



# FORECLOSURE UPDATE

By Ion Data, LLC

WEEK ENDING 6/3/2016

# of Records - 35

PO Box 41866  
Mesa, AZ 85274  
(480) 831-6677

## PINAL 2 WEEK RESIDENTIAL FORECLOSURES

Prop Type, File Number, File Date Trustor Lot, Legal Description Property Address Current Owner	Status Parcel #, Book / Map Use Code, Year Built Property City, Zip Home, Lot (SqFt)	Beneficiary Mortgage File # Mortgage Amount : Date Deed Sale : Date Assessor Value : Tax Year	Trustee Trustee Phone # Sale (Date / Time / Place) Trustee Sale # Property Type
R 16-011279 2/26/2016 VALENZUELA, ALMITA 61, GILBERT ACRES 1101 E 11TH ST VALENZUELA, ALMITA	<b>ACTIVE</b> 505210610, 084/21 0121, 1962 CASA GRANDE, 85122 0 / 0	MIDFIRST BANK 03-071378 \$41,800 : 10/10/2003 \$67,500 : 7/29/1991 \$64,783 : 2017	QUALITY LOAN SERVICE CORP (888) 988-6736 5/31/2016 / 11:00:00 AM / CH AZ-16-699096-JB SFR GRADE 010-2 URBAN SUBDIVID
R 16-010966 2/24/2016 LIZARRAGA, MIGUEL 13, ARIZONA CITY UNIT ONE 9361 W MAGNUM DR LIZARRAGA, MIGUEL	<b>ACTIVE</b> 406021340, 117/06 0131, 2005 ARIZONA CIT, 85123 1270 / 0	SELENE FINANCE LP 06-094762 \$155,500 : 7/3/2006 \$155,500 : 7/3/2006 \$41,216 : 2014	QUALITY LOAN SERVICE CORPORA (916) 939-0772 5/31/2016 / 11:00:00 AM / CH AZ-14-643924-JP SFR GRADE 010-3 URBAN SUBDIVID
R 16-010968 2/24/2016 TIGNER, FLETCHER J & HEIDI 18, HOMES AREA SUBDIVISION 10998 E VAH KI INN RD TIGNER, FLETCHER J & HEIDI	<b>ACTIVE</b> 202290050, 062/17 0111, 1930 VALLEY FARM, 85191 848 / 38333	WILMINGTON SAVINGS FUND SOCIETY 07-001475 \$65,000 : 1/3/2007 \$75,000 : 4/20/2005 \$21,692 : 2013	ERIC L COOK (714) 730-2727 5/31/2016 / 11:00:00 AM / CH 16-41596 SFR GRADE 010-1 URBAN SUBDIVID
R 16-011255 2/25/2016 HEBERT, SCOTT D & AMANDA L 342, ARIZONA CITY UNIT TWELVE 10960 W XAVIER DR HEBERT, SCOTT D & AMANDA L	<b>ACTIVE</b> 407123420, 118/01 0131, 2001 ARIZONA CIT, 85123 1322 / 0	RUSHMORE LOAN MANAGEMENT SER 09-047265 \$41,081 : 5/11/2009 \$42,500 : 5/11/2009 N/A : 2016	QUALITY LOAN SERVICE CORPORA (916) 939-0772 5/31/2016 / 11:00:00 AM / CH AZ-16-702390-CL SFR GRADE 010-3 URBAN SUBDIVID
R 16-012376 3/1/2016 GONZALEZ, JOSHUA D & EVELINA M 11, ORIGINAL TOWNSITE OF SAN MA 214 S 5TH PL GONZALEZ, JOSHUA D & EVELINA M	<b>ACTIVE</b> 307073840, 138/32 0123, 1971 SAN MANUEL, 85631 0 / 0	DITECH FINANCIAL LLC 04-072323 \$87,850 : 9/15/2004 \$82,900 : 8/20/2002 \$43,947 : 2017	JASON P SHERMAN (602) 222-5711 5/31/2016 / 11:00:00 AM / CH 16-024009 GRT SFR GRADE 010-2 RURAL SUBDIVID
R 16-010741 2/23/2016 COLEY/GIBSON, ELIZABETH A/ROLAN 32, DESERT VISTA UNIT NO 5 10254 N FALDALE RD COLEY/GIBSON, ELIZABETH A/ROLAN	<b>ACTIVE</b> 509290320, 059/19 0829, 2007 CASA GRANDE, 85122 -1 / 0	CASCADE FINANCIAL SERVICES 11-086303 \$174,541 : 10/25/2011 \$184,000 : 5/14/2009 \$131,429 : 2017	TRUSTEE CORP (702) 659-7766 6/1/2016 / 11:00:00 AM / CH AZ07000006-16-1 MH SUB LOT AFFIXED MOBILE HOM
R 16-007124 2/4/2016 PARKER, CHRISTOPHER W & HELENA 44, SAN TAN HEIGHTS PARCEL A-7 2008 W KRISTINA AVE PARKER, CHRISTOPHER W & HELENA	<b>ACTIVE</b> 509956860, 028/13 0131, 2005 SAN TAN VAL, 85142 1464 / 5663	OCWEN LOAN SERVICING LLC 06-178346 \$143,076 : 12/29/2006 \$178,845 : 12/29/2006 \$69,992 : 2011	WESTERN PROGRESSIVE AZ INC (866) 960-8299 6/1/2016 / 11:00:00 AM / CH 2015-01331-AZ SFR GRADE 010-3 URBAN SUBDIVID
R 16-008961 2/16/2016 BRADY, CALEB T 199, G DIAMOND RANCH PARCEL C 1340 E PRICKLY PEAR DR BRADY, CALEB T	<b>ACTIVE</b> 505015290, 084/16 0131, 2010 CASA GRANDE, 85122 2150 / 7841	WELLS FARGO BANK 10-054244 \$149,624 : 6/8/2010 \$151,639 : 6/8/2010 \$97,137 : 2013	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-702783-BF SFR GRADE 010-3 URBAN SUBDIVID

