



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY:

DATE/TIME: 07/29/2014 1544

WHEN RECORDED MAIL TO:

FEE: \$9.00

PAGES: 3

TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614

FEE NUMBER: 2014-043740



TS No. AZ08000999-14-1

APN 507-04-013A

TO No. 140150404-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 February 7, 2002 and recorded on April 3, 2002 as Instrument No. 2002-017116 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 November 3, 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: 307 N TREKEL, CASA GRANDE, AZ 85122

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

APN: 507-04-013A

Original Principal Balance \$76,314.44

Name and Address of original Trustor

COSME RODRIGUEZ AND ELIZABETH RODRIGUEZ, HUSBAND AND WIFE, AS JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
307 N TREKEL, CASA GRANDE, AZ 85122

Name and Address of the Beneficiary

Beneficial Financial I, Inc., successor by merger to Beneficial Mortgage Co. of Arizona  
c/o HSBC CONSUMER LENDING  
961 WEIGLE DRIVE  
ELMHURST, IL 60126

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.

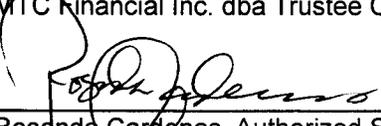
The Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the Beneficiary to 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 28, 2014

MTC Financial Inc. dba Trustee Corps

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

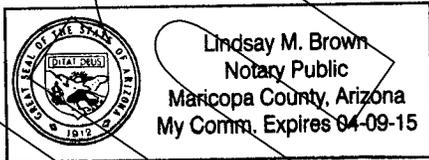
Manner of Trustee qualification:  
**Real Estate Broker, as required by ARS Section 33-803, Subsection A**

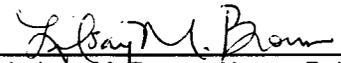
Name of Trustee's regulator:  
**Arizona Department of Real Estate**

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

State of ARIZONA  
County of MARICOPA

On this 28th day of July, 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.

**EXHIBIT A**

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF MYERS AVENUE, AS SHOWN ON THE PLAT OF MYERS HOMESITES 2ND UNIT, ACCORDING TO BOOK 4 OF MAPS, PAGE 36, RECORDS OF PINAL COUNTY, ARIZONA, WHICH LIES 205 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 9, MYERS HOMESITES 1ST UNIT, ACCORDING TO BOOK 4 OF MAPS, PAGE 4, RECORDS OF PINAL COUNTY, ARIZONA, ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 398, PAGE 283, RECORDS OF PINAL COUNTY, ARIZONA; THENCE CONTINUING SOUTH ALONG SAID WEST LINE, 25 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 56, PAGE 593; THENCE WEST, ALONG THE NORTH LINE OF THE LAST REFERENCED PROPERTY, 145.5 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 25 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 398, PAGE 283; THENCE EAST ALONG THE SOUTH LINE OF THE LAST REFERENCED PROPERTY, 145.5 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AND SOMETIMES DESCRIBED AS: LOT 3, BLOCK 1, OF MYERS HOMESITES 2ND UNIT AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 6 OF MAPS, PAGE 12; AND A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE WEST LINE OF MYERS AVENUE 180 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF BLOCK 9, MYERS HOMESITES FIRST UNIT, ADDITION TO CASA GRANDE; THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF FOURTH STREET NORTH 145.09 FEET TO AN ALLEY, THENCE SOUTHERLY ALONG ALLEY FOR 25 FEET; THENCE EASTERLY PARALLEL TO FOURTH STREET NORTH 144.76 FEET TO THE WEST LINE OF MYERS AVENUE; THENCE NORTHERLY ALONG MYERS AVENUE 25 FEET TO THE PLACE OF BEGINNING, ALSO KNOWN AND SOMETIMES DESCRIBED AS: LOT 4, BLOCK 1, MYERS HOMESITES, 2ND UNIT AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 6 OF MAPS, PAGE 12.