

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 17, 2018 in Instrument No. 20180380379 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 January 22, 2020:

LOT 36, OF TOWNHOUSE PARK ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS, PAGE 1

Purported Street address: 3629 W Berkeley Rd, Phoenix, AZ 85009 Tax Parcel # 108-24-127 8 Original Principal Balance \$147,283.00

Name and Address of Beneficiary: Michigan Mutual Inc, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945.

Name and Address of Original Trustor: Rufino Hernandez Ramirez, a married man, 2502 N 32nd St, #B22, Phoenix, AZ 85008

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

Dated: October 22, 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 22, 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