



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY:

DATE/TIME: 02/08/2016 16:16

FEE: \$9.00

WHEN RECORDED MAIL TO:

PAGES: 2

FEE NUMBER: 2016-007808

TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614



TS No. AZ07000395-15-1

APN 512-39-15406

TO No. 150316143-AZ-VOI

### 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 August 28, 2013 and recorded on August 30, 2013 as Instrument No. 2013-071408 of official records in the Office of the Recorder of Pinal County, Arizona. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR** at public auction to the highest bidder the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ on **May 13, 2016 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: 18524 N DAVIS DR, MARICOPA, AZ 85138

LOT 8 OF SMITH FARMS PARCEL 4, A SUBDIVISION OF PINAL COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN CABINET E, SLIDE 154.

APN: 512-39-15406

Original Principal Balance \$133,781.00

Name and Address of original Trustor  
ELIA G MANJARRE, AN UNMARRIED WOMAN  
18524 N DAVIS DR, MARICOPA, AZ 85138

Name and Address of the Beneficiary  
PennyMac Loan Services, LLC  
c/o PennyMac Loan Services, LLC  
6101 Condor Drive  
Moorpark, CA 93021

Name and Address of Trustee  
MTC Financial Inc. dba Trustee Corps  
17100 Gillette Ave, Irvine, CA 92614  
949-252-8300  
TDD: 800-367-8939

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: February 5, 2016

MTC Financial Inc. dba Trustee Corps

*Amanda Alcantara*

Amanda Alcantara, Authorized Signatory

Manner of Trustee qualification:

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

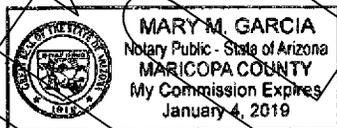
Name of Trustee's regulator:

**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 762-659-7766**

State of ARIZONA  
County of MARICOPA

On this 5th day of February, 2016, before me, **MARY M. GARCIA** personally appeared **AMANDA ALCANTARA**, 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.



*Mary M. Garcia*  
Mary M. Garcia, Notary Public  
Commission Expires: January 4, 2019

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.