



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

When recorded return to:

Empire West Title Agency, LLC  
4808 N. 22nd Street  
Suite 100  
Phoenix, AZ 85016

DATE/TIME: 01/21/2016 1303

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2016-003816



## NOTICE OF TRUSTEE'S SALE

Trustee Sale No: 2015-53028 <sup>2/2</sup>  
Recorded: January 21, 2016

**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 Trust Deed dated **June 10, 2015**, and recorded on **July 17, 2015** in **Instrument Number 2015-046358**, Records of Pinal County, Arizona at public auction to the highest bidder at the main entrance to the **Superior Court Building, 971 N. Jason Lopez Circle, Building A, Florence, AZ** on **April 21, 2016** at **11:00AM** of said day:

**LEGAL:**

**Lot 56, THUNDERBIRD FARMS CENTRAL, according to Book 18 of Maps, page 17, recorder of Pinal County, Arizona.**

The street address is purported to be:  
**50461 W. Mockingbird Lane  
Maricopa, AZ 85139**

Tax Parcel Number **510-38-0560**

Original Principal Balance \$ **123,000.00**

**NAME AND ADDRESS OF**

**Original Trustor**

**Gary Stevens and Linda Stevens, husband and wife  
Box 1559  
Mayerthorpe, AB T0E 1N0**

**Beneficiary**

**Donald Hubert Smith, an unmarried man  
510 River Road  
Winnipeg Manitoba R2M 5J8**

Notice of Trustee's Sale  
January 21, 2016  
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Current Trustee  
**Empire West Title Agency, LLC**  
4808 N. 22<sup>nd</sup> St., Suite 100  
Phoenix, AZ 85016  
Telephone Number: (602) 749-7000

Dated January 21, 2016

**Empire West Title Agency, LLC,  
an Arizona limited liability company**

*Barbara Rostad*

**By: Barbara Rostad  
Its: Trustee Sales Officer  
MANNER OF TRUSTEE QUALIFICATION  
33-803 A.R.S. (A) (1)  
Regulator: The Department of Financial  
Institutions**

STATE OF Arizona

County of Maricopa

} ss.

On **January 21, 2016**, before me, the undersigned notary public, personally appeared **Barbara Rostad, Trustee Sales Officer of Empire West Title Agency, LLC** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires **November 27, 2016**

*Sheri L. Morris*

**Sheri L. Morris  
NOTARY PUBLIC**



All persons whose interest in the Trust Property is subordinate in priority to that of the above described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee's Sale.