



RECORDING REQUESTED BY:

DATE/TIME: 5/20/2014 256  
FEE: \$9.00  
PAGES: 2  
FEE NUMBER: 2014-020175



WHEN RECORDED MAIL TO:

TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614

TS No. AZ08000565-14-1

APN 108-25-0450 5

TO No. 97102101

**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 June 20, 2011 and recorded on June 28, 2011 as Instrument No. 2011-053977 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 August 21, 2014 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: 6747 E HACIENDA LA COLORADA DR, GOLD CANYON, AZ 85118

LOT 45, PARCEL 25TH SOUTH AT GOLD CANYON RANCH, ACCORDING TO THE PLAT OF RECORD, IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA, IN CABINET C, SLIDE 21, PINAL COUNTY, ARIZONA.

APN: 108-25-0450 5

Original Principal Balance \$271,000.00

Name and Address of original Trustor

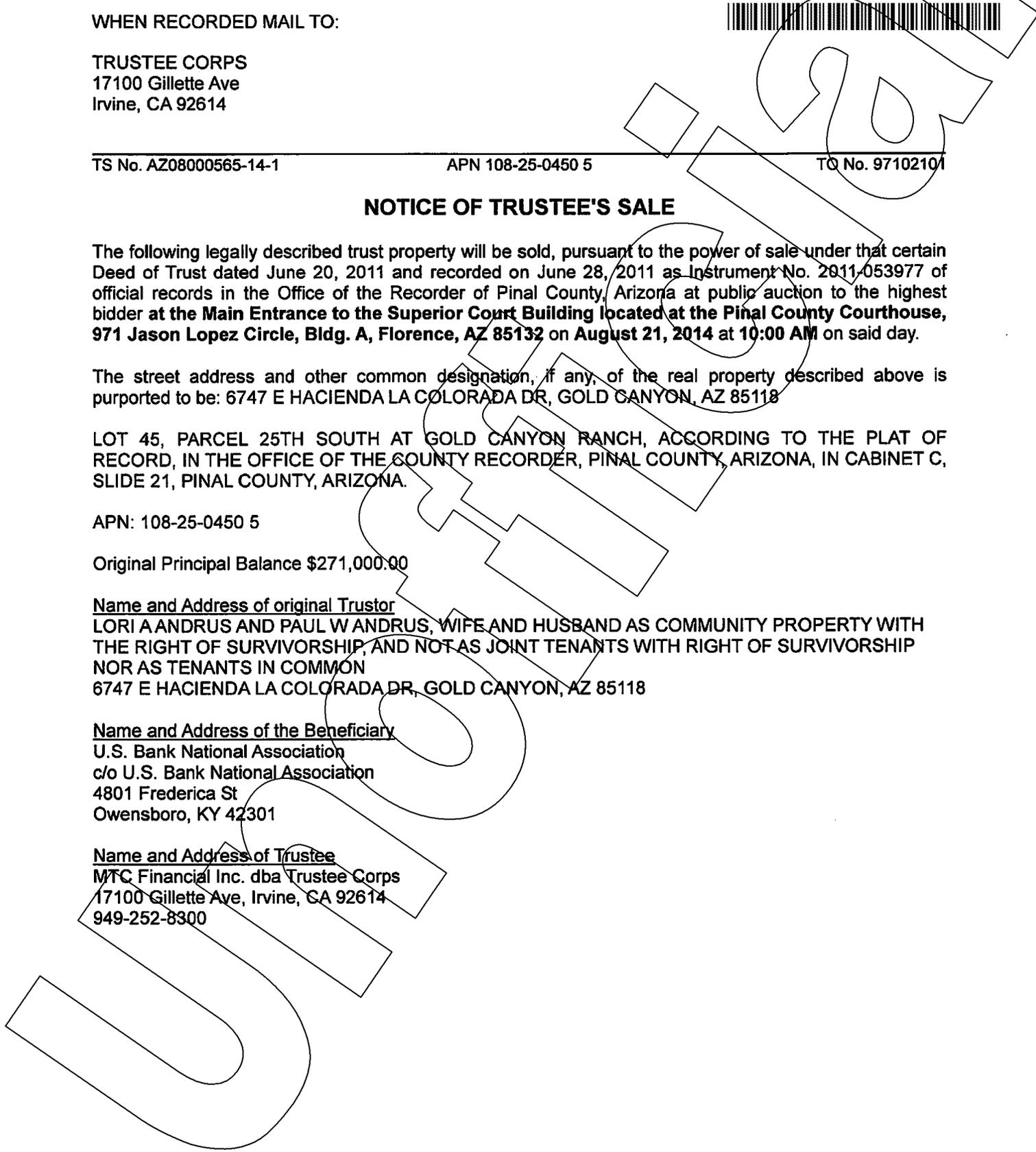
LORI A ANDRUS AND PAUL W ANDRUS, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP NOR AS TENANTS IN COMMON  
6747 E HACIENDA LA COLORADA DR, GOLD CANYON, AZ 85118

Name and Address of the Beneficiary

U.S. Bank National Association  
c/o U.S. Bank National Association  
4801 Frederica St  
Owensboro, KY 42301

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: May 13, 2014

MTC Financial Inc. dba Trustee Corps

  
\_\_\_\_\_  
Rosenda Cardenas, Authorized Signatory

Manner of Trustee qualification:

**Real Estate Broker, as required by ARS Section 33-803, Subsection A**

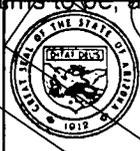
Name of Trustee's regulator:

**Arizona Department of Real Estate**

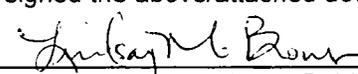
**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL:  
AUCTION.COM at 800.280.2832**

State of ARIZONA  
County of MARICOPA

On this 13th day of May, 2014, before me, **LINDSAY M. BROWN**, 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.



Lindsay M. Brown  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 04-09-15

  
\_\_\_\_\_  
Lindsay M. Brown, Notary Public  
Commission Expires: April 9, 2015

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.