OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 03/11/2013 1612
FEE: $9.00
PAGES: 3
FEE NUMBER: 2013-020029

STATE OF ARIZONA
COUNTY OF PINAL
**When Recorded Return To:**
Douglas V. Drury, Esq.
8110 E. Cactus Road, Suite 100
Scottsdale, Arizona 85260

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## NOTICE OF TRUSTEE'S SALE

The following legally described property will be sold pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents recorded on February 8, 2007 at 2007-016806 in the office of the County Recorder of Pinal County, Arizona, at public auction to the highest bidder on June 11, 2013 at 9:15 a.m. at the front steps of the Pinal County Courthouse, 971 N. Jason Lopez Circle, Building A, Florence, AZ 85232.

All right, title and interest conveyed to and now held by it under said Deed of Trust in the following described property:

TAX PARCEL NUMBER: 100-14-012F

**LEGAL DESCRIPTION**

The South half of the Northwest quarter of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal, oil, gas and other mineral deposits as reserved in Patent from United States of America.

Including any mobile home or other fixture.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation shown herein. The property address is purported to be:

4511 N. Grand Dr., Apache Junction, AZ 85220

ORIGINAL PRINCIPAL BALANCE: $90,294.00

NAME AND ADDRESS OF CURRENT BENEFICIARY:

SPRINGLEAF HOME EQUITY, INC, (F/K/A AMERICAN GENERAL HOME EQUITY, INC.)
PO BOX 969
Evansville, IN 47705
Phone No. (866) 698-8332

Qualification of Trustee: The Trustee herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the state bar of Arizona as required by A.R.S.§33-803(A). The Trustee is regulated by the State Bar of Arizona, 111 W. Monroe, Suite 1800, Phoenix, AZ 85003.

Unofficial Copy

NAME AND ADDRESS OF ORIGINAL TRUSTORS:

Sam O. Feagin
R. Paula Feagin
4511 N. Grand Dr.
Apache Junction, AZ 85220

NAME AND ADDRESS OF SUCCESSOR TRUSTEE:

Douglas V. Drury, Esq.
8110 E. Cactus Road, Suite 100
Scottsdale, Arizona 85260
(480) 368-5511
Sale information: muellerdrury.com

The sale will be made for Cash or Cashier's Check (in lawful money of the United States and acceptable to the Trustee), without convenant or warranty, expressed or implied, regarding title, possession, or encumbrances.

Bidding: All bidding is open to the public, without regard to race, color, gender, religion, handicap, familial status or national origin. Property is sold on an as-is-where-is-condition. A deposit of $10,000.00 as required by law, by cashier's check or other form acceptable to the Trustee, is required to be presented to the Trustee in order to be able to bid.

Notice: This is a communication from a debt collector. This is an attempt to collect a debt; any information obtained will be used for that purpose.

SIGNATURE OF TRUSTEE BY: _____

DATED: March 14, 2013

STATE OF ARIZONA )
) ss.
County of Maricopa )

On March 11, 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas V. Drury personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument.

A. GOODE
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
January 9, 2016

WITNESS my hand and official seal

_____

Notary Public
My Commission Expires
January 9, 2016

Unofficial

**STATEMENT OF BREACH OR NON-PERFORMANCE (Feagin)**

NOTICE IS HEREBY GIVEN that a breach or non-performance of the Deed of Trust and Assignment of Rents mentioned in the "Notice of Trustee's Sale" to which this Statement of Breach or Non-Performance is attached has occurred. The nature of such breach or non-performance is as follows: The non-payment of principal and/or interest from August, 2012 and all subsequent payments, plus all late charges and impounds due.

If your property is in foreclosure because you are behind in your payments, it may be sold without any court action as stated in the enclosed Notice of Trustee's Sale. You have the legal right to bring your account in good standing by paying all your past due payments plus permitted costs and expenses by 5:00 p.m. on the last day other than a Saturday or legal holiday before the date of the sale.

If your interest in the trust property is subordinate in priority to that of the Deed of Trust being foreclosed, your interest may be subject to being terminated by Trustee's Sale.

To find out the amount you must pay or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact:

Beneficiary or Mortgagee:
SPRINGLEAF HOME EQUITY, INC., (F/K/A AMERICAN GENERAL HOME EQUITY, INC.)
PO Box 969
Evansville, IN 47706
Phone No. 866-698-8332

**SPRINGLEAF HOME EQUITY, Inc.**

By: Jill A Brooks

STATE OF INDIANA )
) ss.
County of Vanderburgh )

On March 6, 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared JILL A BROOKS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Assistant Vice President on behalf of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

Shayla Nicole Buchanan
Notary Public
My Commission Expires: June 26, 2020

SEAL
SHAYLA NICOLE BUCHANAN
Resident of Vanderburgh County, IN
Commission Expires: June 26, 2020

Unofficial