



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by:

DATE/TIME: 03/28/2016 1530

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2016-018437

When Recorded Mail to:

Folks & O'Connor, PLLC
1850 N. Central Ave, #1140
Phoenix, Arizona 85004



SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: Callahan, Sonia Order #: 14-118

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 8/22/2007 and recorded on 8/27/2007 as Instrument #2007-097854 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, Florence, AZ 85232, on 6/28/2016 at 11:00 AM of said day:

LOT ONE (1), ENCANTO PASEO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET G, SLIDE 112. EXCEPTING THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 49 OF DEEDS, PAGE 8.

The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an attorney and member of the State Bar of Arizona as required by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: State Bar of Arizona

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

Street address or identifiable location: **34224 N Paseo Grande Dr**
Queen Creek AZ 85142

A.P.N.: **509-09-101**

Original Principal Balance: **\$144,000.00**

Name and address of original trustor:
(as shown on the Deed of Trust)

Sonia Callahan, (A Single Person)
694 W Blue Jay Dr
Chandler AZ 85248

**THE NOTICE CONTAINED IN THIS STATEMENT IS AN ATTEMPT TO COLLECT A DEBT,
AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

STATEMENT OF BREACH OR NON-PERFORMANCE

TS No.: Callahan, Sonia

NOTICE IS HEREBY GIVEN that a breach or non-performance of the Deed of Trust 8/22/2007 and recorded on 8/27/2007 as Instrument #2007-097854, records of Pinal county, Arizona, has occurred. The nature of such breach of non-performance is as follows:

Installment of Principal and Interest plus impounds and/or advances which became due on 11/1/2015 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

The Beneficiary has elected to sell of cause to be sold the property described in said Deed of Trust at a Trustee's Sale in compliance with A.R.S. § 33-801 *et. seq.*

The amount of the unpaid principal balance (the "debt") is \$133,021.13, plus interest accruing from the date last paid. The creditor to whom the debt is paid is BMO Harris Bank NA, successor by merger with M&I Bank FSB. Unless the Debtor notifies the Trustee mailing this Notice within thirty (30) days of receipt of this Notice that they dispute the validity of the debt, or any portion thereof, the Trustee will assume the debt is valid. If the Debtor notifies the Trustee in writing within the thirty (30) day period that the debt, or any portion thereof, is disputed, the Trustee will obtain a verification of the debt and a copy of such verification will be mailed to the Debtor. If the Creditor named above is not the original Creditor, and if the Debtor makes a written request to the Trustee within thirty (30) days of receipt of this Notice, the name and address of the original Creditor will be mailed to the Debtor by this office.

Dated: 3/28/2016


by **Larry O. Folks, by Special Power of Attorney**

IF YOUR PROPERTY IS IN FORECLOSURE because you are delinquent in payments, it may be sold without any court action as stated in the enclosed Notice of Trustee's Sale. You have the legal right to bring your account in good standing by paying all your past due payments, plus permitted costs and expenses, within ninety (90) days from the date the Notice of Trustee's Sale was recorded.

IF YOUR INTEREST IN THE TRUST PROPERTY IS SUBORDINATE in priority to that of the Deed of Trust being foreclosed, your interest may be subject to being terminated by the Trustee's Sale.

To find out the amount you must pay or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact:

**Folks & O'Connor, PLLC
1850 N. Central Ave, #1140
Phoenix, Arizona 85004
(602)262-2265**