OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 01/26/2012 1638
FEE: $9.00
PAGES: 3
FEE NUMBER: 2012-006429

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
First American Title Insurance Company
6 Campus Circle, 2nd Floor
Westlake, TX 76262
877-276-1894

TS No.: **AZ1200239640**
VA/PHA/PMI No.: **023-4117124-703**
TSG No: **6446638**

NOTICE OF TRUSTEE SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **07/15/2010** in Instrument number 2010-066373, book number , at page , records of PINAL County, Arizona, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT (in lawful money of the United States) **AT THE MAIN ENTRANCETO THE SUPERIOR COURT BUILDING, 971 JASON LOPEZ CIRCLE ,BUILDING A, FLORENCE AZ** on **04/30/2012** at **11:00 A.M.** of said day:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

PROPERTY ADDRESS: **9780 EAST TANGERINE ROAD, FLORENCE, AZ 85132**

TAX PARCEL No.: **200-13-0890**

ORIGINAL PRINCIPAL BALANCE: **$128,272.00**

NAME AND ADDRESS OF BENEFICIARY:
Wells Fargo Bank, NA
c/o Wells Fargo Home Mortgage
3476 Stateview Blvd
Fort Mill, SC 29715

NAME AND ADDRESS OF TRUSTEE:
First American Title Insurance Company
6 Campus Circle, 2nd Floor
Westlake, TX 76262

NAME AND ADDRESS OF ORIGINAL TRUSTOR:
BRIAN RAY BAKER, A SINGLE MAN,
9780 EAST TANGERINE ROAD
FLORENCE, AZ 85132

Unofficial

APN No.: **200-13-0890**
TS No.: **AZ1200239640**
FHA/VA/PMI No.: **023-4117124-703**
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ARIZONA

NOTICE OF TRUSTEE SALE – PAGE 2

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s) advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee.

First American Title Insurance Company
6 Campus Circle, 2nd Floor
Westlake, TX 76262
877-276-1894

Dated: **Jan 26, 2012**

Wendy Randell

WENDY RANDALL

The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a title insurance company as required by Arizona Revised Statutes Section 33-803, Subsection (A)(I).

This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (916)939-0772

NAME OF TRUSTEE'S REGULATOR: Arizona Department of Insurance.

K. ROBERSON
Commission # 1796304
Notary Public - California
Orange County
My Comm. Expires May 19, 2012

State Of: CALIFORNIA }
County Of: Orange }

On JAN 26 2012, before me, K ROBERSON, Notary Public, personally appeared WENDY RANDALL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Unofficial

TS No.: AZ1200239640
TSG No: 6446638

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 89, OF CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE B.

Unofficial