



Recording requested by:

DATE/TIME: 04/25/2013 1318

When recorded mail to:

FEE: \$9.00

Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101

PAGES: 3

FEE NUMBER: 2013-033889



TS No.: AZ-13-549484-BF
Order No.: 1432647

Space above this line for recorders use

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 dated 5/21/2001 and recorded 5/23/2001 as Instrument 2001-022987, in the office of the County Recorder of PINAL County, Arizona at public auction to the highest bidder:

Sale Date and Time: 7/30/2013 at 11:00:00 AM

Sale Location: At the main entrance to the Superior Court Building, 971 North Jason Lopez Circle Building A, Florence, AZ 85132

Legal Description: ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, WHICH IS THE TRUE PLACE OF BEGINNING: THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 414.22 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 85 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 203.07 FEET; THENCE SOUTH 72 DEGREES 08 MINUTES 37 SECONDS WEST, A DISTANCE OF 196.71 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 154.45 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 66.43 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 58.50 FEET; THENCE NORTH 68 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF APPROXIMATELY 96.33 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH 00 DEGREES 01 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 191.84 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST

QUARTER OF THE NORTHEAST QUARTER OF SECTION 29;
THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST
ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 29, A DISTANCE OF 659.70 FEET, TO THE SOUTHEAST
CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, WHICH
IS THE TRUE PLACE OF BEGINNING, SUBJECT TO AND TOGETHER
WITH THE FOLLOWING EASEMENTS: A. RESERVED UNTO THE
GRANTOR, AND THE OWNERS OF THE NORTHEAST QUARTER OF
SECTION 29, TOWNSHIP 10 SOUTH, RANGE 12 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,
AND THEIR SUCCESSORS AND ASSIGNS, THE FOLLOWING NON-
EXCLUSIVE, PERPETUAL EASEMENT THAT SHALL RUN WITH THE
LAND, OVER, UNDER, ABOVE AND UPON THE SOUTH 15 FEET,
EAST 15 FEET AND WEST 15 FEET OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SAID SECTION 29, FOR THE CONSTRUCTION, REPAIR AND
MAINTENANCE OF UTILITIES, INCLUDING PUBLIC UTILITIES,
UNDERGROUND WATER LINES AND RELATED EQUIPMENT TO
SERVICE THE SUBJECT PROPERTY AND ANY OTHER PORTION OF
THE NORTHEAST QUARTER OF SAID SECTION 29. B. RESERVED
UNTO THE GRANTOR, AND THE OWNERS OF SECTION 20, 29 AND
30, TOWNSHIP 10 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND THEIR
SUCCESSORS AND ASSIGNS THE FOLLOWING NON-EXCLUSIVE,
PERPETUAL EASEMENTS AS PERMITTED BY ARIZONA LAW, THAT
SHALL RUN WITH THE LAND FOR INGRESS, EGRESS AND
UTILITIES, INCLUDING PUBLIC UTILITIES OVER, UNDER, ABOVE
AND UPON THE FOLLOWING: THE CARPENTER RANCH ROAD
EASEMENTS, EASEMENT A, B AND C AS DESCRIBED IN
INSTRUMENT NO. 1996-002996, RECORDED JANUARY 29, 1996
PINAL COUNTY ARIZONA.

Purported Street Address: 41457 E SUNSET HILLS RD, MARANA, AZ 85653

Tax Parcel Number: 304-05-06606

Original Principal Balance: \$195,000.00

Name and Address of Current Beneficiary: Wells Fargo Bank, N.A.
C/O WELLS FARGO BANK
1 Home Campus X2504-017 Customer Service
Des Moines, IA 50328

Name(s) and Address(s) of Original Trustor(s): GREGORY P. LUSTER AND EUPHEMIA O.
LUSTER, HUSBAND AND WIFE AS COMMUNITY
PROPERTY WITH RIGHT OF SURVIVORSHIP
6750 E MONTECITO, TUCSON, AZ 85710

Name and Address of Trustee/Agent: Quality Loan Service Corporation
2141 5th Avenue, San Diego, CA 92101
Phone: (866)-645-7711
Sales Line: 714-573-1965

