

TS No. AZ07000295-19-1

APN 102-19-4470

TO No. 190923002-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 September 15, 2017 and recorded on September 15, 2017 as Instrument No. 20170683414 of official records in the Office of the Recorder of Maricopa 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 at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on October 10, 2019 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: 8805 W ROMA AVE, PHOENIX, AZ 85037 LOT 81, SUNRISE TERRACE UNIT FIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 143 OF MAPS, PAGE 20 APN: 102-19-447 0 Original Principal Balance \$146,301.00 Name and Address of original Trustor MANUEL RUIZ, A SINGLE MAN 8805 W ROMA AVE, PHOENIX, AZ 85037 Name and Address of the Beneficiary PennyMac Loan Services, LLC c/o PennyMac Loan Services, LLC 3043 Townsgate Road #200 Westlake Village, CA 91361 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: July 3, 2019 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) AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 62500, Pub Dates: 08/09/2019, 08/16/2019, 08/23/2019, 08/30/2019, AZ CAPITOL TIMES