



Recording Requested By:
First American Title Insurance Company

DATE/TIME: 04/19/2013 1422

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2013-032430

When Recorded Mail To:
First American Title Insurance Company
6 Campus Circle, 2nd Floor
Westlake, TX 76262
(866) 429-5179



TS No.: **AZ1300253263**
FHA/VA/PMI No.
TSG No: **8105454**

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 **01/03/2006** in Instrument number 2006-000849, 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 **07/22/2013 at 11:00 A.M.** of said day:

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

PROPERTY ADDRESS: **45777 W MORNING VIEW LANE, MARICOPA, AZ 85139**

TAX PARCEL No.: **512-34-6000**

ORIGINAL PRINCIPAL BALANCE: **\$229,290.00**

NAME AND ADDRESS OF BENEFICIARY:

**U.S. Bank National Association, as Indenture Trustee for Citigroup Mortgage Loan Trust 2006-AR1,
Mortgage-Backed Notes, Series 2006-AR1
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:

**NARONG VA, A SINGLE PERSON AND MOLA TAV, AND KHOMA TAV, WIFE AND HUSBAND,
45777 W MORNING VIEW LANE
MARICOPA, AZ 85139**

APN No.: 512-34-6000
TS No.: AZ1300253263
FHA/VA/PMI No.:
TSG No: 8105454

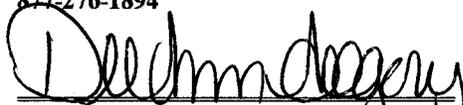
ARIZONA

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: 4-18-13


DeeAnn Gregory, Senior Manager

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

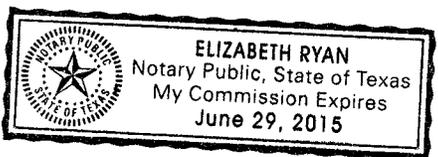
NAME OF TRUSTEE'S REGULATOR: Arizona Department of Insurance.

State Of: **TEXAS**
County Of: **TARRANT**

Before me, Elizabeth Ryan on this day personally appeared DeeAnn Gregory, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18 day of April, A.D. 2013.

 (Notary Seal)



TS No.: AZ1300253263
TSG No: 8105454

EXHIBIT A

LOT 48, OF MARICOPA MEADOWS PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET 3, SLIDE 82 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 9, 2004 AS 2004-091492 OF OFFICIAL RECORDS