

**NOTICE OF TRUSTEE'S SALE****TS#: 2022-02586****Order #: 2200276**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/29/2019, recorded on 3/29/2019, as Instrument No. 20190221770 at Docket -- Page -- 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 main entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 10/25/2022 at 10:00 AM of said day: The North 70 feet of the East 165 feet of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 2, Township 3 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Except the North 13 feet thereof; and Except the East 30 feet thereof. Per A.R.S. Section 33-803 (A)(2), the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 16226 North Greasewood Street, Surprise, Arizona 85378 A.P.N.: 501-81-219 4 Original Principal Balance: \$171,830.00 Name and address of original trustor: (as shown on the Deed of Trust) Maxwell Alexander Mazalan, an unmarried man, 16226 North Greasewood Street, Surprise, Arizona 85378 Name and address of beneficiary: (as of recording of Notice of Sale) Freedom Mortgage Corporation 10500 Kincaid Drive Fishers, IN 46037 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Kim Quam, a member of the State Bar of Arizona Nestor Trustee Services, LLC 2850 Redhill Avenue, Suite 240 Santa Ana, California 92705 Phone: (888) 403-4115 Sale Lines: (888) 902-3989 Website: [www.nestortrustee.com](http://www.nestortrustee.com) Dated: 7/20/2022 /s/Kim Quam, a member of the State Bar of Arizona State of Minnesota ) ss County of Becker ) On July 20, 2022, before me, a Notary Public for the State of Arizona, personally appeared Kim Quam, a member of the State Bar of Arizona personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/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/Matthew K. Kelly, Notary Public My Commission Expires Jan. 31, 2025 Y64901

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