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R 16-008962 2/16/2016 NEFF, CONNIE L 295, GHOST RANCH UNIT II PHASE 2 636 E SETTLERS TRL NEFF, CONNIE L	<b>ACTIVE</b> 509385640, 059/21 0131, 2006 CASA GRANDE, 85122 0 / 7841	WELLS FARGO BANK 10-070043 \$115,706 : 7/26/2010 \$123,000 : 7/26/2010 \$185,833 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-702795-BF SFR GRADE 010-3 URBAN SUBDIVID
R 16-008960 2/16/2016 PITTMAN, CHRISTOPHER B 314, GHOST RANCH UNIT II PHASE 2 824 E WOLF HOLLOW DR PITTMAN, CHRISTOPHER B	<b>ACTIVE</b> 509385830, 059/21 0131, 2007 CASA GRANDE, 85122 0 / 6970	WELLS FARGO BANK 10-075940 \$100,644 : 8/12/2010 \$104,000 : 8/12/2010 \$139,048 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-702962-BF SFR GRADE 010-3 URBAN SUBDIVID
R 16-009245 2/17/2016 ADAMO, MICHAEL J 7, SANTA ROSA SPRINGS PARCEL 1 42268 W CALLE ST ADAMO, MICHAEL J	<b>ACTIVE</b> 512160070, 053/35 0131, 2006 MARICOPA, 85138 0 / 5663	M&T BANK 08-057885 \$146,697 : 6/17/2008 \$149,000 : 6/17/2008 \$119,318 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-698859-CL SFR GRADE 010-3 URBAN SUBDIVID
R 16-008617 2/12/2016 WALLIS, ADRIAN E & LAURA L 120, JOHNSON RANCH UNIT 15 175 E SHAWNEE RD WALLIS, ADRIAN E & LAURA L	<b>ACTIVE</b> 210651200, 029/30 0131, 2003 QUEEN CREEK, 85143 1630 / 5227	WELLS FARGO BANK 03-087840 \$131,971 : 12/17/2003 N/A : 11/4/2011 \$110,743 : 2015	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-702442-BF SFR GRADE 010-3 URBAN SUBDIVID
R 16-010112 2/22/2016 NARAYAN, ANJIVE 101, JOHNSON RANCH UNIT 18 927 E MOUNTAIN VIEW RD NARAYAN, ANJIVE	<b>ACTIVE</b> 210722750, 029/29 0131, 2005 SAN TAN VAL, 85143 0 / 5227	WELLS FARGO BANK 13-062453 \$132,032 : 7/29/2013 \$152,830 : 8/9/2005 \$126,831 : 2017	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-702977-BF SFR GRADE 010-3 URBAN SUBDIVID
R 16-009399 2/17/2016 BEAL, FRANK & STEPHANIE 146, SADDLEBROOKE UNIT TWENTY 37173 S DESERT SKY LN BEAL, FRANK & STEPHANIE	<b>ACTIVE</b> 305921460, 144/25 0141, 2004 TUCSON, 85739 3148 / 10454	OCWEN LOAN SERVICING LLC 05-022394 \$300,000 : 3/3/2005 \$631,383 : 4/29/2009 N/A : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-699573-JP SFR GRADE 010-4 URBAN SUBDIVID
R 16-009401 2/17/2016 SIDONI, TINA M 26, JOHNSON RANCH UNIT 18 29360 N ROSEWOOD DR SIDONI, TINA M	<b>ACTIVE</b> 210722000, 029/29 0131, 2004 QUEEN CREEK, 85143 0 / 4792	NATIONSTAR MORTGAGE LLC 05-134634 \$151,500 : 10/4/2005 \$138,463 : 12/30/2004 \$113,654 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-15-698502-AB SFR GRADE 010-3 URBAN SUBDIVID
R 16-008523 2/11/2016 SANDOVAL, JOSHUA 76, SAN TAN HEIGHTS PARCEL J 3432 W NAOMI LN SANDOVAL, JOSHUA	<b>ACTIVE</b> 509126140, 028/11 0131, 2005 QUEEN CREEK, 85142 2596 / 6970	BANK OF AMERICA 06-035008 \$277,983 : 3/13/2006 \$347,479 : 3/13/2006 \$115,987 : 2013	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-15-696366-JP SFR GRADE 010-3 URBAN SUBDIVID
R 16-008522 2/11/2016 TARDIF, DANIEL J & STACEY 446, RANCHO BELLA VISTA UNIT 2 31337 N MESQUITE WAY TARDIF, DANIEL J & STACEY	<b>ACTIVE</b> 210714460, 029/17 0131, 2005 QUEEN CREEK, 85143 0 / 5663	WELLS FARGO BANK 12-096439 \$135,342 : 11/8/2012 \$173,539 : 7/18/2005 \$131,344 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-15-697565-BF SFR GRADE 010-3 URBAN SUBDIVID
R 16-009420 2/18/2016 TORRES, ANYSSA M 90, THE GREENS AT CASA GRANDE U 2351 N SAND HILLS CT TORRES, ANYSSA M	<b>ACTIVE</b> 503331060, 085/12 0131, 2007 CASA GRANDE, 85122 0 / 8712	PENNYMAC LOAN SERVICES LLC 14-022941 \$130,591 : 4/21/2014 \$133,000 : 4/21/2014 \$117,552 : 2016	MTC FINANCIAL INC DBA TRUSTEE (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ07000394-15-1 SFR GRADE 010-3 URBAN SUBDIVID

