

Great American Title Agency



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

WHEN RECORDED MAIL TO:

**TIFFANY & BOSCO, P.A.**  
2525 East Camelback Road, Suite 700  
Phoenix, Arizona 85016

DATE/TIME: 10/01/2015 1430

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2015-063934



Title No: 21503834

**NOTICE OF TRUSTEE'S SALE**  
File ID. #15-40764 Robinson

The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 08/31/2006 as Document No. 2006-123120 Pinal County, AZ. **NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR** at public auction on **January 5, 2016 at 11:00 AM**, at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85232 and the property will be sold by the Trustee 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 33-811). The sale shall convey 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:

Lot 15, Block 45 of SAN MANUEL TOWNSITE EXPANSION NO. 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 14, and re-recorded in Cabinet B, Slides 6 through 10.

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

**206 East 5th Place**  
**San Manuel, AZ 85631**  
**Tax Parcel No.: 307-07-3880 6**

The undersigned Trustee, **Leonard J. McDonald, Attorney at Law**, 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.

Said sale will be made in an "as is" condition, but without covenant or warranty, expressed 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.

*(Notice of Sale continued following page .....)*

Original Principal Balance: \$104,500.00

Original Trustor: Edward P Robinson and Suzanne M Robinson  
206 East 5th Place, San Manuel, AZ 85631

Current Beneficiary:

U.S. Bank National Association, as Trustee  
for Citigroup Mortgage Loan Trust 2006-WFHE4,  
Asset-Backed Pass-Through Certificates, Series  
2006-WFHE4

Care of / Servicer

Wells Fargo Home Mortgage Inc  
3476 Stateview Boulevard, MAC #X7801-

014

Fort Mill, SC 29715

Current Trustee:

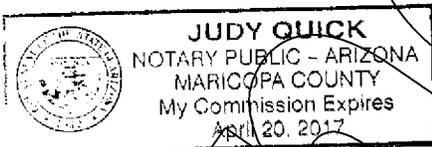
Leonard J. McDonald  
2525 East Camelback Road, Suite 700  
Phoenix, Arizona 85016  
(602) 255-6035

Leonard J. McDonald, 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 15<sup>th</sup> day of Oct, 2015 before me, Judy Quick a Notary Public for said State, personally appeared Leonard J. McDonald 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*  
\_\_\_\_\_  
Judy Quick, Notary Public

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 my 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 foreclosure 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.

WHEN RECORDED MAIL TO:

**Tiffany & Bosco, P.A.**

2525 E. Camelback Rd.  
Ste. 700  
Phoenix, AZ 85016  
T.S. #: 15-40764

RECORDED

SEP 30 2015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

The undersigned beneficiary hereby appoints **Leonard J. McDonald** successor trustee under the trust deed executed by **Edward P Robinson and Suzanne M Robinson** as Trustor, in which **Wells Fargo Bank, N.A.** is named Beneficiary and **First American Title Insurance Company** as Trustee, and recorded on **08/31/2006** in **Pinal** county as Instrument Number **2006-123120** and legally describing the trust property as:

Lot 15, Block 45 of SAN MANUEL TOWNSITE EXPANSION NO. 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 14, and re-recorded in Cabinet B, Slides 6 through 10.

The successor trustee appointed herein qualifies as a trustee of the trust deed in the trustee's capacity as a person who is a member of the state bar of Arizona as required by Arizona Revised Statutes section 33-803, subsection A.

Wells Fargo Bank, N.A. as Attorney in fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4, Asset-Backed Pass-Through Certificates, Series 2006-WFHE4

Name: Janesey Varona  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 09/24/15

North Carolina  
Wake County

I, Shaina L. Tyler, a Notary Public of Wake County and State of North Carolina, do hereby certify that Janesey Varona personally came before me this day and acknowledged that she is the Vice President Loan Documentation, of Wells Fargo Bank, N.A. as Attorney in fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4, Asset-Backed Pass-Through Certificates, Series 2006-WFHE4 and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 24<sup>th</sup> day of September, 2015.

(Signature)

Shaina L. Tyler, Notary Public  
My commission expires 11/19/2019

Shaina L. Tyler  
NOTARY PUBLIC  
Wake County, NC  
My Commission Expires November 19, 2019