



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested By:
First American Title Insurance Company

DATE/TIME: 09/19/2014 12:19

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-054066

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



TS No.: AZ1400259996
FHA/VA/PMI No. 0015425221
TSG No: 8458368

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 **05/17/2005** in Instrument number 2005-056627, 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 **12/22/2014** at **11:00 A.M.** of said day:

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

PROPERTY ADDRESS: 1657 EAST CARDINAL DRIVE, CASA GRANDE, AZ 85122

TAX PARCEL No.: 505-87-0140

ORIGINAL PRINCIPAL BALANCE: \$117,443.00

NAME AND ADDRESS OF BENEFICIARY:

U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-AC4,
Asset-Backed Certificates, Series 2005-AC4
c/o AMERICAS SERVICING COMPANY
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:

CLARICE HUDSON, AN UNMARRIED WOMAN.,
1657 EAST CARDINAL DRIVE
CASA GRANDE, AZ 85122

APN No.: 505-87-0140
TS No.: AZ1400259996
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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: **SEP 19 2014**



William Brown
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).

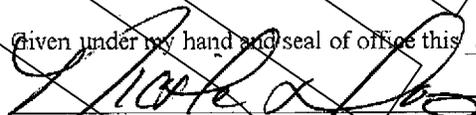
This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing.

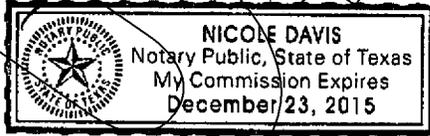
If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (916)939-0772 or visiting <http://search.nationwideposting.com/propertySearchTerms.aspx>

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

State Of: TEXAS
County Of: TARRANT

Before me, **Nicole Davis** on this day personally appeared **William Brown**, 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 19 day of 9, A.D. 2014
 (Notary Seal)



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EXHIBIT A

LOT 14, MISSION VALLEY PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 019.

Unofficial