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R 16-009581 2/18/2016 PILKINGTON, DEON J 18, SAN TAN HEIGHTS PARCEL B 33264 N RD RUNNER LN PILKINGTON, DEON J	<b>ACTIVE</b> 509121380, 028/11 0131, 2004 QUEEN CREEK, 85142 0 / 6098	M&T BANK 04-105958 \$181,828 : 12/22/2004 \$227,285 : 12/22/2004 \$144,490 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-698858-CL SFR GRADE 010-3 URBAN SUBDIVID
R 16-009398 2/17/2016 FRENCH, DAVID A 23, ANTHEM AT MERRILL RANCH UNI 7872 W DESERT BLOSSOM WAY FRENCH, DAVID A	<b>ACTIVE</b> 211114250, 048/25 0131, 2007 FLORENCE, 85132 0 / 8276	JP MORGAN CHASE BANK NA 07-123495 \$176,962 : 11/7/2007 \$179,740 : 11/7/2007 \$121,873 : 2016	QUALITY LOAN SERVICE CORP (800) 280-2832 6/2/2016 / 10:00:00 AM / CH AZ-16-700686-CL SFR GRADE 010-3 URBAN SUBDIVID
R 16-010132 2/22/2016 CAPLETTE, KIM M 21, W1/2 E1/2 & E-20 OF W1/2 OF IN S 655 E MCDOWELL BLVD CAPLETTE, KIM M	<b>ACTIVE</b> 10004001B, 006/04 0124, 1968 APACHE JUNC, 85119 0 / 60984	OCWEN LOAN SERVICING LLC 09-124051 \$335,631 : 12/1/2009 \$332,750 : 5/7/2008 \$148,838 : 2017	WESTERN PROGRESSIVE AZ INC (866) 960-8299 6/2/2016 / 10:00:00 AM / CH 2015-01420-AZ SFR GRADE 010-2 RURAL NON-SUB
R 16-010356 2/22/2016 ODAY, LAWRENCE F & TRACIE T 51, CASA MIRAGE 515 W CASA MIRAGE CT ODAY, LAWRENCE F & TRACIE T	<b>ACTIVE</b> 504590510, 084/07 0131, 2000 CASA GRANDE, 85122 0 / 6534	JP MORGAN CHASE BANK NA 05-105297 \$181,800 : 8/16/2005 \$102,583 : 9/20/2000 \$124,919 : 2017	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 16-00343 ODAY SFR GRADE 010-3 URBAN SUBDIVID
R 16-010358 2/22/2016 LAYTON, LASZLO 23, PARCEL 22 WEST AT GOLD CANY 5181 S CASA PRIETO DR LAYTON, LASZLO	<b>ACTIVE</b> 108210230, 008/06 0131, 2000 GOLD CANYON, 85118 1471 / 5227	JP MORGAN CHASE BANK NA 06-001162 \$222,400 : 1/3/2006 \$278,000 : 1/3/2006 \$111,834 : 2014	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 16-00327 LAYTON SFR GRADE 010-3 URBAN SUBDIVID
