OFFTCTAL RECORDS OF Unofficial Document

WHEN RECORDED MAIL TO:

TIFFANY & BOSCO, P.A. Michael A. Bosco, Jr. 2525 East Camelback Road, Suite 300 Phoenix, Arizona 85016

FNMA Title No: 21007363

NOTICE OF TRUSTEE'S SALE **File ID.** #10-12766 Greene

Notice is hereby given that Michael A. Bosco, Jr., Attorney at Law, as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust which had an original balance of \$240,000.00 executed by Richard Vincent Greene, an unmarried man, 7543 East Latham Street, Scottsdale, AZ 85257, dated January 1, 2008 and recorded on 01/16/08 as Recording No./Book-Page 2008-0040968 of Official Records in the office of the County Recorder of Maricopa County, State of Arizona, will sell the real property described herein by public auction on August 18, 2010 at 10:00 A.M. at the office of Michael A. Bosco, Jr., 7720 North 16th Street, Suite 300, in the City of Phoenix, County of Maricopa, State of Arizona, , 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 33-811A), 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:

See Attachment "A"

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

7543 East Latham Street Scottsdale, AZ 85257 Tax Parcel No.: 131-36-079

The undersigned Trustee 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)

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Said sale will be made in an "as is" condition, but without covenant or warranty, express 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: Chase Home Finance LLC

Care of / Servicer Chase Home Finance LLC 800 Brooksedge Boulevard Westerville Attn: Foreclosure Dept. Westerville, OH 43081 Current Trustee: Michael A. Bosco, Jr. 2525 East Camelback Road, Suite 300 Phoenix, Arizona 85016 (602) 255-6035

NOTICE: This proceeding is an effort collect a debt on behalf of the beneficiary under the referenced Deed of Dated: May 19, 2010 Michael A. Bosco, Jr. Digitally signed by Michael A. Bosco, Jr. Digitally signed by Michael A. Bosco, Jr. Disco P.A. auto Tiffnay & Bosco, P.A. auto Tiffnay & B

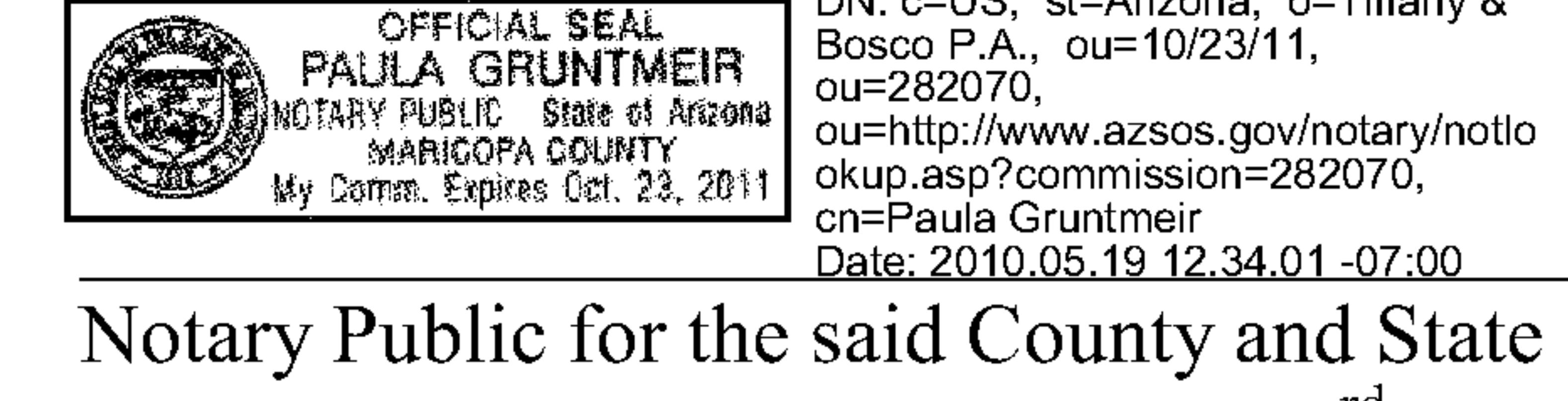
DN: c=US, st=Arizona, o=Tiffany & Bosco P.A., ou=Tiffany & Bosco, P.A., ou=mab@tblaw.com, ou=Individual, cn=Michael A. Bosco, Jr. Date: 2010.05.19 12.34.01 -07:00



Michael A. Bosco, Jr., Attorney at Law Trustee/Successor Trustee, is qualified per ARS Section 33-803 (A)2 as a member of The Arizona State Bar

STATE OF ARIZONA)) ss. County of Maricopa)

The foregoing instrument was acknowledged before me this 19th day of May, 2010, by Michael A. Bosco, Jr., Attorney at Law, as Trustee.



My Commission Expires: October 23rd, 2011

Trust. Any information obtained will be used for that purpose. Unless the loan is reinstated, this Trustee's Sale proceedings will result in foreclosure of 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.

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Attachment "A" of Notice of Trustee's Sale *File ID: 10-12766 Greene*

Legal Description:

Lot 79, of NEW PAPAGO PARKWAY UNIT 8, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 85 of Maps, page 21.

Unofficial Document