



DATE/TIME: 02/13/2013 1448

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2013-012734



When Recorded Mail to:  
**Western Progressive - Arizona, Inc.**  
**2002 Summit Blvd, Suite 600**  
**Atlanta, Georgia 30319**

120406825

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 2012-24917-WP-AZ Loan #: 7090277331 Order #: 1210-AZ-472167

## 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 dated 11/14/2003 and recorded on 12/3/2003 as Instrument # 2003-084236, Book --- Page --- in the office of the County Recorder of Pinal County, Arizona, at public auction to the highest bidder at **At the main entrance to the Superior Court Building 971 North Jason Lopez Circle Building A Florence, AZ 85132**, on 5/28/2013 at 11:00 AM of said day:

**LOT 13 BLOCK 3 SPRING GARDEN TERRACE, ACCORDING TO BOOK 8 OF MAPS PAGE 9  
RECORDS OF PINAL COUNTY, ARIZONA**

**The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent as required by ARS Section 33-803, Subsection A(6). Name of Trustee's Regulator: Arizona Department of Financial Institutions**

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY,  
THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

Street address or identifiable location: **217 W O'DONNELL DRIVE  
SUPERIOR, ARIZONA 85273**

A.P.N.: **105-09-04000**

Original Principal Balance: **\$104,000.00**

Name and address of original trustor:  
(as shown on the Deed of Trust)

**LOUIE F. DUARTE, AN UNMARRIED MAN**

217 W O'DONNELL DRIVE  
SUPERIOR, ARIZONA 85273

Name and address of beneficiary:  
(as of recording of Notice of Sale)

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-1, Asset-Backed Certificates, Series 2004-1, C/O Ocwen Loan Servicing, LLC its attorney-in-fact.  
1661 Worthington Road  
West Palm Beach, FL 33409

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:  
(as of recording of Notice of Sale)

Western Progressive - Arizona, Inc.  
2002 Summit Blvd, Suite 600  
Atlanta, Georgia 30319  
(866) 960-8299

**SALE INFORMATION:**

Sales Line: (866) 960-8299

Website:

[www.altisource.com/mortgageservices/defaultmanagement/trusteesservices.aspx](http://www.altisource.com/mortgageservices/defaultmanagement/trusteesservices.aspx)

Dated: 2/11/2013

Western Progressive - Arizona, Inc

  
Stephanie Spurlock

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent as required by ARS Section 33-803, Subsection A(6). Name of Trustee's Regulator: Arizona Department of Financial Institutions

State of Georgia  
County of DeKalb

On 2/11/2013 before me, Laterrika Thompkins Notary Public, personally appeared Stephanie Spurlock personally known to me (or 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.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