R 16-011168 2/25/2016 MAKAAFI, SIAOSI T & JANA H 72, JOHNSON RANCH UNIT 28 1020 E NICKELBACK ST MAKAAFI, SIAOSI T & JANA H	<b>ACTIVE</b> 210762080, 029/29 0131, 2005 QUEEN CREEK, 85143 3271 / 6534	NATIONSTAR MORTGAGE LLC 06-065330 \$251,652 : 5/5/2006 \$314,565 : 5/5/2006 \$110,074 : 2011	JASON P SHERMAN (602) 222-5711 6/2/2016 / 10:00:00 AM / CH 16-024108 CXE SFR GRADE 010-3 URBAN SUBDIVID
R 16-011170 2/25/2016 TAYLOR, ROGER L JR 632, PECAN CREEK SOUTH UNIT 6 1504 E LESLIE AVE TAYLOR, ROGER L JR	<b>ACTIVE</b> 109326320, 020/29 0131, 2008 QUEEN CREEK, 85140 0 / 4792	NATIONSTAR MORTGAGE LLC 09-112184 \$159,304 : 10/29/2009 \$159,026 : 11/21/2008 \$153,984 : 2017	JASON P SHERMAN (602) 222-5711 6/2/2016 / 10:00:00 AM / CH 16-024170 CXE SFR GRADE 010-3 URBAN SUBDIVID
R 16-011195 2/25/2016 PEPE, RONALD F & ANGELA M 138, PARCEL 2B AT RANCHO EL DOR 43808 W ELM DR PEPE, RONALD F & ANGELA M	<b>ACTIVE</b> 512211380, 053/15 0131, 2002 MARICOPA, 85138 0 / 5227	NATIONSTAR MORTGAGE LLC 06-061583 \$232,000 : 4/28/2006 \$142,715 : 10/9/2002 \$107,356 : 2017	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 15-05503 PEPE SFR GRADE 010-3 URBAN SUBDIVID
R 16-012001 2/29/2016 PUTMAN, ROY L & GERRIE M 12, KEARNY SUBDIVISION NO 3 429 W JAMESTOWN RD PUTMAN, ROY L & GERRIE M	<b>ACTIVE</b> 301133920, 042/28 0121, 1973 KEARNY, 85137 1040 / 0	JP MORGAN CHASE BANK NA 07-114029 \$84,600 : 10/9/2007 N/A \$42,935 : 2014	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 16-00570 PUTMAN SFR GRADE 010-2 URBAN SUBDIVID
R 16-012645 3/2/2016 ROBERTS, ANGELIQUE M 8, SMITH FARMS PARCEL 5 40147 W MARY LOU DR ROBERTS, ANGELIQUE M	<b>ACTIVE</b> 512392430, 053/25 0131, 2006 MARICOPA, 85138 1756 / 5227	WELLS FARGO HOME MORTGAGE INC 07-035490 \$141,865 : 3/23/2007 \$166,900 : 3/23/2007 N/A : 2016	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 15-40776 ROBERTS SFR GRADE 010-3 URBAN SUBDIVID

