



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

STATE OF ARIZONA
COUNTY OF Pinal

When recorded return to:
First American Title
Phoenix Trust Operations
9000 E. Pima Center Parkway
Scottsdale, AZ 85258

DATE/TIME: 08/08/2014 1132

FEE: \$9.80

PAGES: 3

FEE NUMBER: 2014-045921



Recorded: August 8, 2014

NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 5653041TB
Loan Number: 1313

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated July 17, 2014, and recorded on January 24, 2014 in Instrument Number 2014-004466, 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,, Bldg., A, Florence, AZ on November 7, 2014 at 11:00AM of said day:

LEGAL:

Lot 34, Block 8, of BAUGHN'S TOWNSITE OF COOLIDGE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 3 of Maps, Page 24.

The street address is purported to be:

388 E. Burke Ave.
Coolidge, AZ 85128

Tax Parcel Number 205-06-1810
Original Principal Balance \$ 86,000.00

Name and address of original Trustor

Angelica Maria Miranda, a single woman
251 W. Harding Ave.
Coolidge, AZ 85128

Name and address of Current Owner

Angelica Maria Miranda, a single woman
338 E. Burke Ave.
Coolidge, AZ 85128

Name and address of the Beneficiary

Butterfield & Mason, Inc., a Delaware Corporation
Attn: Warren Ashmann, Pres.
3960 Howard Hughes Center
#500
Las Vegas, NV 89169

Name and address of Trustee

First American Title Insurance Company, a Nebraska corporation
Phoenix Trust Operations
9000 E. Pima Center Parkway
Scottsdale, AZ 85258

Telephone Number: 602-685-7403

Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

Dated August 8, 2014

First American Title Insurance Company,
a Nebraska Corporation

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose.


By: Tracey Bayne
Senior Foreclosure Officer

**MANNER OF TRUSTEE QUALIFICATION / TRUSTEE'S REGULATORS:
REGULATED BY THE ARIZONA DEPARTMENT OF INSURANCE**

STATE OF Arizona }
 } ss.
County of MARICOPA }

On August 8, 2014, before me, the undersigned notary public, personally appeared Tracey Bayne, Senior Foreclosure Officer, First American Title personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Margarita Garcia

My commission expires November 29, 2017

Margarita Garcia
NOTARY PUBLIC

Any reinstatement payment must be paid in the form of certified funds before Five o'clock pm on the last day (other than Saturday, Sunday or legal holiday) before the day of sale.

UNOFFICIAL