



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

DATE/TIME: 07/01/2014 1525

FEE: \$9.00

PAGES: 2

FEE NUMBER: 2014-038134



TS No. AZ08000910-14-1

APN 509-94-4510

TO No. 140127585-AZ-V01

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 November 7, 2005 and recorded on November 14, 2005 as Instrument No. 2005-156686 of official records in the Office of the Recorder of Pinal County, Arizona at public auction to the highest bidder **the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ** on **October 6, 2014 at 11:00 AM** on said day.

The street address and other common designation, if any, of the real property described above is purported to be: 1883 W DESERT HILLS DRIVE, QUEEN CREEK, AZ 85242

LOT 77, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37.

APN: 509-94-4510

Original Principal Balance \$167,396.00

Name and Address of original Trustor

JUAN DUARTE AVITIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
1883 W DESERT HILLS DRIVE, QUEEN CREEK, AZ 85242

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.

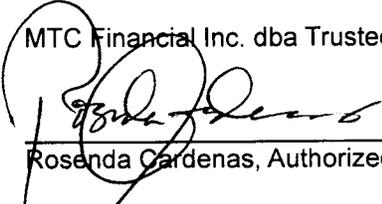
The Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the Beneficiary to 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: June 30, 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

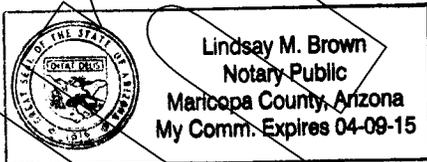
Name of Trustee's regulator:

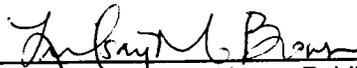
Arizona Department of Real Estate

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
In Source Logic at 702-659-7766**

State of ARIZONA
County of MARICOPA

On this 30th day of June, 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
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.