

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 March 12, 2007 in Instrument No. 20070291260 And Including Loan Modification Agreement Recorded 12/24/2014 as Instrument 20140847746 and Loan Modification Agreement Recorded 12/14/2015 as Instrument 20150880825 and Loan Modification Agreement Recorded 5/30/2018 as Instrument 20180409879 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 28, 2020:

LOT 554, CAMELBACK RANCH UNIT 3 AMENDED ACCORDING TO BOOK 831 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA

Purported Street address: 4520 N 109th Lane, Phoenix, AZ 85037 Tax Parcel # 102-72-344 Original Principal Balance \$193,072.00

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: Robelt Golden, an unmarried man, 4520 N 109th Lane, Phoenix, AZ 85037

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

Dated: October 28, 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 28, 2019, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan Commission Number 552157 My commission expires: 2/12/2022

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