

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

COURT CASE NO. C20240769

CIVIL INDEX NO. 25-000947

THE MONACO CONDOMINIUM OWNERS  
ASSOCIATION

-VS-

JANIS, JULI A.

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 \$16,313.41, 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 June, 2025 at 10:01 AM, to sell the following described real property to the highest bidder:

Unit Q-402, of THE MONACO CONDOMINIUMS (PHASE II), Pima County, Arizona, according to the Plat of record in the office of the County Recorder, in Book 34 of Maps, Page 83. Together with an undivided interest in the common elements, as set forth in the Declaration of Horizontal Property Regime and Covenants, Conditions and Restrictions recorded in Docket 6646, Page 1082, amended June 2, 1982, in Docket 6793, Page 973, Docket 7582, Page 278, and amended in Docket 7884, Page 1198 and in Docket 7890, Page 1593 and in Docket 9734, Page 2252.

Property Location: 1620 N. Wilmot Rd., Q-402  
Tucson, AZ 85712

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 April, 2025.

CHRIS NANOS  
SHERIFF OF PIMA COUNTY

ATTY:  
JOHN J. HALK  
HALK, OETINGER, AND BROWN,  
PLLC  
373 S MAIN AVE  
TUCSON, AZ 85701

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John Brady  
Lieutenant