



DATE/TIME: 01/25/2013 0804

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2013-006486



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**  
**(866) 429-5179**

Space above this line for Recorder's use only

TS No : **AZ1300250817**  
FHA/VA/PMI No.: **023-4095035-703**  
TSG No. **7758645**

### 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 **06/08/2010** in Instrument number **2010-054406**, 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 **04/29/2013** at **11:00 A.M.** of said day:

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

PROPERTY ADDRESS: **3754 E ELMINGTON CIRCLE, SAN TAN VALLEY, AZ 85140**

TAX PARCEL No **109-22-1230**

ORIGINAL PRINCIPAL BALANCE \$118,396.00

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:

**JOSEPH INGLEFIELD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.,**  
**3754 E ELMINGTON CIRCLE**  
**SAN TAN VALLEY, AZ 85140**

APN No. 109-22-1230  
TS No AZ1300250817  
FHA/VA/PMI No.: 023-4095035-703  
TSG No 7758645

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 24 2013

Jose Bueno, Authorized Signor

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.

State Of: CALIFORNIA  
County Of: Orange }

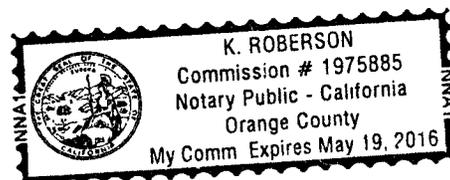
On JAN 24 2013 before me, **K ROBERSON**, Notary Public, personally appeared Jose Bueno, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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)



TS No : **AZ1300250817**  
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**EXHIBIT A**

LOT 123. THE COTTAGES AT CASTLEGATE PARCEL 2, ACCORDING TO CABINET D, SLIDE 100,  
RECORDS OF PINAL COUNTY, ARIZONA.

Unofficial