



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

RECORDING REQUESTED BY:

DATE/TIME: 08/26/2026 1202

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-071461

WHEN RECORDED MAIL TO:

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

TS No. AZ07000414-26-1

APN 512-40-59600 FKA 512-40-596

TO No. 260458631-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 May 30, 2025 and recorded on June 2, 2025 as Instrument No. 2025-044671 and re-recorded on December 17, 2025 as Instrument No. 2025-101317 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 at the Main Entrance to the Superior Court Building, Pinal County Courthouse, 971 Jason Lopez Circle, Bldg. A, Florence, AZ 85132 on December 1, 2026 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: 18817 N VENTANA LN, MARICOPA, AZ 85138

LOT 4, OF FINAL PLAT OF RIVER BIRCH PARCEL 6 AT GLENNWILDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 184.

APN: 512-40-59600 FKA 512-40-596

Original Principal Balance \$311,258.00

Name and Address of original Trustor
MAELINN CHOW, A SINGLE WOMAN
18817 N VENTANA LN, MARICOPA, AZ 85138

Name and Address of the Beneficiary
Servbank, N.A.
c/o Servbank, N.A.
3138 East Elwood Street
Phoenix, AZ 85034

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 25, 2026
MTC Financial Inc. dba Trustee Corps


Rosenda Cardenas, Authorized Signatory

Manner of Trustee qualification:

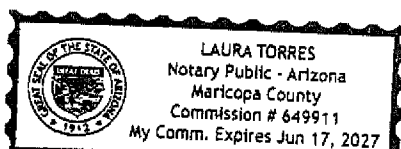
Real Estate Broker, as required by ARS Section 33-803, Subsection A

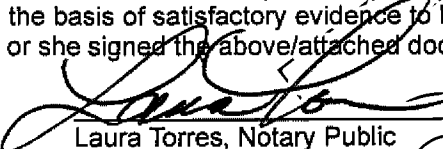
Name of Trustee's regulator:
Arizona Department of Real Estate

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
Auction.com at 800.280.2832**

State of ARIZONA
County of MARICOPA

On this 25th 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.