

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

COURT CASE NO. C20191297

CIVIL INDEX NO. 19-003856

SAGEBRUSH HOMEOWNERS
ASSOCIATION

-VS-

TRAN, DAVID D.

NOTICE OF SALE
ON
REAL PROPERTY

NOTICE IS GIVEN that in obedience to the WRIT OF SPECIAL EXECUTION issued by this Court and in the above cause, which Writ and Judgment described therein, by reference, are incorporated herein, commands me to sell, and I will sell, subject to the right of redemption in such case made and provided by statute, at public auction, all of the right, title, interest, claim and lien which the parties named in said Judgment had or have in and to the real property hereinafter described, and from the proceeds of said sale, to satisfy said Judgment in favor of the judgment creditor therein named, in the total judgment sum of \$14,486.78, plus accrued and accruing interest and costs, since the date of entry of said Judgment.

The sale will be held at the East front door of the Pima County Superior Court Building, also sometimes known as the main entrance of said Court House, 110 West Congress, Tucson, Arizona, on the 4th day of February, 2020 at 10:30 AM, to sell the following described real property to the highest bidder:

LOT 38 OF SAGEBRUSH, PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 55 OF MAPS AND PLATS, PAGE 98, EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA IN DEED BOOK 159, PAGE 106

Property Location: 3478 W SAGEBRUSH HILLS COURT, TUCSON, AZ 85741


NOTICE TO JUDGMENT DEBTOR: Title 33, chapter 8, article 1 of the Arizona Revised Statutes may permit you to protect your residence from certain types of legal process by recording a Claim of Homestead. If you are in doubt as to your rights, you should obtain legal advice.

No title search has been conducted by the Pima County Sheriff's Department before the sale; the property may be subject to liens or other interests. No warranty as to clear titles or deeds is expressed or implied.

Dated this 6th day of December, 2019.

ATTY:
CHARLES B. SELLERS
MAXWELL & MORGAN, P.C.
4854 E BASELINE RD. SUITE 104
MESA, AZ 85206

MARK D. NAPIER
SHERIFF OF PIMA COUNTY



Gerard Moretz
Lieutenant