

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

COURT CASE NO. C20240498

CIVIL INDEX NO. 25-004614

GATEWOOD POINTE HOMEOWNERS
ASSOCIATION

-VS-

SAMANIEGO, JAVIER

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 \$66,421.07, 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 12th day of February, 2026 at 10:01 AM, to sell the following described real property to the highest bidder:

Lot 22, of GATEWOOD POINTE TOWNHOMES, a subdivision of Pima County, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 33 of Maps, Page 72.

Property Location: 4305 W Pyracantha Dr, Tucson, AZ 85741

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 7th day of January, 2026.

CHRIS NANOS
SHERIFF OF PIMA COUNTY

ATTY:
CHARLES B. SELLERS
MAXWELL & MORGAN, P.C.
4854 E BASELINE RD. SUITE 104
MESA, AZ 85206

John Brady
Lieutenant