

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

COURT CASE NO. C20180823

CIVIL INDEX NO. 18-003555

CAX NEW ERA HOMES, LLC, a Delaware
limited liability company

-vs-

NOTICE OF SALE
ON
REAL PROPERTY

7661 E. SENECA LLC, an Arizona limited
company; ELLIS SAN JOSE, TRUSTEE, AND
MARK GALE, SUCCESSOR TRISTEE OF THE
DAT TRUST U/A 8/17/2016; ET AL

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 \$108,478.44, 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 17th day of January, 2019 at 10:01 AM, to sell the following described real property to the highest bidder:

The North 150 feet of the West 165 feet of the South 300 feet of the North 500 feet of the Southwest Quarter of the Southwest Quarter of Section 23, Township 13 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

AKA: 4140 & 4144 N. Flowing Wells Rd.


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 1st day of November, 2018.

MARK D. NAPIER
SHERIFF OF PIMA COUNTY

ATTY:
JEFFREY M. NEFF
NEFF & BOYER, P.C.
4568 E. CAMP LOWELL DRIVE
TUCSON, AZ 85712


Gerard Moretz
Lieutenant