

## 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 December 21, 2017 in Instrument No. 20170947794 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 at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on January 21, 2020:

LOT 214, OF COLDWATER SPRINGS PARCEL 2 UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 566 OF MAPS, PAGE 24. EXCEPT AN UNDIVIDED 1/2 OF ALL COAL, OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND ALL OTHER HYDROCARBON SUBSTANCES AND ALL DIATAMECCEAUS EARTH DEPOSITS AND ARCHEOLOGICAL DEPOSITS, STONE, ROCK, SAND AND CLAY AS RESERVED IN DEED RECORDED IN BOOK 386 OF DEEDS, PAGE 407, RECORDS OF MARICOPA COUNTY, ARIZONA

Purported Street address: 12513 West Coldwater Springs Blvd, Avondale, AZ 85323 Tax Parcel # 500-92-214 Original Principal Balance \$166,818.00

Name and Address of Beneficiary: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019.

Name and Address of Original Trustor: Kassandra Naone and Christopher Von Hatten, wife and husband, 94-406 Kapuahi St, #43, Millilani, HI 96789

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

Dated: October 22, 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 October 22, 2019, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan Commission Number 552157 My commission expires: 9/12/2022

11/8, 11/15, 11/22, 11/29, 2019 EDITION ARIZONA CAPITOL TIMES