

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

COURT CASE NO. C20192160

CIVIL INDEX NO. 20-000540

JOHN FEHSER & ZEKE CARLSON L.L.C.

-VS-

CASTILLO, TERESITA

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 \$1,752.29, 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 19th day of May, 2020 at 10:01 AM, to sell the following described real property to the highest bidder:

SEE ATTACHED FOR LEGAL DESCRIPTION

Property Location: 14875 WEST VIKING STREET, TUCSON, ARIZONA 85736

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 3rd day of April, 2020.

ATTY:

MICHAEL A FLEISHMAN
FLEISHMAN LAW PLC
7440 N ORACLE RD BLDG 5
TUCSON, AZ 85704

MARK D. NAPIER
SHERIFF OF PIMA COUNTY


Gerard Moretz
Lieutenant

Pima County Assessor Tax Parcel Number **301-74-064E**

14875 West Viking Street, Tucson, Arizona 85736

legally described as:

All that certain real property situated in the County of Pima, State of Arizona, being a part of the Northeast quarter of Parcel 13-16 as recorded in Book 1 of Surveys at page 85 thereof, located in the Northwest quarter of the Northwest quarter of Section 13, Township 16 South, Range 10 East, Gila and Salt River Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 13-16, from which said point the Northeast corner of said Northwest quarter of the Northwest quarter of said Section 13 bears North 00° 00' 29" West 25.00 feet distant;

Thence Southerly along the East line of said Parcel 13-16, South 00° 00' 29" East 132.83 feet to a point thereof;

Thence leaving said East line, South 89° 21' 59" West 328.03 feet to the TRUE POINT OF BEGINNING;

Thence South 00° 00' 11" West 126.48 feet to a point;

Thence South 89° 21' 59" West 336.00 feet to a point on the West line of the Northeast quarter of said Parcel 13-16;

Thence Northerly along the West line of the Northeast quarter of said Parcel 13-16, North 00° 00' 11" East 126.48 feet to a point, said point being the Southwest corner of property described in Docket 8678, page 1343;

Thence North 89° 21' 59" East, along the South boundary of said property described in Docket 8678, page 1343, a distance of 336.00 feet to the TRUE POINT OF BEGINNING.