

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 February 14, 2019 in Instrument No. 20190103626 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 In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on October 18, 2022:

LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO

Purported Street address: 14870 W Encanto Blvd, #1008, Goodyear, AZ 85395 Tax Parcel # 501-82-554 Original Principal Balance \$238,837.00

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: Rob Matthews, an unmarried man, 14870 W Encanto Blvd, #1008, Goodyear, AZ 85395

Name, Address and Telephone Number of Trustee: Lydia Tulin, 3636 N. Central Ave., Suite #400, Phoenix, AZ 85012, (855) 263-9295

Dated: July 28, 2022 /s/ Lydia Tulin, 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. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on July 28, 2022, by Lydia Tulin, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan NOTARY PUBLIC Commission Number 552157 My commission expires: 9/12/2022

EXHIBIT "A"

Unit 1008, OF THE VILLAGE AT RIO PASEO CONDOMINIUM, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED AS 2005-1325333; A FIRST AMENDMENT RECORDED AS 2005-1401425; A SECOND AMENDMENT RECORDED AS 2017-0306390; NOTICE OF DEANNEXATION RECORDED AS 2018-160428; A DECLARATION OR ANNEXATION RECORDED AS 2018-160616; A CONFIRMATION OF ANNEXATION OF ANNEXABLE PROPERTY RECORDED AS 2016-160962; RECORDED AS 2018-592987; RECORDED AS 2018-657415; RECORDED AS 2018-657416; RECORDED AS 2018-657417; AND RECORDED AS 2018-764982, ALL OF OFFICIAL RECORDS AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED AS BOOK 761 OF MAPS, PAGE 38 AND AN AFFIDAVIT OF CORRECTION RECORDED AS 2005-1697457 AND AN AMENDMENT TO THE PLAT RECORDED AS BOOK 1324 OF MAPS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA

8/5, 8/12, 8/19, 8/26, 2022 EDITIONS ARIZONA CAPITOL TIMES