



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 10/05/2026 0815

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-082145

Recording requested by:

When recorded mail to:

Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

TS No.: AZ-26-1063451-CL
Order No.: FIN-26026883

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 12/17/2021 and recorded 12/21/2021 as Instrument No. 2021-161668 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: 1/26/2027 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 1, Golf View Estates Unit 1, according to Cabinet B, Slide 132, records of Pinal County, Arizona.

Purported Street Address: 40749 N CHISOLM TRAIL, SAN TAN VALLEY, AZ 85140

Tax Parcel Number: 104-24-0210

Original Principal Balance: \$234,800.00

Name and Address of Current Beneficiary:

**PNC BANK, NATIONAL ASSOCIATION
C/O PNC Bank, N.A.
3232 Newmark Dr.
Miamisburg, OH 45342**

Name(s) and Address(s) of Original Trustor(s):

**James Marcuzzo, a married man as his sole and separate property
40749 N CHISOLM TRAIL, SAN TAN VALLEY,
AZ 85140**

Name and Address of Trustee/Agent:

**QUALITY LOAN SERVICE CORPORATION
2763 Camino Del Rio South, San Diego, CA 92108**

Phone: (866) 645-7711
Sales Line: 800-280-2832
Login to: www.auction.com
Or Login to: <http://www.qualityloan.com>
Reinstatement Line: (866) 645-7711 Ext 5318
AZ-26-1063451-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 Insurance and 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.

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-26-1063451-CL

Dated: 10/2/20

QUALITY LOAN SERVICE CORPORATION

By: Jasam Gaoiran, 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 OCT 02 2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, 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.

A. Pilgram
Signature **A. Pilgram**

