

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

COURT CASE NO. C20246327

CIVIL INDEX NO. 25-002457

DE LA GARZA, CAROLINA

-VS-

VALDEZ, ESTER

NOTICE OF SALE  
ON  
REAL PROPERTY

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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 \$159,192.67, 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 28th day of August, 2025 at 10:15 AM, to sell the following described real property to the highest bidder:

The East half of the East half of the Northwest quarter of the Southeast Quarter of the Southwest quarter of Section 13, Township 15 South, Range 12 East of the Gila and Salt River Base and Meridian, Pima County, Arizona; EXCEPT therefrom the South 295 feet; and EXCEPT the North 30 feet thereof and A 70 x 14-foot 1986 FUQUA MOBILE HOME VIN#FH411083786 which is affixed to the Real Property.

Property Location: 5075 W CORONA RD  
TUCSON, AZ 85757

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 28th day of July, 2025.

CHRIS NANOS  
SHERIFF OF PIMA COUNTY

ATTY:  
JEFFREY M. NEFF  
UDALL LAW FIRM, LLP  
4801 E BROADWAY BLVD., SUITE  
400  
TUCSON, AZ 85711

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John Brady

Lieutenant