

## 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 August 22, 2014 in Instrument No. 20140559544 And Including Loan Modification Agreement Recorded on 9/30/2016 as Instrument 20160717916 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 October 29, 2019:

LOT 130, RIVER WALK VILLAGES - PHASE 2B, ACCORDING TO BOON 580 OF MAPS, PAGE 47 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2004-1313017 AND IN DOCUMENT NO. 2005-0471403 RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE CORRECTLY DESCRIBED AS:

LOT 130, RIVER WALK VILLAGES - PHASE 2B, ACCORDING TO BOOK 580 OF MAPS, PAGE 47 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2004-1313017 AND IN DOCUMENT NO. 2005-0471403 RECORDS OF MARICOPA COUNTY, ARIZONA.

Purported Street address: 5424 West Grove Street, Laveen, AZ 85339 Tax Parcel # 104-74-476 Original Principal Balance \$165,840.00

Name and Address of Beneficiary: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC, 8950 Cypress Waters Blvd, Coppell, Texas 75019.

Name and Address of Original Trustor: Gabriel Roman, an unmarried man, 5424 West Grove Street, 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: July 30, 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 July 30,

2019, by Jason p. Sherman, a member of the state bar of Arizona, as trustee. /s/ Kari Sheehan Maricopa County Commission Number 552157 My commission expires: 9/2/2022

8/9, 8/16, 8/23, 8/30, 2019 EDITION ARIZONA CAPITOL TIMES