



**SECURITY TITLE AGENCY**

DATE/TIME: 01/17/2014 1603

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-003135



When recorded mail to:

THE MORTGAGE LAW FIRM, PC  
1 EAST WASHINGTON, STE 500  
PHOENIX, AZ 85004

Title No. **14-115073**

Space Above For Recorder's Use

**NOTICE OF TRUSTEE'S SALE**

Trustee's Sale No. **117895**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **02/07/2007** in Instrument No. **2007-016542**, Book **xx**, Page **xx**, records of **Pinal** County, Arizona, at public auction to the highest bidder **at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85132** on **04/18/2014** at **11:00 AM**. Secured property is legally described as:

**See attached exhibit A**

PURPORTED STREET ADDRESS: **30636 N. Royal Oak Way, Queen Creek, AZ 85243**

TAX PARCEL NUMBER(S): **210-51-024**

ORIGINAL PRINCIPAL BALANCE: **\$232,000.00**

Name and Address of Beneficiary:

**Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
14523 SW Millikan Way, Suite 200  
Beaverton, OR 97005**

Name and Address of Original Trustor:

**Bruce Starkey and Delores Starkey, Husband and Wife, as Joint Tenants with Right of Survivorship and not as Community Property Estate and not as Tenants in Common  
30636 N. Royal Oak Way  
Queen Creek, AZ 85243**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable.

# NOTICE OF TRUSTEE'S SALE CONTINUED

Trustee's Sale No. 117895

Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

Name and Address of Trustee:

Christina Harper, Esq.  
1 East Washington, Suite 500  
Phoenix, AZ 85004  
Telephone: (877) 914-3498  
Sales Line: (714) 730-2727

Dated: January 17, 2014

Christina Harper, Attorney at Law  
Successor Trustee

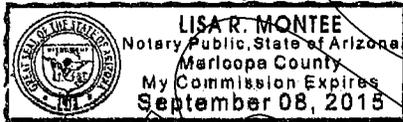
The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S § 33-803(a)(2). The Trustee's regulator is the Arizona State Bar.

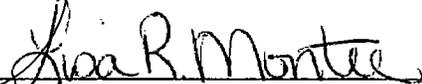
STATE OF ARIZONA  
COUNTY OF MARICOPA

On January 17, 2014 before me, Lisa R. Montee, the undersigned, a Notary Public in and for said state, personally appeared Christina Harper, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



  
Lisa R. Montee, Notary Public  
My Commission Expires: 9/8/2015

This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See *Mansour v. Cal-Western Reconveyance Corp.*, 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property.

NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

TS # 11-0076678

PUB# 0000

LOAN TYPE: CONV

## **"EXHIBIT A"**

### **LEGAL DESCRIPTION**

LOT 24 OF JOHNSON RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 40; EXCEPT 1/16TH OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUES.