



This information was recorded at request of:

Dovenmuehle Mortgage, Inc
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

DATE/TIME: 11/12/2014 0802
FEE: \$9.00
PAGES: 3
FEE NUMBER: 2014-064747



The recording official is directed to return
This information or a copy to above person

SPACE ABOVE THIS LINE FOR RECORDERS USE

TS#: 500524-AZ-ORD Order #: 02-14046835

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 10/11/2001 and recorded on 10/22/2001, as Instrument No. 2001-048307, in the office of the County Recorder of Pinal County, Arizona, at public auction to the highest bidder at the below date, time and place.

AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST (SEE LEGAL DESCRIPTION ATTACHED)

COUNTY ASSESSOR'S TAX PARCEL NUMBER: 501-08-050F
STREET ADDRESS or IDENTIFIABLE LOCATION: 2976N MCCARRON WAY
MARICOPA, AZ 85239

Further information related to the sale and the Subject Real Property will be made available to the public through www.priorityposting.com. In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee.

Sale Date: 2/13/2015
Sale Time: 11:00 AM
Sale Location: At the main entrance to the Superior Court Building, 971 North Jason Lopez Circle Building A, Florence, AZ 85132

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

ORIGINAL TRUSTOR:
SYLVIA OXFORD, A SINGLE WOMAN
2976N MCCARRON WAY
MARICOPA, AZ 85239

ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$83,900.00

CURRENT BENEFICIARY:
Denver Public Schools Credit Union
3700 E ALAMEDA AVENUE
DENVER CO 80209

NOTICE OF TRUSTEE'S SALE

CURRENT TRUSTEE:

Old Republic Default Management Services

P.O. Box 250

Orange, CA 92856-6250

Phone: (714) 385-3500

Priority Posting & Publishing Automated Sale Line: (714) 573-1965

Dated: 11/10/2014

Old Republic National Title Insurance Company,

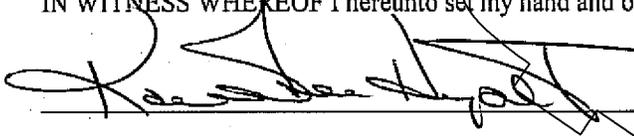
Dalaysia-Ramirez, Assistant Secretary

State of California ss
County of Orange)

On 11/10/14 before me, KAREN LEE HYATT Notary Public, personally appeared DALAYSIA RAMIREZ 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.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A).

The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: **Arizona Department of Financial Institutions.**

LEGAL DESCRIPTION

PARCEL NO. 1:

All of that real property situated in that portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 14, Township 6 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of Lot 79, as said lot is shown on the subdivision plat entitled "HIDDEN VALLEY" recorded March 7, 1958 and on file in Book 8, of Maps, at page 40 thereof, in the official records of said Pinal County more particularly described as follows:

Commencing at a found iron bar monument at the West quarter corner of said Northwest quarter of Section 14, said monument being the centerline intersection of Warren Road and Pampas Grass Road;
THENCE North $89^{\circ} 51' 52''$ East (Basis of Bearing) along the centerline of said Pampas Grass Road, a distance of 661.02 feet;
THENCE North $00^{\circ} 08' 14''$ West along the West line of said Lot 79, a distance of 328.74 to a point on said West line, and, the TRUE POINT OF BEGINNING;
THENCE continuing North $00^{\circ} 08' 14''$ West along said West line of Lot 79, a distance of 280.92 feet to a point on said West line;
THENCE South $63^{\circ} 41' 11''$ East, a distance of 369.26 feet;
THENCE South $00^{\circ} 08' 05''$ East, a distance of 193.85 feet;
THENCE North $76^{\circ} 57' 32''$ West, a distance of 339.53 feet to the point of beginning.

PARCEL NO. 2:

An easement for ingress, egress, public utilities and well over that portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 14, Township 6 South, Range 2 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of Lot 79, Hidden Valley, according to Book 8 of Maps, page 40, record of Pinal County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Northwest quarter of Section 14, also being the centerline intersection of Warren Road and Pampas Grass Road;
THENCE North $89^{\circ} 51' 52''$ East (basis of bearing) along the centerline of said Pampas Grass Road, a distance of 967.60 feet measured (967.61 feet record);
THENCE North $00^{\circ} 08' 05''$ West, a distance of 40.00 feet to a point on the North right of way line of Pampas Grass Road and the POINT OF BEGINNING;
THENCE continuing North $00^{\circ} 08' 05''$ West, a distance of 367.12 feet to the beginning of a horizontal curve, the radius point of which bears North $32^{\circ} 05' 46''$ East, a distance of 45.00 feet;
THENCE Northeasterly along said curve, through a central angle of $295^{\circ} 32' 17''$, a distance of 232.12 feet;
THENCE South $00^{\circ} 08' 05''$ East, a distance of 367.12 feet to a point on said North right of way line;
THENCE South $89^{\circ} 51' 52''$ West along said North line, a distance of 48.00 feet to the POINT OF BEGINNING.