

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 November 30, 2004 in Instrument No. 20041396785 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 January 21, 2020:

The South 207.50 feet of the North 455.50 feet of the following described property:

Beginning at the Northeast corner of Section 10, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence due West 1521.11 feet along the North line of said Section 10, which line and bearing shall be the basis of this description;

Thence South 00 degrees 08 minutes 10 seconds West 33.00 feet to the true point of beginning, being a point on the current right-of-way line at Dobbins Road;

Thence South 00 degrees 08 minutes 10 seconds West 1285.71 feet;

Thence North 89 degrees 54 minutes 36 seconds West 209.78 feet;

Thence North 00 degrees 05 minutes 45 seconds east 1285.39 feet to the aforesaid South right-of-way;

Thence due East 210.77 feet to the true point of beginning
Purported Street address: 9307 S 37Th Lane, Laveen, AZ 85339 Tax Parcel # 300-11-021V Original Principal Balance \$277,500.00

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: Francisco Ruiz, an unmarried man, 9307 S 37Th Lane, 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: October 21, 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 21, 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

11/8, 11/15, 11/22, 11/29, 2019 EDITION ARIZONA CAPITOL

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