

05-19-2026 Notice of Sale (C20245819)

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

COURT CASE NO. C20245819

CIVIL INDEX NO. 26-000707

NATIONAL COOPERATIVE BANK, N.A.

-VS-

NOTICE OF SALE
ON
REAL PROPERTY

RUIZ PAREDES, ERNESTO
CORNIDEZ, BERTHA ALICIA

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 \$110,113.41, 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, 2026 at 10:01 AM, to sell the following described real property to the highest bidder:

Beginning at the Northeast corner of the East half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 4, Township 15 South, Range 13 East. Gila and Salt River Base and Meridian, Pima County, Arizona;

Thence South 0 degrees 31 minutes 42 seconds East, 541.88 feet to the Northeast corner of the property described in Docket 10165 at page 1394, records of Pima County, Arizona;

Thence North 89 degrees 20 minutes 48 seconds West, along the North line of the last property, referenced, 301.41 feet to the Eat right-of-way of Moonstar Trail;

Thence North 0 degrees 30 minutes 00 seconds West, 239.26 feet;

Thence North 89 degrees 20 minutes 48 seconds East, 301.29 feet;

Thence South 0 degrees 31 minutes 42 seconds East, 239.26 feet to the Point of Beginning. Except all coal and other minerals as reserved in the Patent from the United States of America.

Property Location: 5155 S Moonstar Trail, Tucson, AZ 85746


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 8th day of April, 2026.

ATTY:
MELISSA ROBBINS COUTTS
McCARTHY HOLTHUS, LLP
8502 E VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258

CHRIS NANOS
SHERIFF OF PIMA COUNTY

Signed by:

AD6751430D5F499...
John Brady
Lieutenant