



WHEN RECORDED MAIL TO:

TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 700
Phoenix, Arizona 85016

DATE/TIME: 10/01/2015 1436

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2015-063944



Title No: 21405168

NOTICE OF TRUSTEE'S SALE
File ID. #14-06099 Pena

The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 03/05/2012 as Document No. 2012-018026 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 **January 5, 2016 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:

Lot 72, of JOHNSON RANCH UNIT 4A, according to Cabinet C, Slide 42, records of Pinal County, Arizona.

EXCEPT all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona Revised Statutes.

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

**31051 N. Green Trail
San Tan Valley, AZ 85143
Tax Parcel No.: 210-53-0720-7**

The undersigned Trustee, **Leonard J. McDonald, 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.

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.

(Notice of Sale continued following page)

Original Principal Balance: \$102,040.00

Original Trustor: Karla Pena, a married woman as her sole and separate property
31051 N. Green Trail, San Tan Valley, AZ 85143

Current Beneficiary:
JPMorgan Chase Bank, National Association
Care of / Servicer
JPMorgan Chase Bank, N.A.
3415 Vision Drive
Columbus, OH 43219

Current Trustee:
Leonard J. McDonald
2525 East Camelback Road, Suite 700
Phoenix, Arizona 85016
(602) 255-6035

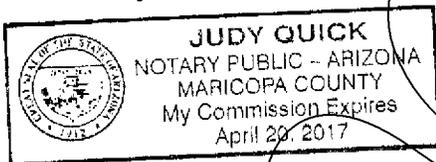


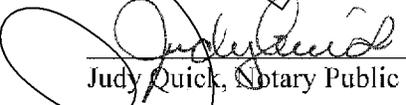
Leonard J. McDonald, Attorney at Law
Trustee/Successor Trustee, is regulated by and
qualified per ARS Section 33-803 (A)2 as a
member of The Arizona State Bar

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 15th day of Oct, 2015 before me, Judy Quick a Notary Public for said State, personally appeared Leonard J. McDonald 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

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 v. Cal-Western Receivance 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.

WHEN RECORDED MAIL TO:
Tiffany & Bosco, P.A.
2525 E. Camelback Rd.
Ste. 700
Phoenix, AZ 85016

RECORDED
SEP 30 2015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE
14-06099 Pena

WHEREAS, Karla Pena, a married woman as her sole and separate property was the original Trustor(s), Driggs Title was the original Trustee and Mortgage Electronic Registration Systems, Inc., as nominee for Waterstone Mortgage Corporation, its successors and assigns was the original Beneficiary under that certain Deed of Trust dated 03/1/12 and recorded on 03/05/2012 as Instrument No. 2012-018026 of the Official Records of Pinal County, State of Arizona and described as:

Lot 72, of JOHNSON RANCH UNIT 4A, according to Cabinet C, Slide 42, records of Pinal County, Arizona.

EXCEPT all oil, gas, other hydrocarbon substances, helium, or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, uranium, thorium or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value as set forth in Arizona Revised Statutes.

WHEREAS, the undersigned present beneficiary under the said Deed of Trust hereby appoints Leonard J. McDonald whose address is 2525 East Camelback Road, Suite 700, Phoenix, Arizona 85016, as Successor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A)2, as a member of the Arizona State Bar.

JPMorgan Chase Bank, National Association

By: Danyell M Jackson
Its: Vice President

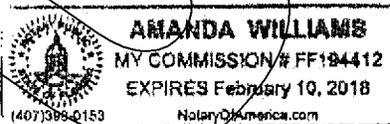
State of FLORIDA

County of DUVAL

On SEPT 21, 2015, before me, Amanda Williams, a Notary Public for said State, personally appeared Danyell M Jackson personally known to me (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.

Notary Public State of Florida



Amanda Williams

Signature Amanda Williams