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12-10-2026 Notice of Sale (C20251742)

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

COURT CASE NO. C20251742

CIVIL INDEX NO. 26-003564

CONTINENTAL RANCH COMMUNITY ASSOCIATION

-vs-

GUARRERA, JOHN
GUARRERA, WENDY

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 $11,190.68, 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 10th day of December, 2026 at 10:01 AM, to sell the following described real property to the highest bidder:

Lot 7 of CONTINENTAL RANCH PARCELS 38 & 40, NORTH & SOUTH, PHASE 1, Pima County, Arizona, according to the map of record in the office of the County Recorder, in Book 50 of Maps and Plats, page 96.

Property Location: 7547 W. Splendor Dr.
Tucson, AZ 85743

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 October, 2026.

CHRIS NANOS
SHERIFF OF PIMA COUNTY

Signed by:
John Brady
AD6751430D5F499...

John Brady
Lieutenant

ATTY:
DANIEL S. FRANCOM
GOODMAN LAW
3654 N Power Rd Suite 132
Mesa, AZ 85215