OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 07/07/2015 1514
FEE: $9.00
PAGES: 3
FEE NUMBER: 2015-044139

Great American Title Agency

WHEN RECORDED MAIL TO:
TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 700
Phoenix, Arizona 85016

Farm Loan
Title No: 21502600 2/2
FHA/VA No.:

NOTICE OF TRUSTEE'S SALE
File ID. #15-02797 Aros Jr

The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 10/21/2011 as Document No. 2011-085365 Pinal County, AZ. **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 5:00P.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 on **October 6, 2015 at 11:00 AM, at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85232** and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as:

That Portion Of The South Half Of The Northeast Quarter Of Section 8, Township 6 South, Range 8 East Of The Gila And Salt River Meridian, Pinal County, Arizona, Described As Follows:

Commencing For A Tie At The Pinal County Rebar And Cap Marking The North Quarter Corner Of Said Section 8, From Which The Spike Tagged LS 17258 Marking The Northeast Corner Of Said Section 8 Bears North 89 Degrees 41 minutes 40 Seconds East, 2715.86 Feet Distant;

Thence From Said North Quarter Of Said Section 8 South 00 Degrees 23 Minutes 12 Seconds East Along The North-South Mid Section Line Of Said Section 8, A Distance Of 1316.83 Feet To The Northwest Corner Of The South Half Of The Northeast Quarter Of Said Section 8;

Thence North 89 Degrees 44 Minutes 50 Seconds East 837.60 Feet To The Northeast Corner Of Parcel B, Of Record Of Survey Minor Land Division Recorded In The Office Of The County Recorder Of Pinal County, Arizona In Book 4 Of Surveys, Page 238;

Thence South 00 Degrees 23 Minutes 10 Seconds East, A Distance Of 300.00 Feet To The True Point Of Beginning;

Thence Continuing South 00 Degrees 23 Minutes 10 Seconds East, A Distance Of 358.79 Feet To The Southeast Corner Of Parcel B, Of Record Of Survey Minor Land Division Recorded In The Office Of The County Recorder Of Pinal County, Arizona In Book 4 Of Surveys, Page 238;

Thence South 89 Degrees 46 Minutes 24 Seconds West, A Distance Of 200.00 Feet;

Thence North 00 Degrees 23 Minutes 12 Seconds West, A Distance Of 358.70 Feet;

Thence North 89 Degrees 44 Minutes 50 Seconds East, A Distance Of 200.00 Feet To The Point Of Beginning

Unofficial Copy

The street address/location of the real property described above is purported to be:

2665 East Turquoise Trail
Casa Grande, AZ 85194
Tax Parcel No.: 401-68-004G 8
Original Principal Balance: $160,204.00
Original Trustor: Adolph O Aros Jr., a single man
2665 East Turquoise Trail, Casa Grande, Arizona 85194

The undersigned Trustee, **David W. Cowles, Attorney at Law,** disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

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.

(Notice of Sale continued following page .....)

Unofficial

Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

Current Beneficiary:
JPMorgan Chase Bank, N.A.
Care of / Servicer
JPMorgan Chase Bank, N.A.
3415 Vision Drive
Dept. OH4-7126
Columbus, OH 43219

Current Trustee:
David W. Cowles
2525 East Camelback Road, Suite 700
Phoenix, Arizona 85016
(602) 255-6035

David W. Cowles, Attorney at Law
Trustee/Successor Trustee, is regulated by and qualified per ARS Section 33-803 (A)2 as a member of The Arizona State Bar

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 7th day of July, 2015 before me, Judy Quick a Notary Public for said State, personally appeared David W. Cowles personally known to me be (or 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.

WITNESS my hand and official seal.

JUDY QUICK
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
April 20, 2017

Judy Quick Notary Public

This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (*see Mansour vs. Cal-Western Reconveyance Corp.*, 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property.

NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Unofficial