



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

WHEN RECORDED, RETURN TO:

Scott L. Potter, Esq.
Jackson, White, P.C.
40 N. Center Street, Suite 200
Mesa, Arizona 85201

2/2

DATE/TIME: 02/13/2014 1611

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-008764



Trustee Sale No. 20997-1517
Loan No. 9500475493

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 **April 25, 2008**, and recorded on **April 25, 2008** in Fee No. **2008-039190**, Records of Pinal, Arizona, at public auction to the highest bidder at the main entrance to the Superior Court Building, 971 North Jason Lopez Circle, Building A, Florence, Arizona on 27th day of May, 2014 at 10:00 AM of said day:

Legal:

Lot 2469 of ARIZONA CITY UNIT SIX, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 10, Page 54

Street Address or
Identifiable Location:

8531 W. Torreon Drive
Arizona City, Arizona 85223

Tax Parcel No.:

408-06-0310

Original Principal Balance:

\$121,500.00

Name and address of
Original Trustor:

Long, Travis M.
P.O. Box 3950
Arizona City, Arizona 85123

Name and address of
Purported Current Owner:

Long, Travis M.
P.O. Box 3950
Arizona City, Arizona 85123

Name and address of
Beneficiary:

**BMO Harris Bank, N.A. as successor by merger to
M&I Marshall & Ilsley Bank
770 North Water Street
Milwaukee, WI 53202**

Name and address of
Current Trustee:

**Scott L. Potter
Jackson White, P.C.
40 North Center Street, Suite 200
Mesa, AZ 85201
Phone (480) 464-1111**

Dated: February 13th, 2014.

SCOTT L. POTTER, Trustee

Manner of Trustee Qualification: **A member of the
State Bar of Arizona, required by A.R.S. § 33-
803, Subsection A(2)**

Trustee's Regulator: **State Bar of Arizona**

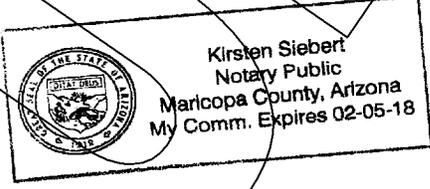
STATE OF ARIZONA)
) ss.
County of Maricopa)

On the 13th day of February, 2014, before me, the undersigned notary public, personally appears SCOTT L. POTTER, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires: 2/5/18

Kirsten Siebert
Notary Public



STATEMENT OF BREACH OR NON-PERFORMANCE

Trustee Sale No. 20997-1517
Loan No. 9500475493

The following Breach or Non-Performance of that certain Deed of Trust executed by Long, Travis M., an unmarried man, as Trustor, in which Fidelity Title is named as Trustee, which Deed of Trust was dated April 25, 2008, and recorded April 25, 2008 in Pinal County, Arizona, in Fee No. 2008-039190 (the "Deed of Trust") has occurred:

Failure to make the monthly installment due in the amount of \$915.32 which became due on September 1, 2013 and all subsequent installments thereafter, along with all costs and fees, together with all other defaults under the Deed of Trust.

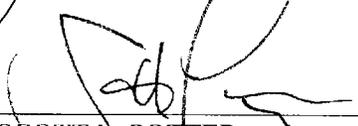
The amount of the unpaid principal balance ("the debt") is \$113,045.94 plus interest accruing from the date last paid. The creditor to whom the debt is paid is BMO Harris Bank N.A., as successor by merger to M&I Marshall & Ilsley Bank. Unless the Debtor notifies the Trustee who is mailing this Notice within 30 days of receiving this notice that they dispute the validity of the debt, or any portion thereof, the Trustee will assume the debt is valid. If the Debtor notifies the Trustee in writing within the 30-day period that the debt, or any portion thereof, is disputed, the Trustee will obtain a verification of the debt and a copy of such verification will be mailed to the Debtor. If the Creditor named above is not the original Creditor, and if the Debtor makes a written request to the Trustee within 30 days from receipt of this notice, the name and address of the original Creditor will be mailed to the Debtor by this office.

NOTICE IS HEREBY GIVEN TO ALL PERSONS WHOSE INTEREST OR INTERESTS IN THE TRUST PROPERTY IS SUBORDINATE IN PRIORITY TO THE SAID THAT SUCH INTEREST OR INTERESTS MAY BE TERMINATED BY THE SAID TRUSTEE'S SALE.

The Beneficiary in said Deed of Trust has elected to sell or cause to be sold the property described in said Deed of Trust at a Trustee's Sale in compliance with A.R.S. § 33-801 et. seq.

DATED: February 13th, 2014.

BMO HARRIS BANK, N.A., as successor by merger to
M&I Marshall & Ilsley Bank


By: SCOTT D. POTTER, as agent for Beneficiary
Attorney at Law
By Special Power of Attorney
Pursuant to A.R.S. § 33-809(C)