OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 11/24/2014 1114
FEE: $9.00
PAGES: 3
FEE NUMBER: 2014-067758

Recording Requested By:
First American Title Insurance Company

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

TS No.: **AZ1300253087**
FHA/VA/PMI No. **454562765590**
TSG No: **8091259**

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 **05/18/2010** in Instrument number 2010-047132, 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 ENTRANCETO THE SUPERIOR COURT BUILDING, 971 JASON LOPEZ CIRCLE ,BUILDING A, FLORENCE AZ** on **02/23/2015** at **11:00 A.M.** of said day:

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

PROPERTY ADDRESS: **5797 E DIONYSUS DRIVE, FLORENCE, AZ 85132-5599**

TAX PARCEL No.: **200-03-2980**

ORIGINAL PRINCIPAL BALANCE: **$201,750.00**

NAME AND ADDRESS OF BENEFICIARY:
Wells Fargo Bank, NA
c/o Wells Fargo Home Mortgage
3476 Stateview Blvd
Fort 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:
DEANNA L SEESE AN UNMARRIED WOMAN,
5797 E DIONYSUS DRIVE
FLORENCE, AZ 85132-5599

Unofficial

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: 11-21-14

DeeAnn Gregory
DeeAnn Gregory
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, **BRUCE A. COCKLIN** on this day personally appeared **DeeAnn Gregory**, 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 21 day of Nov, A.D, 2014.

(Notary Seal)

BRUCE A. COCKLIN
Notary Public, State of Texas
My Commission Expires
April 01, 2018

Unofficial

TS No.: AZ1300253087
TSG No: 8091259

EXHIBIT A

LOT 298, PARCEL G AND PORTION OF PARCELS K AND F AT MAGIC RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 73, AND AFFIDAVIT OF CORRECTION RECORDED AT FEE NO. 2005-143719

Unofficial