



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Great American Title Agency

WHEN RECORDED MAIL TO:

TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 300
Phoenix, Arizona 85016

DATE/TIME: 08/08/2014 1407

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-045983



FHA
Title No: 21306268
FHA/VA No.: 023-3481765-703

NOTICE OF TRUSTEE'S SALE
File ID. #13-41565 Riggio

Notice is hereby given that **David W. Cowles, Attorney at Law**, as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust which had an original balance of **\$217,892.00** executed by **Emily Riggio, a single woman, 6171 S Vista Point Dr, Gold Canyon, AZ 85218**, dated **July 20, 2009** and recorded on **07/24/2009** as Instrument No. **2009-075672** * (or Book, Page) of the Official Records of **Pinal County, AZ**, will sell the real property described herein by public auction on **November 13, 2014 at 10 a.m. at 971 Jason Lopez Circle, Bldg. A., at the Pinal County Courthouse, Florence, AZ 85232**, to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811A), all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as:

*SCRIVENERS AFFIDAVIT RECORDED 7/29/14, FEE NUMBER 2014-043529, OFFICIAL RECORDS OF PINAL COUNTY RECORDER

Lot 14, VISTA POINT, according to Cabinet C of Maps, Slide 73, records of Pinal County, Arizona.

Except 1/16th of all oil, gases, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metal, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved to the State of Arizona, pursuant to Arizona Revised Statutes and Patent recorded in Booklet 1144 Page 465, records of Pinal County, Arizona.

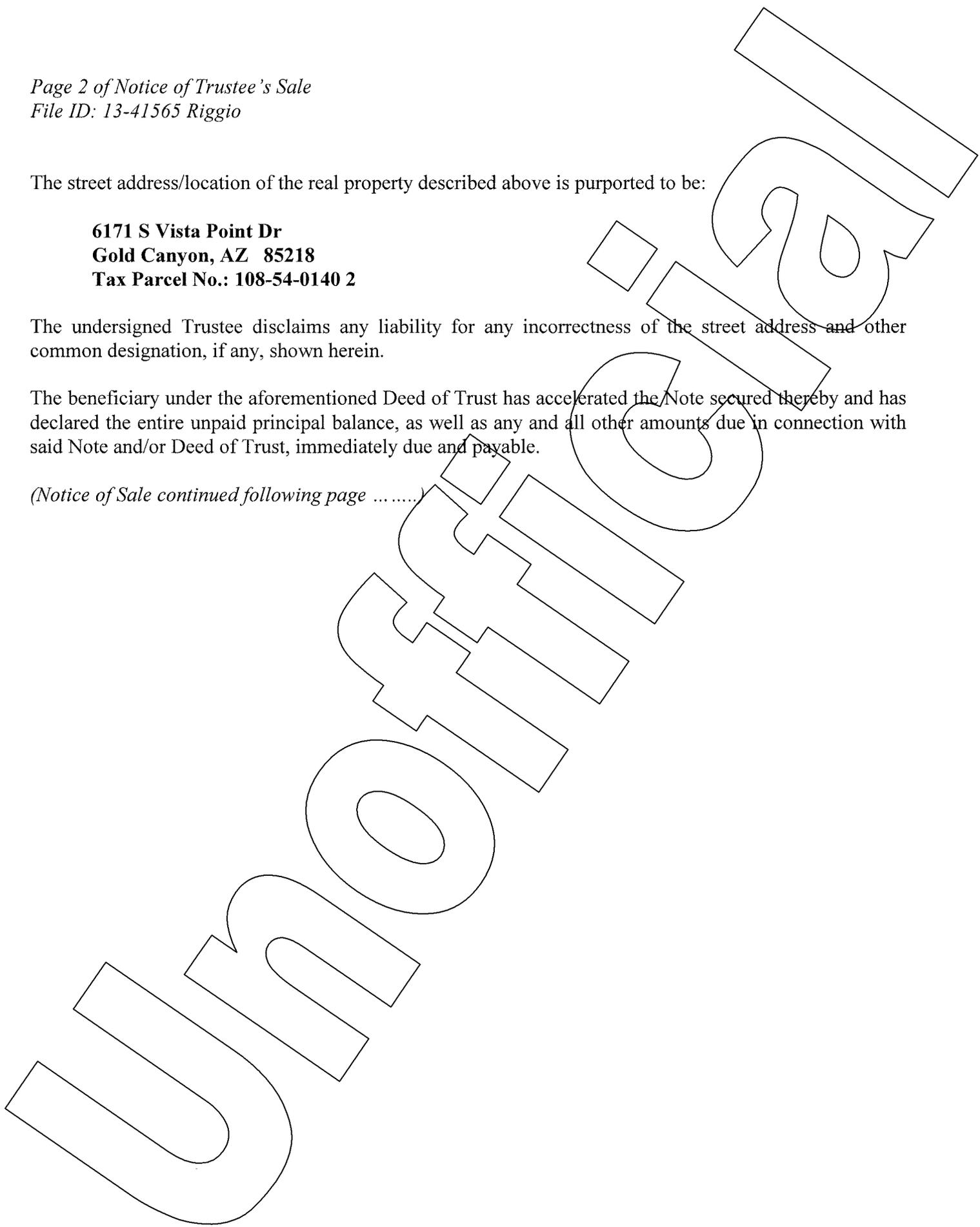
The street address/location of the real property described above is purported to be:

**6171 S Vista Point Dr
Gold Canyon, AZ 85218
Tax Parcel No.: 108-54-0140 2**

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 has 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 Sale continued following page)



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.

Current Beneficiary:

Wells Fargo Bank, N.A.

Care of / Servicer

Wells Fargo Home Mortgage Inc
3476 Stateview Boulevard, MAC
#X7801-014
Fort Mill, SC 29715

Current Trustee:

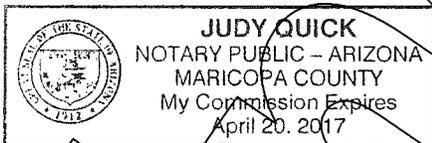
David W. Cowles
2525 East Camelback Road, Suite 300
Phoenix, Arizona 85016
(602) 255-6035

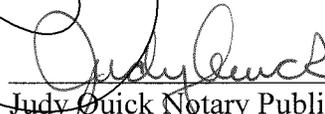

David W. Cowles, Attorney at Law
Trustee/Successor Trustee, is regulated by and
qualified per ARS Section 33-803 (A)2 as a
member of The Arizona State Bar

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 8th day of August, 2014 before me, Judy Quick a Notary Public for said State, personally appeared David W. Cowles personally known to me be (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.




Judy Quick Notary Public
Commission expiration is 04/20/2017

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 vs. 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 foreclose 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.