



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested By:  
**First American Title Insurance Company**

DATE/TIME: 08/20/2014 1541

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-048178

When Recorded Mail To:  
**First American Title Insurance Company**  
**6 Campus Circle, 2nd Floor**  
**Westlake, TX 76262**  
**866-429-5179**



TS No.: **AZ1400260579**  
FHA/VA/PMI No. **45-45-6-2832130**  
TSG No: **8465460**

### NOTICE OF TRUSTEE SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **02/21/2013** in Instrument number **2013-014724**, book number , at page , records of PINAL County, Arizona, **WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT** (in lawful money of the United States) **AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, 971 JASON LOPEZ CIRCLE ,BUILDING A, FLORENCE AZ** on **11/19/2014 at 11:00 A.M.** of said day:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**

PROPERTY ADDRESS: **1621 E DIEGO DR, CASA GRANDE, AZ 85122**

TAX PARCEL No.: **505-87-3600**

ORIGINAL PRINCIPAL BALANCE: **\$203,278.00**

NAME AND ADDRESS OF BENEFICIARY:

**Wells Fargo Bank, NA**  
**c/o WELLS FARGO HOME MORTGAGE**  
**3476 STATEVIEW BLVD**  
**FT. MILL, SC 29715**

NAME AND ADDRESS OF TRUSTEE:

**First American Title Insurance Company**  
**6 Campus Circle, 2nd Floor**  
**Westlake, TX 76262**

NAME AND ADDRESS OF ORIGINAL TRUSTOR:

**CODY HYNES AND COLLETTE HYNES, HUSBAND AND WIFE,**  
**1621 E DIEGO DR**  
**CASA GRANDE, AZ 85122**

APN No.: 505-87-3600  
TS No.: AZ1400260579  
FHA/VA/PMI No.: 45-45-6-2832130  
TSG No: 8465460

ARIZONA

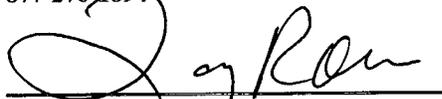
**NOTICE OF TRUSTEE SALE - PAGE 2**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s) advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee.

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.

**First American Title Insurance Company**  
6 Campus Circle, 2nd Floor  
Westlake, TX 76262  
877-276-1894

Dated: AUG 19 2014

  
**Tammy Rossum**  
**Authorized Signatory**

The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a title insurance company as required by Arizona Revised Statutes Section 33-803, Subsection (A)(I).

This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (916)939-0772 or visiting <http://search.nationwideposting.com/propertySearchTerms.aspx>

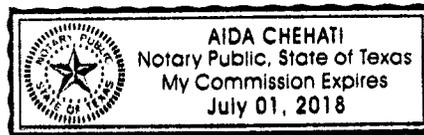
NAME OF TRUSTEE'S REGULATOR: Arizona Department of Insurance.

State Of: **TEXAS**  
County Of: **TARRANT**

Before me, Aida Chehati on this day personally appeared Tammy Rossum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of August, A.D., 2014.

Aida Chehati (Notary Seal)



**TS No.: AZ1400260579**  
**TSG No: 8465460**

**EXHIBIT A**

LOT 358, MISSION PHASE 2A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 032.