



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/19/2026 1637
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-069600

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

MTC Financial Inc. dba Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

TS No. AZ07000322-26-1

APN 512-45-3930 FKA 512-45-39304

TO No. 101-10886894

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 4, 2019 and recorded on November 13, 2019 as Instrument No. 2019-096857 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 85232 on November 24, 2026 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: 40754 W BEDFORD DR, MARICOPA, AZ 85138

LOT 393, OF RANCHO EL DORADO PHASE III, PARCEL 36B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 189.

APN: 512-45-3930 FKA 512-45-39304
Original Principal Balance \$361,500.00

Name and Address of original Trustor

KAREN S. SELLERS AND PAT HOGAN, AS CO-TRUSTEES OF THE FRANK M. SELLERS
REVOCABLE TRUST DATED OCTOBER 12, 2006
40754 W BEDFORD DR, MARICOPA, AZ 85138

Name and Address of the Beneficiary

Carrington Mortgage Services, LLC
c/o Celink
3900 Capital City Blvd
Lansing, MI 48906

Name and Address of Trustee

MTC Financial Inc. dba Trustee Corps
17100 Gillette Ave, Irvine, CA 92614
949-252-8300
TDD: 711 949.252.8300

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.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

Date: August 19, 2026
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

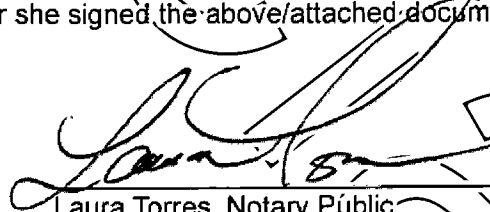
Name of Trustee's regulator:
Arizona Department of Real Estate

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

State of ARIZONA
County of MARICOPA

On this 19th day of August, 2026, before me, LAURA TORRES, 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.




Laura Torres, Notary Public
Commission# 649911
Commission Expires: June 17, 2027

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.