



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 11/23/2015 1537

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2015-075478



Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
First American Title Insurance Company
6 Campus Cir, Bldg 6, 1st Floor
Westlake, TX 76262
866-429-5179

TS No.: AZ1500271779
FHA/VA/PMI No.
TSG No.: 8602418

NOTICE OF TRUSTEE SALE

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 5:00 P.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.

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on **03/28/2012** in Instrument number 2012-024953, 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 **02/23/2016** at 11:00 A.M. of said day:

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

PROPERTY ADDRESS: **531 EAST JUDI DRIVE, CASA GRANDE, AZ 85122**

TAX PARCEL No.: **504-36-1410**

ORIGINAL PRINCIPAL BALANCE: **\$50,510.00**

NAME AND ADDRESS OF BENEFICIARY:
**WELLS FARGO BANK, N.A.
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 Cir, Bldg 6, 1st Floor
Westlake, TX 76262**

NAME AND ADDRESS OF ORIGINAL TRUSTOR:
**TIMOTHY DANIEL SMITH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,
531 EAST JUDI DRIVE
CASA GRANDE, AZ 85122**

APN No.: 504-36-1410
TS No.: AZ1500271779
FHA/VA/PMI No.:
TSG No: 8602418

ARIZONA

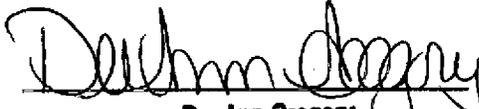
NOTICE OF TRUSTEE SALE - PAGE 2

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 Cir, Bldg 6, 1st Floor
Westlake, TX 76262
866-429-5179

Dated: 11-23-15


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>

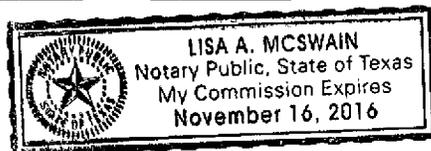
NAME OF TRUSTEE'S REGULATOR: Arizona Department of Insurance.

State Of: TEXAS
County Of: TARRANT

Before me, Lisa A. McSwain 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 23 day of Nov, A.D., 2015.


(Notary Seal)



TS No.: AZ1500271779
TSG No: 8602418

EXHIBIT A

LOT 141, OF EXECUTIVE ESTATES UNIT FOUR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 19 OF MAPS, PAGE 36.

Unofficial