OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 03/14/2016 1309
FEE: $9.00
PAGES: 3
FEE NUMBER: 2016-014910

Recording requested by:
First American Mortgage Solutions
When recorded mail to:

Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101

TS No.: AZ-16-702821-CL
Order No.: 8618064

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 **5/2/2007** and recorded **5/7/2007** as Instrument **2007-054547**, in the office of the County Recorder of **PINAL** County, Arizona. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL** and will occur at public auction to the highest bidder:

Sale Date and Time:	**6/30/2016 at 10:00 AM**
Sale Location:	**At Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, Arizona 85132, At the Main entrance to the Superior Court Building**
Legal Description:	LOT 560, OASIS AT MAGIC RANCH PHASE V AND VI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 71.
Purported Street Address:	**24152 NORTH HIGH DUNES DRIVE, FLORENCE, AZ 85232**
Tax Parcel Number:	**200-75-5620**
Original Principal Balance:	**$181,772.00**
Name and Address of Current Beneficiary:	**Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America C/O Seterus, Inc. 14523 SW Millikan Way, Suite 200 Beaverton, OR 97005**
Name(s) and Address(s) of Original Trustor(s):	**DAVID L. WARD, JR. AND STEPHANIE S. WARD, HUSBAND AND WIFE 24152 NORTH HIGH DUNES DRIVE,, FLORENCE, AZ 85232**

Unofficial

Name and Address of Trustee/Agent:

Quality Loan Service Corporation
411 Ivy Street, San Diego, CA 92101
Phone: (866) 645-7711
Sales Line: 800-280-2832
Login to: www.auction.com
AZ-16-702821-CL

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. 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.

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.

Unofficial

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: AZ-16-702821-CL

Dated: 03-11-2016

QUALITY LOAN SERVICE CORPORATION

Lajahnique Webster

By: **Lajahnique Webster, Assistant Secretary**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: **California)**

County of: **San Diego)**

On 3/11/2016 before me, COURTNEY PATANIA a notary public, personally appeared Lajahnique Webster, 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

COURTNEY PATANIA
Commission # 2044156
Notary Public - California
San Diego County
My Comm. Expires Nov 1, 2017

COURTNEY PATANIA

Unofficial