



Recording requested by:

DATE/TIME: 06/17/2013 1351

When recorded mail to:

FEE: \$9.00

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

PAGES: 3

FEE NUMBER: 2013-050280



TS No.: AZ-13-564209-JP
Order No.: 1463696

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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 3/10/2008 and recorded 3/21/2008 as Instrument 2008-026153, in the office of the County Recorder of PINAL County, Arizona at public auction to the highest bidder:

Sale Date and Time: 9/23/2013 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: PARCEL 1 THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 34 AND 35; THENCE NORTH 89 DEGREES 53 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 407.85 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 125.06 FEET; THENCE NORTH 11 DEGREES 21 MINUTES 29 SECONDS WEST, A DISTANCE OF 469.92 FEET; THENCE NORTH 86 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 486.32 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 193.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 239.49 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 181.96 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 473.98 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 241.53 FEET; THENCE SOUTH 02 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 186.23 FEET TO THE POINT OF BEGINNING. PARCEL 2 AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITY EASEMENT OVER A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED

AS FOLLOWS: BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 34 AND 35; THENCE NORTH 89 DEGREES 53 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 497.85 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 125.06 FEET; THENCE NORTH 11 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 469.92 FEET; THENCE NORTH 86 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 436.32 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 204.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 326.69 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 54 SECONDS WEST, A DISTANCE OF 20.02 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 86.21 FEET; THENCE SOUTH 02 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 241.53 FEET TO THE POINT OF BEGINNING.

Purported Street Address: 1203 BELLA ROCA, ORACLE, AZ 85623

Tax Parcel Number: 308-19-05501

Original Principal Balance: \$297,800.00

Name and Address of Current Beneficiary: M&T BANK
C/O Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd.
Coral Gables, FL 33146

Name(s) and Address(s) of Original Trustor(s): RONALD A RICKEL, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOT AS A COMMUNITY PROPERTY ESTATE, NOR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AND KYRA S RICKEL, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOT AS A COMMUNITY PROPERTY ESTATE, NOR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
1203 W BELLA ROCA, ORACLE, AZ 85623

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-13-564209-JP

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.

