



SECURITY TITLE AGENCY

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800-892-6902

DATE/TIME: 09/11/2012 1506

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2012-078429



Space above this line for recorder's use only

Title Order No. 14-104653 Trustee Sale No. 150802AZ Loan No. 1442030755

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 Recorded 02-08-2011, Book N/A, Page N/A, Instrument 2011-011018 in the records of PINAL, County, Arizona, at public auction to the highest bidder at AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, 971 NORTH JASON LOPEZ CIRCLE, BUILDING A, FLORENCE, AZ, on 12-11-2012 at 11:00 AM of said day.

Legal description: All that parcel of land in City of Florence, Pinal County, State of Arizona, being known and designated as LOT 58, of ANTHEM AT MERRILL RANCH UNIT 27, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 174. BY FEE SIMPLE DEED FROM PULTE HOME CORPORATION, A MICHIGAN CORPORATION AS SET FORTH IN DEED INST # 2008-000229, DATED 12/31/2007 RECORDED 01/02/2008 IN PINAL COUNTY, STATE OF ARIZONA.

Tax Parcel Number: 211-11-4600

The Deed of Trust and/or Beneficiary provides the following purported property location:

8126 W GEORGETOWN WAY
FLORENCE, AZ 85132

The original principal balance of the note is \$156,502.00. Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before 5:00 p.m. on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price bid no later than 5:00 p.m. of the following day, other than a Saturday or legal holiday.

NAME AND ADDRESS OF ORIGINAL TRUSTOR: EDUARDO CAPACETA AND ANGEL CAPACETA, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON 8126 W GEORGETOWN WAY, FLORENCE, AZ 85232

NAME AND ADDRESS OF PRESENT BENEFICIARY: JPMorgan Chase Bank, National Association, 10790 RANCHO BERNARDO ROAD SAN DIEGO, CA 92127

NAME AND ADDRESS OF CURRENT TRUSTEE: CALIFORNIA RECONVEYANCE COMPANY, 9200 Oakdale Avenue CA2-4379 Chatsworth, CA 91311, 800 892-6902

Title Order No. 14-104653 Trustee Sale No. 150802AZ Loan No. 1442030755

Manner of Qualification: a corporation all the stock of which is owned by or held solely for the benefit of a national bank, pursuant to ARS 33-803(A)(5) and (6).

Name of trustee's regulator: Office of the Comptroller of the Currency

Date: 9/7/12

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

For Sales Information:

(714) 730-2727 or www.lpsasap.com

(714) 573-1965 or www.priorityposting.com

(800) 280-2832 or www.auction.com

PETRA VAZQUEZ, ASSISTANT SECRETARY

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

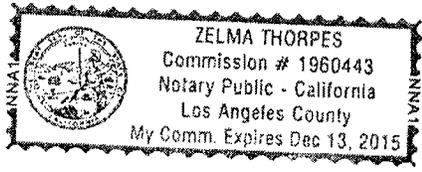
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 9/7/12 before me, ZELMA THORPES, "Notary Public" personally appeared PETRA VAZQUEZ, who proved to me on the basis of satisfactory evidence 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Zelma Thorpes (Seal)



DUPLICATE