

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

COURT CASE NO. C20241356

CIVIL INDEX NO. 24-003963

TESCO CUSTODIAN FOR ARAPAHO, LLC

-VS-

NOTICE OF SALE
ON
REAL PROPERTY

RICH, DONALD R.

RICH, THERESA A.

THE ESTATES OF DONALD R. RICH AND THERESA A. RICH

THE UNKNOWN HEIRS AND DEVISEES OF DONALD R. RICH

AND THERESA A. RICH

RICH, PHILLIP W.

NOTICE IS GIVEN that in obedience to the WRIT OF 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 \$4,503.45, 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 7th day of January, 2025 at 10:01 AM, to sell the following described real property to the highest bidder:

LOT 47, OF STAR VALLEY BLOCK 13, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, IN BOOK 60 OF MAPS AND PLATS AT PAGE 46 THEREOF.

Property Location: 6888 W LEEWARD COVE WAY
TUCSON, AZ 85757-8510

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 12th day of November, 2024.

ATTY:

JOHN L. LOHR, JR.

HYMSON GOLDSTEIN PANTILIAT &
LOHR, PLLC

8706 E. MANZANITA DR., SUITE 100

SCOTTSDALE, AZ 85258

CHRIS NANOS

SHERIFF OF PIMA COUNTY

Ryan O'Connor

Lieutenant