



SECURITY TITLE AGENCY

Recording requested by:

DATE/TIME: 06/06/2013 1436

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2013-047040

When recorded mail to:

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



TS No.: AZ-13-561908-BF
Order No.: 14-113286

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 12/24/2009 and recorded 1/7/2010 as Instrument 2010-001636A, in the office of the County Recorder of PINAL County, Arizona at public auction to the highest bidder:

Sale Date and Time: 9/10/2013 at 11:00:00 AM

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

Legal Description: LOT 8, MAGMA RANCH I-UNIT 5, ACCORDING TO CABINET F, SLIDE 52, RECORDS OF PINAL COUNTY, ARIZONA; EXCEPT AND RESERVING AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERALS AS SET FORTH IN DOCKET 26, PAGE 533, RECORDS OF PINAL COUNTY, ARIZONA.

Purported Street Address: 10781 EAST SUNFLOWER COURT, FLORENCE, AZ 85132

Tax Parcel Number: 210-39-5400

Original Principal Balance: \$92,867.00

Name and Address of Current Beneficiary: BANK OF AMERICA, N.A.
C/O Bank of America, N.A.
475 Crosspoint Parkway
Getzville, NY 14068

Name(s) and Address(s) of Original Trustor(s): ERIKA D. QUEEN, A SINGLE WOMAN
10781 E. SUNFLOWER COURT, FLORENCE, AZ
85132

Name and Address of Trustee/Agent: Quality Loan Service Corporation
2141 5th Avenue, San Diego, CA 92101
Phone: (866)-645-7711
Sales Line: 714-730-2727
Login to: www.lpsasap.com
AZ-13-561908-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:

JUN 05 2013

QUALITY LOAN SERVICE CORPORATION

By: Melissa Sherrer, Assistant Secretary

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

On JUN 05 2013 before me, W. Sanchez, a notary public, personally appeared **Melissa Sherrer**, 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 W. Sanchez (Seal)
W. Sanchez

