



Recording requested by:

DATE/TIME: 06/06/2013 1538

FEE: \$9.00

When recorded mail to:

PAGES: 2

FEE NUMBER: 2013-047082

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



TS No.: AZ-13-560535-AB  
Order No.: 8215448

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 11/13/2001 and recorded 11/26/2001 as Instrument 2001-053951, 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: At the main entrance to the Superior Court Building, 971 North Jason Lopez Circle Building A, Florence, AZ 85132

Legal Description: LOT 8, BLOCK 45, ADDITION TO THE ORIGINAL TOWNSITE OF SAN MANUEL, ACCORDING TO BOOK 9 OF MAPS, PAGE 25 AND RECORDED IN BOOK B OF MAPS, PAGE 9, RECORDS OF PINAL COUNTY, ARIZONA; EXCEPT ALL GAS, OIL, I METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

Purported Street Address: 215 E 4TH ST, SAN MANUEL, AZ 85631

Tax Parcel Number: 307-07-3740

Original Principal Balance: \$67,006.18

Name and Address of Current Beneficiary: CitiMortgage, Inc.  
C/O CitiMortgage, Inc.  
6400 Las Colinas Blvd MS- CC3-53 Foreclosure  
Irving, TX 75039

Name(s) and Address(s) of Original Trustor(s): VIENNA I. GALLAHER, A WIDOW  
215 S 4TH ST., SAN MANUEL, AZ 85631

Name and Address of Trustee/Agent: Quality Loan Service Corporation  
2141 5<sup>th</sup> Avenue, San Diego, CA 92101  
Phone: (866)-645-7711  
Sales Line: 714-573-1965  
Login to: [www.priorityposting.com](http://www.priorityposting.com)

**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

*Tanisha Lindsay*

By: **Tanisha Lindsay, Assistant Secretary**

State of: California )  
 ) ss  
County of: San Diego )  
JUN 05 2013

On \_\_\_\_\_ before me, W. Sanchez, a notary public, personally appeared **Tanisha Lindsay**, 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

