

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

COURT CASE NO. C20250053

CIVIL INDEX NO. 25-002212

SILVERBELL WEST ASSOCIATION, INC

-VS-

YALE, R

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 \$9,425.43, 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 10:01 AM, to sell the following described real property to the highest bidder:

The land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows: Unit 40 in Silverbell West Condominium, including a 1/79th undivided interest in the general common elements, all as set forth and described in the declaration of horizontal property regime, recorded in the office of the County Recorder of Pima County, Arizona, at docket 2336, Page 159, and covering all that portion of the southeast quarter of Section 10, Township 14 South, Range 13 East, Gila and Salt River base and meridian, Pima County, Arizona, More particularly described as follows;

Beginning at the East Quarter Corner of said section 10;

Thence South 3 degrees 22 minutes 37 seconds East, a distance of 556.62 Feet;

Thence South 86 degrees 37 minutes 23 seconds West, a distance of 462.94 feet to a point, said point being the true point of beginning;

Thence South 03 degrees 22 minutes 37 seconds East, a distance of 275.00 Feet;

Thence South 40 degrees 45 minutes 00 seconds West, a distance of 400.60 Feet;

Thence North 59 degrees 15 minutes 00 seconds West, a distance of 386.32 feet to a point of Tangency; Thence to the right around a curve having a radius of 785.00 feet and an angle of 52 degrees 33 minutes 34 seconds, a distance of 68.80 feet to a point of Tangency;

Thence North 06 degrees 41 minutes 26 seconds West, a distance of 288.55 feet;

Thence North 86 degree 37 minutes 23 seconds East, a distance of 648.19 feet to a point, said point being the true point of beginning.

Property Location: 376 N Silverbell Rd, Tucson, AZ 85745

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 21st day of July, 2025.

ATTY:

JOHN J. HALK

HALK, OETINGER, AND BROWN, PLLC

373 S MAIN AVE

TUCSON, AZ 85701

CHRIS NANOS

SHERIFF OF PIMA COUNTY

John Brady

Lieutenant