

**When recorded return to:**

Margaret L. Steiner, Esq.  
Lane & Nach, P.C.  
2001 East Campbell Avenue, Suite 103  
Phoenix, AZ 85016

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**NOTICE OF TRUSTEE'S SALE**

**Trustee Sale No: Kovar/Equity Financial Planning, LLC - 22000718**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents ("Deed of Trust") dated March 4, 2019 and recorded on March 5, 2019 in Instrument No. 20190150036, Records of Maricopa County, Arizona at public auction to the highest bidder at the Offices of Lane & Nach, P.C., 2001 East Campbell Avenue, Suite 103, Phoenix, Arizona 85016, on September 17, 2020 at 2:00 p.m. of said day. **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 OF 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** The following additional information concerning the trust real property, the Deed of Trust and the Trustee's Sale is provided pursuant to A.R.S Section 33-808.C:

**LEGAL DESCRIPTION:**

*Lot 149, SUNTRAILS III, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 231 of Maps, Page 40.*

The street address is purported to be:

3228 East Crescent  
Mesa, Arizona 85204

Tax Parcel Number: 140-39-398  
Original Principal Balance: \$ 170,000.00

**Name and address of original Trustor:**

Equity Financial Planning, L LC, an  
Arizona Limited Liability Company  
2048 N. 44<sup>th</sup> Street Suite 100  
Phoenix, AZ 85008

**Name and Address of the Current Beneficiary:**

Paul John Kovar Sr., as Trustee of the Paul  
John Kovar Sr. Trust UTA dated 2/22/2019  
5435 E. Sheena Drive  
Scottsdale, AZ 85254

**Name and address of Trustee:**

Margaret L. Steiner, Esq.  
Lane & Nach, P.C.  
2001 East Campbell Avenue, Suite 103  
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