



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 09/16/2026 1036

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2026-076983

RECORDING REQUESTED BY:
WFG National-Default Services
WHEN RECORDED MAIL TO:

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

TS No. AZ06000100-26-1

APN 210-15-4940

TO No. 2865756AZD

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 February 4, 2025 and recorded on February 7, 2025 as Instrument No. 2025-009267 and that said Deed of Trust was modified by Modification Agreement and recorded February 20, 2026 as Instrument Number 2026-013179 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 85132 on January 5, 2027 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: 3753 E TERREL ST, SAN TAN VALLEY, AZ 85143

LOT 41, OF BELLA VISTA FARMS PARCELS C-D - PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2021-125018. EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT OF SAID LAND RECORDED IN DOCKET 748, PAGE 249, OF OFFICIAL RECORDS. AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT OF SAID LAND RECORDED IN DOCKET 748, PAGE 249, OF OFFICIAL RECORDS.

APN: 210-15-4940

Original Principal Balance \$690,550.00

Name and Address of original Trustor

JASON BROWN AND ROSEMARY BROWN, HUSBAND AND WIFE
3753 E TERREL ST, SAN TAN VALLEY, AZ 85143

Name and Address of the Beneficiary

Village Capital & Investment LLC
c/o Village Capital & Investment LLC
2460 Paseo Verde Parkway, Suite 110
Henderson, NV 89074

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: September 15, 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

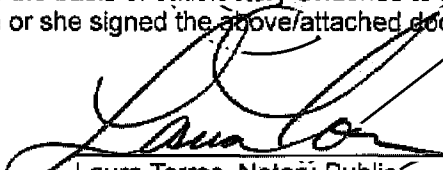
Name of Trustee's regulator:
Arizona Department of Real Estate

SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
ServiceLink Auction | Hudson and Marshall at (866) 539-4173

State of ARIZONA
County of MARICOPA

On this 15th day of September, 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.