



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

RECORDING REQUESTED BY:

DATE/TIME: 09/01/2026 1037

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-073156

WHEN RECORDED MAIL-TO:

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

TS No. AZ07000209-23-2

APN 210-76-05301 FKA 210-76-0530

TO No. 260456166-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 December 12, 2019 and recorded on December 13, 2019 as Instrument No. 2019-106520 and re-recorded on May 5, 2020 as Instrument No. 2020-042421 and that said Deed of Trust was modified by Modification Agreement and recorded September 1, 2021 as Instrument Number 2021-110605 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 15, 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: 496 E RED MESA TRAIL, SAN TAN VALLEY, AZ 85143

LOT 53, JOHNSON RANCH UNIT 23B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E OF MAPS, SLIDE 133.

APN: 210-76-05301 FKA 210-76-0530
Original Principal Balance \$267,073.00

Name and Address of original Trustor
SCOTT A ARMSTRONG; AN UNMARRIED MAN
496 E RED MESA TRAIL, SAN TAN VALLEY, AZ 85143

Name and Address of the Beneficiary
U.S. Bank National Association
c/o U.S. Bank National Association
2800 Tamarack Road
Owensboro, KY 42301

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 28, 2026
MTC Financial Inc. dba Trustee Corps



Rosenda Cardenas, Authorized Signatory

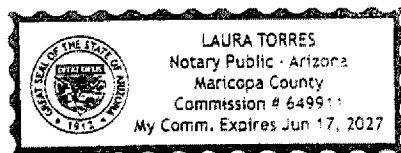
Manner of Trustee qualification:
Real Estate Broker, as required by ARS Section 33-803, Subsection A

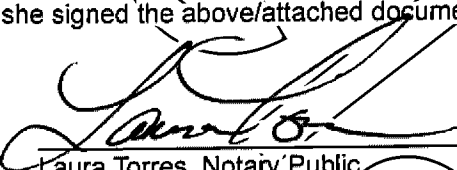
Name of Trustee's regulator:
Arizona Department of Real Estate

**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 28th 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.