

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 15109.01001

Ruiz The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/15/2016, and recorded on 6/20/2016 as Instrument Number 20160427569 Records 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 At the Law Offices of Jaburg & Wilk, 3200 N. Central Avenue, Suite 2000, Phoenix, AZ 85012 on 3/21/2018 at 11:00 AM of said day: LEGAL: Lot 26, of SONORAN FOOTHILLS PARCEL 11, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 612 of Maps, page 15. EXCEPT all uranium, thorium or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in the patent to the land. The street address is purported to be: 2227 W. Calle Del Sol, Phoenix, AZ 85085 Tax Parcel Number: 204-12-708 Original Principal Balance: 33,200.00 Name and address of original Trustor: Jessica Ruiz, an unmarried woman, 2227 W. Calle Del Sol, Phoenix, AZ 85085 Name and address of the Beneficiary: Desert Schools Federal Credit Union, 148 North 48th Street, Phoenix, AZ 85034 Name and address of Trustee: Ronald M. Horwitz, Jaburg & Wilk, P.C., 3200 North Central Avenue, Ste. 2000, Phoenix, AZ 85012 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

Sale	Information:
https://www.eloandata.com/fcl_sale_report.aspx	(602)

248-1000 Dated: 12/18/2017 We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose. SIGNATURE OF TRUSTEE /s/Ronald M. Horwitz, Attorney at Law, Member of the State Bar Manner of Trustee Qualification: Member of the Arizona State Bar Name of Trustee's Regulator: State Bar of Arizona STATE OF ARIZONA} County of MARICOPA} ss. On 12/18/2017 before me, the undersigned notary public, personally appeared Ronald M. Horwitz, Attorney at Law, Member of the State Bar, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. /s/Stephanie Clark, Notary Public My Commission Expires April 20, 2019 Y45067