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R 16-012647 3/2/2016 YATES/STEELE, KELLY M/ STACEY L 174, JOHNSON RANCH UNIT 15 291 E CHEYENNE RD YATES/STEELE, KELLY M/ STACEY L	<b>ACTIVE</b> 210651740, 029/30 0131, 2003 QUEEN CREEK, 85143 1630 / 5227	CITIMORTGAGE INC 05-121285 \$173,000 : 9/14/2005 \$126,384 : 5/29/2003 N/A : 2016	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 16-00644 YATES SFR GRADE 010-3 URBAN SUBDIVID
R 16-012859 3/3/2016 COON, LINDA 51, TORTOSA NW PARCEL 11 35965 W CARTEGNA LN COON, LINDA	<b>ACTIVE</b> 502531880, 052/28 0131, 2006 MARICOPA, 85138 3900 / 6534	PNC MORTGAGE 12-109174 \$128,000 : 12/20/2012 N/A : 12/20/2012 \$108,561 : 2013	LEONARD J MCDONALD (602) 255-6035 6/2/2016 / 10:00:00 AM / CH 16-00727 COON SFR GRADE 010-3 URBAN SUBDIVID
R 16-010962 2/24/2016 SKOG/DECKER-SKOG, LOREN/SHERI 1, TERRA MORADO 810 S BUENA VISTA DR SKOG/DECKER-SKOG, LOREN/SHERI	<b>ACTIVE</b> 102081380, 006/29 0131, 2013 APACHE JUNC, 85120 2014 / 7405	PENNYMAC LOAN SERVICES LLC 13-093746 \$193,431 : 12/8/2013 N/A : 12/5/2013 \$92,712 : 2014	TRUSTEE CORP (702) 659-7766 6/2/2016 / 11:00:00 AM / CH AZ07000158-15-1 SFR GRADE 010-3 URBAN SUBDIVID
R 16-013197 3/4/2016 LARRABEE, LARRY B & PEGGY M 86, PARCEL 5 OF THE VILLAGES AT R 20583 N RYAN TRL LARRABEE, LARRY B & PEGGY M	<b>ACTIVE</b> 512044410, 053/22 0131, 2005 MARICOPA, 85138 1989 / 6970	BMO HARRIS BANK NA 07-101783 \$242,700 : 9/7/2007 N/A : 6/5/2009 \$91,421 : 2011	LARRY O FOLKS (602) 262-2265 6/3/2016 / 11:00:00 AM / CH LARRABEE, LARRY SFR GRADE 010-3 URBAN SUBDIVID
R 16-012861 3/3/2016 HECK, NANCY 5, DAUM'S SUBDIVISION 1492 S SMYTHE DR HECK, NANCY	<b>ACTIVE</b> 102340350, 006/30 0829, 1989 APACHE JUNC, 85120 -1 / 0	MATRIX FINANCIAL SERVICES CORP 01-011210 \$93,532 : 3/19/2001 \$25,000 : 3/19/2001 N/A : 2017	LEONARD J MCDONALD (602) 255-6035 6/3/2016 / 11:00:00 AM / CH 16-00286 HOCK MH SUB LOT AFFIXED MOBILE HOM
R 16-012926 3/3/2016 MEBANE, KEVIN SW NW NE SW NW EXC S-33 THEREO 315 N VISTA RD MEBANE, KEVIN	<b>ACTIVE</b> 10303045A, 006/22 0122, 1984 APACHE JUNC, 85119 1409 / 21780	PENNYMAC LOAN SERVICES LLC 13-067006 \$147,181 : 8/14/2013 \$145,000 : 8/14/2013 N/A : 2017	LEONARD J MCDONALD (602) 255-6035 6/3/2016 / 11:00:00 AM / CH 16-00354 MCBANE SFR GRADE 010-2 URBAN NON-SUB
R 16-013173 3/4/2016 NESBIHAL, LINDA M & PHILLIP C 48, PARCEL 7 RANCHO EL DORADO 21947 N DESERT PARK CT NESBIHAL, LINDA M & PHILLIP C	<b>ACTIVE</b> 512260480, 053/15 0131, 2004 MARICOPA, 85138 3874 / 10454	CITIMORTGAGE INC 12-082985 \$157,998 : 9/25/2012 \$318,868 : 7/30/2004 N/A : 2017	LEONARD J MCDONALD (602) 255-6035 6/3/2016 / 11:00:00 AM / CH 16-00722 NESBIHAL SFR GRADE 010-3 URBAN SUBDIVID