



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: 03/13/2014 1502
FEE: \$9.00
PAGES: 3
FEE NUMBER: 2014-014618



Trustee Sale No. 20997-1528
Loan No. 9500339678

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 **September 28, 2005**, and recorded on **September 30, 2005** in **Instrument No. 2005-132559**, 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 17th day of June, 2014 at 10:00 AM of said day:

Legal:

Lot 8, CASA GRANDE TOWNHOMES UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 19 of Maps, Page 4

Street Address or Identifiable Location: **797 E. Pepper Drive
Case Grande, AZ 85122**

Tax Parcel No.: **506-04-147**

Original Principal Balance: **\$125,000.00**

Name and address of Original Trustor: **Martin Teitsch
797 E. Pepper Drive
Case Grande, AZ 85122**

Name and address of Purported Current Owner: **Martin Teitsch
797 E. Pepper Drive
Case Grande, AZ 85122**

STATEMENT OF BREACH OR NON-PERFORMANCE

Trustee Sale No. 20997-1528
Loan No. 9500339678

The following Breach or Non-Performance of that certain Deed of Trust executed by Martin Teitsch, a married man, as Trustor, in which Title Security is named as Trustee, which Deed of Trust was dated September 28, 2005, and recorded September 30, 2005 in Pinal County, Arizona, in Instrument No. 2005-132559 (the "Deed of Trust") has occurred:

Failure to make the monthly installment due in the amount of \$688.91 which became due on October 1, 2013 and all subsequent installments thereafter, along with all costs and fees, together with all other defaults under the Deed of Trust.

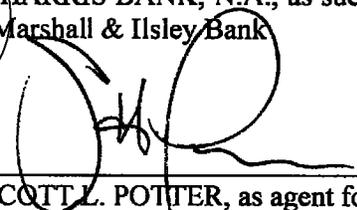
The amount of the unpaid principal balance ("the debt") is \$107,018.35 plus interest accruing from the date last paid. The creditor to whom the debt is paid is BMO Harris Bank N.A., as successor by merger to M&I Marshall & Ilsley Bank. Unless the Debtor notifies the Trustee who is mailing this Notice 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: March 13th, 2014.

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

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