



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested By:
First American Title Insurance Company

DATE/TIME: 04/21/2015 1414

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2015-025177

When Recorded Mail To:
First American Title Insurance Company
6 CAMPUS CIRCLE, 2ND FLOOR
Westlake, TX 76262
866-429-5179



TS No.: AZ1500269040
FHA/VA/PMI No.
TSG No: 8547024

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 12/15/2009 in Instrument number 2009-129633, 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 07/22/2015 at 11:00 A.M. of said day:

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

PROPERTY ADDRESS: 5528 E LUSH VISTA VIEW, FLORENCE, AZ 85132-8003

TAX PARCEL No.: 200-11-2600 8

ORIGINAL PRINCIPAL BALANCE: \$74,489.00

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:

MARCOS J. VERDUGO, A SINGLE MAN,
5528 E LUSH VISTA VIEW
FLORENCE, AZ 85132-8003

APN No.: 200-11-2600 8
TS No.: AZ1500269040
FHA/VA/PMI No.:
TSG No: 8547024

ARIZONA

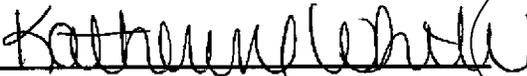
NOTICE OF TRUSTEE SALE - PAGE 2

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
866-429-5179

Dated: 4-21-15



Katherine White
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.

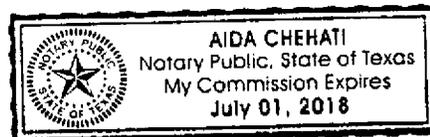
State Of: TEXAS
County Of: TARRANT

Before me, Aida Chehati on this day personally appeared Katherine White, 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 21st day of April, A.D., 2015.



(Notary Seal)



TS No.: AZ1500269040

TSG No: 8547024

EXHIBIT A

LOT 257, OF MIRAGE AT MAGIC RANCH PHASE II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 183, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED AS 03-074296;

EXCEPT 50% OF ALL OIL AND MINERAL RIGHTS AS SET FORTH IN QUIT CLAIM DEED RECORDED JANUARY 16, 1996 IN DOCKET 1334, PAGE 89; AND

EXCEPT 50% OF ALL OIL AND OTHER MINERAL RIGHTS AS RESERVED IN WARRANTY DEED RECORDED MARCH 1, 1994 IN DOCKET 1987, PAGE 295.

Unofficial