

**Trustee Sale No: 14180023**  
**Loan Number: 3607 N. 51ST AVE**  
**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 1, 2017, and recorded on September 1, 2017 in Instrument Number 20170652836, Records 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 FIRST 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. at public auction to the highest bidder in the courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson Street, Phoenix, AZ 85003 on April 17, 2018 at 12:00PM of said day: LEGAL: Lot Three Thousand Six Hundred Ninety Seven (3697), MARYVALE TERRACE NO. 6, a subdivision recorded in the office of the Maricopa County, Arizona Recorder in Book 72 of Maps, Page 48. The street address is purported to be: 3607 N. 51st Avenue, Phoenix, AZ 85031 Tax Parcel Number 107-29-032 Original Principal Balance \$ 117,000.00 Name and address of original Trustor AZTECA Enterprice, LLC, an Arizona limited liability company, 525 N Val Vista Dr. Unit 31, Mesa, AZ 85213 Name and address of the Beneficiary KB2011, LLLP, an Arizona LLLP c/o 141 E. Palm Ln. Ste. 202, Phoenix, AZ 85004 Name and address of Trustee Security Title Agency, Inc., Default Services Division, 4722 N. 24th Street 2nd Floor, Phoenix, AZ 85016 Telephone Number: 602-266-0275 Conveyance of the property shall be without warranty, expressed 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. Dated January 16, 2018 Security Title Agency, Inc., an Arizona Corporation By: /s/Rosenda Cardenas, Assistant Vice President The trustee designated herein qualifies as trustee of the Trust Deed in the trustee's capacity as an escrow and insurance agent as required pursuant to ARS 33-803(A)(1) Trustee's Regulators: Arizona Department of Financial Institutions and the Arizona Department of Insurance STATE OF Arizona} County of Maricopa} ss. On January 16, 2018, before me, the undersigned notary public, personally appeared Rosenda Cardenas, Assistant Vice President, Security Title Agency, Inc. personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. /s/Melissa Flicker, Notary Public, My Commission Expires October 13, 2019 Y45803  
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