



Recording Requested By:  
**First American Title Insurance Company**

DATE/TIME: 05/31/2013 1507

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2013-045643

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



TS No.: AZ1300254219  
FHA/VA/PMI No.  
TSG No: 8287930

**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 **01/23/2006** in Instrument number **2006-010046**, 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 **09/03/2013 at 11:00 A.M.** of said day:

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

PROPERTY ADDRESS: **4867 NORTH DELAWARE DR, APACHE JUNCTION, AZ 85220**

TAX PARCEL No.: **100-11-033D**

ORIGINAL PRINCIPAL BALANCE: **\$127,687.00**

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:

**TIMOTHY L FROATS, AN UNMARRIED MAN,**  
**4867 NORTH DELAWARE DR**  
**APACHE JUNCTION, AZ 85220**

APN No.: 100-11-033D  
TS No.: AZ1300254219  
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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: MAY 30 2013



**William Brown, Supervisor**

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.

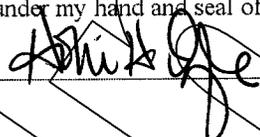
If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (916)939-0772

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

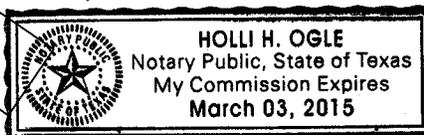
State Of: TEXAS  
County Of: TARRANT

Before me, Holli H. Ogle on this day personally appeared William Brown, 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 30 day of May, A.D., 2013.



(Notary Seal)



TS No.: AZ1300254219  
TSG No: 8287930

**EXHIBIT A**

NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TOWNSHIP 1 NORTH 8 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA;  
RESERVING THE WEST 33 FEET THEREOF FOR ROADWAYS AND UTILITIES.