



RECORDING REQUESTED BY:

DATE/TIME: 07/10/2012 1537

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2012-058541

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614



Trustee Sale No. AZ08000736-12-1

APN 512-07-4530

Title Order No. 120223348-AZ-LMI

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 April 20, 2007 and recorded on May 7, 2007 as Instrument No. 2007-055078 of official records in the Office of the Recorder of Pinal County, Arizona at public auction to the highest bidder **at the Main Entrance to the Superior Court Building located at the Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, AZ 85132 on October 25, 2012 at 10:00 AM** on said day.

The street address and other common designation, if any, of the real property described above is purported to be: 42742 W MISTY MORNING LN, MARICOPA, AZ 85239-8555

LOT 120, OF FINAL PLAT OF PROVINCE PARCEL 5A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 3. EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED IN DOCKET 42, PAGE 24, COUNTY OF PINAL, STATE OF ARIZONA.

APN: 512-07-4530

Original Principal Balance \$232,375.00

Name and Address of original Trustor

JACQUELINE KENDRICK, AN UNMARRIED WOMAN
42742 W MISTY MORNING LN, MARICOPA, AZ 85239-8555

Name and Address of the Beneficiary

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Southwest, N.A. FKA Wachovia
Mortgage, FSB FKA World Savings Bank, FSB
c/o Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Name and Address of Trustee

MTC FINANCIAL INC. dba Trustee Corps
17100 Gillette Ave, Irvine, CA 92614
949-252-8300

Said sale will be made for cash (payable at time of sale), but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Trust Deed, which includes interest thereon as provided in said Note, advances, if any under the terms of said Trust Deed, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Trust Deed.

The Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the Beneficiary to the extent of his credit bid, shall pay the price bid no later than five o'clock P.M. (5:00 P.M.) of the following day, other than a Saturday or legal holiday

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

DATE: July 10, 2012

Trustee Corps



Rosenda Cardenas, Authorized Signatory

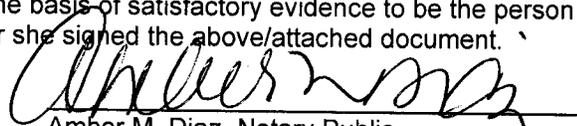
Manner of Trustee qualification:
Real Estate Broker, as required by ARS Section 33-803, Subsection A

Name of Trustee's regulator:
Arizona Department of Real Estate

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
AUTOMATED SALES INFORMATION PLEASE CALL
AUCTION.COM AT 800.280.2832**

State of ARIZONA
County of MARICOPA

On this 10th day of July, 2012, before me, **AMBER M. DIAZ**, personally appeared **ROSENDA CARDENAS**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.



Amber M. Diaz, Notary Public
Commission Expires: February 25, 2015

