

Trustee Sale No. : 00000005857826



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested By:  
**TITLE 365**

When Recorded Mail To:  
**BARRETT DAFFIN FRAPPIER  
TREDER & WEISS, LLP  
15000 Surveyor Boulevard  
Addison, Texas 75001  
(855) 286-5901**

APN #: 504-36-13206

Property Address:  
**520 EAST SILVER REEF ROAD  
CASA GRANDE, ARIZONA 85222**

DATE/TIME: 03/08/2016 0809  
FEE: \$9.00  
PAGES: 2  
FEE NUMBER: 2016-013587



Space above this line for Recorder's use only

Trustee Sale No. : 00000005857826 Title Order No. : 730-1601665-70 FHA/VA/PMI No.: 023-2586353-952-255

**NOTICE OF TRUSTEE'S SALE**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated **December 14, 2007** and **Recorded as Instrument No. 2007-137936 on December 20, 2007** of Official Records, in the office of the County Recorder of PINAL County, Arizona. **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 AND WILL OCCUR** at public auction to the highest bidder at the Main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ, in PINAL county, on **June 10, 2016 at 11:00 AM** of said day:

LOT 132, EXECUTIVE ESTATES UNIT FOUR, ACCORDING TO BOOK 19 OF MAPS, PAGE 36, RECORDS OF PINAL COUNTY, ARIZONA.

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C):

Street address or identifiable location: **520 EAST SILVER REEF ROAD, CASA GRANDE, AZ 85222**

Tax parcel number: **504-36-13206**

Original Principal Balance: **\$239,250.00**

Name and address of original trustor (as shown on the Deed of Trust):  
**FEDERICO C. LUNA AND BEATRIZ LUNA, HUSBAND AND WIFE  
MAILING ADDRESS: 520 EAST SILVER REEF ROAD, CASA GRANDE, AZ 85222**

Name and address of beneficiary (as of recording of Notice of Sale):  
**CHAMPION MORTGAGE COMPANY,  
C/O CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019**

Name, address & telephone number of trustee:

CLAYTON GOFF, a member of the State Bar.  
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP  
15000 Surveyor Boulevard  
Addison, Texas 75001  
(855) 286-5901

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 as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S § 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

DATE: MAR 04 2016

CLAYTON GOFF, a member of the State Bar. Trustee is qualified per AR.S § 33-803 (A)(2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona.

State of Texas  
County of Dallas

On MAR 04 2016 before me, Kellie C. Bridges Notary Public, personally appeared CLAYTON GOFF who is known to me 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.

Signature: Kellie C. Bridges (seal)

Name: Kellie C. Bridges



FOR TRUSTEE'S SALE INFORMATION PLEASE CALL:  
Nationwide Posting & Publication a Division of First American Title Insurance Company  
1180 IRON POINT ROAD  
SUITE 100  
FOLSOM, CA 95630  
916-939-0772  
www.nationwideposting.com

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.