



Recording requested by:

DATE/TIME: 05/29/2013 1454

When recorded mail to:

FEE: \$9.00

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

PAGES: 2

FEE NUMBER: 2013-044582



TS No.: AZ-13-563239-BF
Order No.: 1458694

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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 8/21/2007 and recorded 8/27/2007 as Instrument 2007-097634A, in the office of the County Recorder of PINAL County, Arizona at public auction to the highest bidder:

Sale Date and Time: 9/3/2013 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: LOT 33, FINAL PLAT FOR PARCEL 2 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 135

Purported Street Address: 40920 WEST ROBBINS DRIVE, MARICOPA, AZ 85239

Tax Parcel Number: 512-43-15200

Original Principal Balance: \$210,684.00

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): JOHN K WITTWER AND DONNA L WITTWER,
HUSBAND AND WIFE
40920 WEST ROBBINS DRIVE, MARICOPA, AZ
85138-6617

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
Login to: www.priorityposting.com
AZ-13-563239-BF

The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Financial Institutions.

If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only.

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Dated:

MAY 28 2013

QUALITY LOAN SERVICE CORPORATION

By: **Reina Isip, Assistant Secretary**

State of: **California**)
) ss
County of: **San Diego**)

MAY 28 2013

On _____ before me, W. Sanchez, a notary public, personally appeared **Reina Isip**, who 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.

I certify under *PENALTY OF PERJURY* under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

W. Sanchez

