

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

COURT CASE NO. C20235403

CIVIL INDEX NO. 24-003099

VILLAGE AT MIDVALE PARK OWNERS
ASSOCIATION, INC

-VS-

THE ESTATE OF ROSEMARY A. BALINSKI

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 \$9,328.48, 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 7th day of November, 2024 at 10:01 AM, to sell the following described real property to the highest bidder:

Unit 142, of THE VILLAGE AT MIDVALE PARK CONDOMINIUMS, according to the Declaration of Horizontal Property Regime recorded as Docket 7229, page 1624 and Declaration of Annexations recorded as Docket 7235, page 1059 of Official records per map recorded in Book 37 of Maps, Page 5 in the office of the County Recorder of Pima County, Arizona. TOGETHER with a proportionate interest in and to the Common Areas, as set forth in said Declaration of Horizontal Property Regime and as shown on said plat.

Property Location: 5638 S. Wood Crest Dr. Unit#142
Tucson, AZ 85746

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 4th day of October, 2024.

CHRIS NANOS
SHERIFF OF PIMA COUNTY

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

Ryan O'Connor
Lieutenant