

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

COURT CASE NO. C20215559

CIVIL INDEX NO. 24-001378

10TH STREET CONDOMINIUM
ASSOCIATION

-VS-

PHILLIPS, TANA ENCINAS

AMENDED
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 \$28,999.26, 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 11th day of June, 2024 at 10:01 AM, to sell the following described real property to the highest bidder:

Building 1, Unit 202, 10th Street Condominiums, according to the Declaration of Condominium recorded in Docket 13159 at Page 1405, and plat recorded in Book 63 of maps, Page 18, records of Pima County, Arizona, as revised by Declarations of Scrivener's Error recorded in Docket 13180 at Page 834, Docket 13191 at Page 1 and Docket 13292 at Page 1115; TOGETHER WITH an undivided interest in the common elements as set forth in said Declaration and Plat and nay Annexations thereto.

Property Location: 55 N. Cherry Ave., Unit 202
Tucson, AZ 85719

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 30th day of April, 2024.

CHRIS NANOS
SHERIFF OF PIMA COUNTY

ATTY:
JODI L. GRASSMEYER
THE GRASSMEYER LAW FIRM,
P.C.
7400 N. ORACLE ROAD, SUITE 115
TUCSON, AZ 85704

Ryan O'Connor
Lieutenant