



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 07/17/2015 1219

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2015-046290



Recording Requested By:  
First American Title Insurance Company

When Recorded Mail To:  
First American Title Insurance Company  
6 CAMPUS CIRCLE, 2ND FLOOR  
Westlake, TX 76262  
866-429-5179

TS No.: AZ1500270655  
FHA/VA/PMI No.  
TSG No: 8567659

**NOTICE OF TRUSTEE SALE**

**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.**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/20/2005 in Instrument number 2005-006484, book number , at page , records of PINAL County, Arizona, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT (in lawful money of the United States) AT THE MAIN ENTRANCETO THE SUPERIOR COURT BUILDING, 971 JASON LOPEZ CIRCLE ,BUILDING A, FLORENCE AZ on 10/16/2015 at 11:00 A.M. of said day:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

PROPERTY ADDRESS: 1280 EAST 26TH LANE, APACHE JUNCTION, AZ 85219

TAX PARCEL No.: 102-27-163

ORIGINAL PRINCIPAL BALANCE: \$114,800.00

NAME AND ADDRESS OF BENEFICIARY:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4  
c/o RESIDENTIAL CREDIT SOLUTIONS, INC.  
4708 MERCANTILE DRIVE  
FT WORTH, TX 76137

NAME AND ADDRESS OF TRUSTEE:

First American Title Insurance Company  
6 CAMPUS CIRCLE, 2ND FLOOR  
Westlake, TX 76262

NAME AND ADDRESS OF ORIGINAL TRUSTOR:

ANDREW CHAVEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,  
1280 EAST 26TH LANE  
APACHE JUNCTION, AZ 85219

APN No.: 102-27-163  
TS No.: AZ1500270655  
FHA/VA/PMI No.:  
TSG No.: 8567659

ARIZONA

NOTICE OF TRUSTEE SALE - PAGE 2

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s) advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee.

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.

First American Title Insurance Company  
6 CAMPUS CIRCLE, 2ND FLOOR  
Westlake, TX 76262  
866-429-5179

Dated: 7-10-15

  
DeeAnn Gregory  
Authorized Signatory

The successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a title insurance company as required by Arizona Revised Statutes Section 33-803, Subsection (A)(I).

This company may be assisting the Beneficiary to collect a debt and any information we obtain may be used for that purpose whether received orally or in writing.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (916)939-0772 or visiting <http://search.nationwideposting.com/propertySearchTerms.aspx>

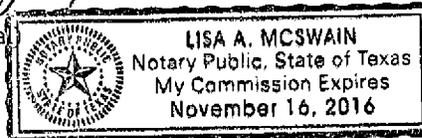
NAME OF TRUSTEE'S REGULATOR: Arizona Department of Insurance.

State Of: TEXAS  
County Of: TARRANT

Before me, Lisa A. McSwain on this day personally appeared DeeAnn Gregory, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16 day of July, A.D. 2015

(Notary Seal)



TS No.: AZ1500270655  
TSG No: 8567659

**EXHIBIT A**

LOT 1664, OF PALM SPRINGS UNIT 15, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF  
THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 8.

Unofficial