

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 December 17, 2019 in Instrument No. 20191022416 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:

LOT 31, OF DESERTAIRE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS, PAGE 34.

Purported Street address: 6733 E Boise St, Mesa, AZ 85205
Tax Parcel # 141-59-040 Original Principal Balance \$207,364.00 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: Jeffery A Metzger Jr, 6733 E Boise St, Mesa, AZ 85205 Name, Address and Telephone Number of Trustee: Lydia Tulin, 3636 N. Central Ave., Suite #400, Phoenix, AZ 85012, (855) 263-9295

Dated: July 19, 2022 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 19, 2022, by Lydia Tulin, a member of the State Bar of Arizona, as Trustee. /s/ Kari Sheehan Notary Public Arizona Maricopa County Commission Number 552157 My Commission. Exp. 9/12/2022.

8/5, 8/12 8/19, 8/26, 2022 Editions Arizona Capitol Times