks Hess Kass, PLLC, 1850 N. Central Ave #1140, Phoenix, AZ 85004, on 6/25/2019 at 9:30 AM of said day:

The Northeast Quarter of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT all oil, gas and other mineral deposits as reserved in Patent from United States of America.

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an attorney and member of the State Bar of Arizona as required by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: State Bar of Arizona

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARS, SECTION 33-808(C):

Street address or identifiable location: 13408 S. 191st Ave. Buckeye, AZ 85326 A.P.N.: 400-53-145A and 400-53-145B

Original Principal Balance: \$30,000.00

Name and address of original Trustor: (as shown on the Deed of Trust) Jeremy Small, a married man as his sole and separate property 13408 S. 191st Avenue Buckeye, AZ 85326

Name and address of beneficiary: (as of recording of Notice of Sale) BMO Harris Bank NA, successor by merger with M&I Marshall & Ilsley Bank 180 N. Executive Drive Brookfield, WI 53005

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE (as of recording of Notice of Sale) Larry O. Folks Folks Hess Kass, PLLC 1850 N. Central Ave, #1140 Phoenix, Arizona 85004 (602)262-2265 Fax requests for sale information to: (602) 256-9101. Sales information is also available online at: [www.AzDefaultLegalServices.com](http://www.AzDefaultLegalServices.com)

Dated: 3/26/2019 /s/ By Larry O. Folks a member of the State Bar of Arizona, as required by A.R.S. § 33-803, Subsection (A)(2)

State of Arizona ) ) ss. Maricopa County ) On 3/26/2019 before me, Carmen K, Ruff, Notary Public, personally appeared Larry O. Folks personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument. IN WITNESS WHEREOF I hereunto set my hand and official seal./s/ Carmen K Ruff My commission expires: 2/12/2021

4/12, 4/19 4/26, 5/3, 2019 EDITION ARIZONA CAPITOL TIMES