

08-25-2026 Notice of Sale (C20251473)

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

COURT CASE NO. C20251473

CIVIL INDEX NO. 26-001866

CORONADO PLACE HOMEOWNERS
ASSOCIATION, INC

-VS-

CULP, SARAH J

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 \$18,164.52, 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 25th day of August, 2026 at 10:01 AM, to sell the following described real property to the highest bidder:

Unit 93, of CORONADO PLACE CONDOMINIUMS II, Pima County, Arizona, according to the Declaration of Horizontal Property Regime recorded in Docket 7259, Page 949 and Declaration of Annexation recorded in Docket 7454, Page 730, which was re-recorded in Docket 7463, Page 131 and the plat of record in the office of the County Recorder of Pima County, Arizona in Book 38 of Maps, Page 41; Together with a proportional interest in and to the common elements as set for in said Declaration and as shown on said plat

Property Location: 7614 B. Callisto Circle #93, Tucson, AZ 85715

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 9th day of July, 2026.

ATTY:

CHARLENE CRUZ

CHDB LAW LLP

1400 E SOUTHERN AVE, STE 400

TEMPE, AZ 85282

CHRIS NANOS
SHERIFF OF PIMA COUNTY

Signed by:

John Brady

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John Brady

Lieutenant