OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 02/10/2012 1552
FEE: $9.00
PAGES: 2
FEE NUMBER: 2012-010954

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
400 NATIONAL WAY
SIMI VALLEY, CA 93065
WHEN RECORDED MAIL TO:
BANK OF AMERICA, N.A.
400 National Way
SIMI VALLEY, CA 93065
Attn: FORECLOSURE DEPT
TS No. 10-0084603
Title Order No. 100434444AZGTI
APN No. 512-35-0880

NOTICE OF TRUSTEE'S SALE ARIZONA

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust Recorded on 10/12/2006, as Instrument Number 2006-142819, Book N/A, Page N/A, in the records of Pinal County, Arizona, at public auction to the highest bidder: The main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85232 on 05/18/2012 at 11:00 AM of said day.

LOT 88, OF DESERT CEDARS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 086. APN No. 512-35-0880

The Deed of Trust and/or Beneficiary provide the following purported property location:
44441 W CYPRESS LN, MARICOPA, Pinal County, AZ 85239

Said sale will be made for cash, 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. The original sum of the note is $145,750.00. Trustee will accept only cash or cashier's check for reinstatement or price bid payment. 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.

Name and Address of Original Trustor: DEBRA DEROUEN, 44441 W CYPRESS LN, MARICOPA, AZ 85239
Name and Address of Current Trustee: RECONTRUST COMPANY, N.A., 400 NATIONAL WAY SIMI VALLEY, CA 93065 FOR INFORMATION/SALE INFORMATION CALL: (800) 281-8219
Name and Address of Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24, 400 National Way, SIMI VALLEY, CA 93065 PHONE: (800) 669-6650

RECONTRUST COMPANY, N.A. IS THE CURRENT TRUSTEE. RECONTRUST COMPANY, N.A. QUALIFIES AS A TRUSTEE OF THE TRUST DEED UNDER ARIZONA REVISED STATUTES SECTION 33-803, SUBSECTION A. 5., BECAUSE IT IS A NATIONAL ASSOCIATION REGULATED BY THE OFFICE OF THE COMPTROLLER OF THE CURRENCY("OCC")

Unofficial Copy

MKA

DATED: ~~July 26, 2011~~ Feb. 9, 2012

RECONTRUST COMPANY, N.A.
As Trustee

BY: Maria Akuna 2/9/12
Maria Akuna AVP

State of: Texas)
County of: Tarrant)

On FEB - 9 2012 before me Rosemarie S. Martinez, personally appeared Maria Akuna AVP, know to me (or proved to me on the oath of _____ or through Personally known) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal.

Rosemarie Martinez
Notary Public's Signature

ROSEMARIE S MARTINEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-21-12

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THE DEBT SET FORTH ON THIS NOTICE WILL BE ASSUMED TO BE VALID UNLESS YOU DISPUTE THE DEBT BY PROVIDING THIS OFFICE WITH A WRITTEN NOTICE OF YOUR DISPUTE WITHIN 30 DAYS OF YOUR RECEIPT OF THIS NOTICE, SETTING FORTH THE BASIS OF YOUR DISPUTE. IF YOU DISPUTE THE DEBT IN WRITING WITHIN 30 DAYS, WE WILL OBTAIN AND MAIL VERIFICATION OF THE DEBT TO YOU. IF THE CREDITOR IDENTIFIED IN THIS NOTICE IS DIFFERENT THAN YOUR ORIGINAL CREDITOR, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF YOU REQUEST THIS INFORMATION IN WRITING WITHIN 30 DAYS.

Unofficial