



Recording requested by:

When recorded mail to:

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

DATE/TIME: 03/14/2016 1626

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2016-015046



TS No.: AZ-16-702627-CL
Order No.: 160033605-AZ-VOI

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 **11/7/2007** and recorded 11/13/2007 as Instrument **2007-125081**, 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: **6/17/2016 at 11:00 AM**
Sale Location: **At the Main Entrance to the Superior Court Building, located at 971 N. Jason Lopez Circle, Building A Florence, AZ 85132**

Legal Description: Parcel 1: That portion of the North half of the South half of Section 26, Township 7 South, Range 16 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows: From the Northwest corner of the Southeast quarter of the Northwest quarter of Section 26; THENCE North 89 degrees 15 minutes 4 seconds East along the North line of said Southeast quarter of the Northwest quarter, 26.52 feet to a point; THENCE South 13 degrees 19 minutes 13 seconds East, 1302.49 feet to a 1/2 inch rebar, tagged LS 11373; THENCE North 89 degrees 39 minutes 13 seconds West, 282.00 feet to a 1/2 inch rebar, tagged LS 11373; THENCE South 00 degrees 20 minutes 47 seconds West, 152.20 feet to a 1/2 inch rebar, tagged LS 11373; THENCE North 89 degrees 15 minutes 47 seconds East, 989.12 feet to a point; THENCE South 13 degrees 13 minutes 16 seconds East, 295.67 feet to a point; THENCE North 89 degrees 15 minutes 47 seconds East, 381.53 feet to the POINT OF BEGINNING; THENCE continue North 89 degrees 15 minutes 47 seconds East, 382.49 feet to a point; THENCE South 00 degrees 45 minutes 15 seconds West, 155.03 feet to a point; THENCE South 89 degrees 15 minutes 47 seconds West, 363.55 feet to a point; THENCE North 06 degrees 14 minutes 00 seconds West, 155.69 feet to the POINT OF BEGINNING. Parcel 2: An easement for ingress, egress and utilities over a 30 foot wide strip of land, the centerline which is described as follows: From the Northwest corner of the Southeast quarter of the Northwest quarter of Section 26, Township 7 South, Range 16 East, of the Gila and Salt River Base and Meridian, Pinal County,

Arizona; THENCE North 89 degrees 15 minutes 47 seconds East, along the North line of said Southeast quarter of the Northwest quarter, 26.52 feet to a point; THENCE South 13 degrees 19 minutes 13 seconds East, 1302.49 feet to a 1/2 inch rebar, tagged LS 11373; THENCE North 89 degrees 39 minutes 13 seconds West, 282.00 feet to a 1/2 inch rebar, tagged LS 11373; THENCE South 00 degrees 20 minutes 47 seconds West, 152.20 feet to a 1/2 inch rebar, tagged LS 11373; THENCE North 89 degrees 15 minutes 47 seconds East, 989.12 feet to a point; THENCE South 13 degrees 13 minutes 16 seconds East, 144.54 feet to a point; THENCE North 89 degrees 15 minutes 47 seconds East, 400.53 feet to the POINT OF BEGINNING; THENCE South 08 degrees 14 minutes 00 seconds East, 470.00 feet to the POINT OF TERMINATION.

Parcel 3: An easement for ingress, egress and utilities over a 30 foot wide strip of land, the centerline of which is runs from the Southwest corner of the parcel described in Docket 1013, Page 865, records of Pinal County, Arizona, along the South line and the Easterly prolongation of the South line of said parcel, to a point on the East line of the Northwest quarter of the Southeast quarter of of Section 26, Township 7 South, Range 16 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Parcel 4: An easement for ingress, egress and utilities over the North 30 feet of the East 30 feet of the Southwest quarter of the Southeast quarter of Section 26, Township 7 South, Range 16 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Parcel 5: An easement for ingress, egress and utilities over the East 30 feet of the Northwest quarter of the Southeast quarter of Section 26, Township 7 South, Range 12 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Parcel 6: An easement for ingress, egress and utilities over the East and Northeasterly 30 feet of that portion of the South 600 feet of the Southwest quarter of the Northeast quarter of Section 26, Township 7 South, Range 16 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Westerly of State Highway.

Purported Street Address: **8869 GLENRIO ROAD, DUDLEYVILLE, AZ 85292**

Tax Parcel Number: **300-53-01803**

Original Principal Balance: **\$191,760.00**

Name and Address of Current Beneficiary: **JPMorgan Chase Bank, National Association
C/O JP Morgan Chase Bank, N.A.
3415 Vision Dr
Columbus, OH 43219**

Name(s) and Address(s) of Original Trustor(s): **RAUL V. JUVERA JR AND LORRAINE M.
JUVERA, HUSBAND AND WIFE, AS JOINT
TENANTS WITH RIGHT OF SURVIVORSHIP
P.O. BOX 1007, MAMMOTH, AZ 85618**

Name and Address of Trustee/Agents: **Quality Loan Service Corporation
411 Ivy Street, San Diego, CA 92101
Phone: (866) 645-7711
Sales Line: 888-988-6736
Login to: Salestrack.tdsf.com
AZ-16-702627-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.

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-16-702627-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.

Courtney Patania
Signature
COURTNEY PATANIA

