

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 September 29, 2017 in Instrument No. 20170725305 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 February 5, 2020:

LOT 23 OF ROGERS RANCH PARCEL 15, ACCORDING TO BOOK 829 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA

Purported Street address: 4829 W Leodra Ln, Laveen, AZ 85339 Tax Parcel # 104-78-305 Original Principal Balance \$215,067.00

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: Gloria Marie Carter and Tyson Adam Batts, wife and husband, 4829 W Leodra Ln, Laveen, AZ 85339

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

Dated: November 6, 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 November 6, 2019, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. /s/ Amy Connolly Commission expires: 2/12/2021

11/15, 11/22, 11/29, 12/6, 2019 EDITION ARIZONA CAPITOL TIMES