

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 May 27, 2010 in Instrument No. 20100452019 And Including Loan Modification Agreement Recorded 8/20/2014 as Instrument 20140548089 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 February 4, 2020:

LOT 176, OF THE VILLAGES AT LAVEEN RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 699 OF MAPS, PAGE 23, AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-1092775 OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-1094384 OF OFFICIAL RECORDS

Purported Street address: 4925 West Fawn Drive, Laveen, AZ 85339 Tax Parcel #300-21-247 Original Principal Balance \$124,818.00

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: Tamara Hoyle, a single woman, 4925 West Fawn Drive, 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 4, 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 4, 2019, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan Commission Number 552157 My commission expires: 9/12/2022

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