

## 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 June 30, 2011 in Instrument No. 20110547402 And Including Loan Modification Agreement Recorded 6/22/2016, Instrument 20160435471 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 1, 2019:

LOT 123, OF DREAMING SUMMIT UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 541 OF MAPS, PAGE 49 AND AMENDED IN BOOK 554 OF MAPS, PAGE 28. EXCEPT 1/16TH OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED IN THE PATENT TO SAID LAND

Purported Street address: 13331 West Romain Court, Litchfield Park, AZ 85340 Tax Parcel # 508-06-123 Original Principal Balance \$185,183.00

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

Name and Address of Original Trustor: John Huston and Colene Huston, husband and wife, 13331 West Romain Court, Litchfield Park, AZ 85340

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

Dated: July 1, 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 1, 2019, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan NOTARY PUBLIC

Commission Number 552157 My commission expires: 9/12/2022

7/12, 7/19, 7/26, & 8/2 2019 EDITION ARIZONA CAPITOL TIMES