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6 Townhouse Owners Association

FILED
2018 JAN 23 PM 3:59
LYNN PAZZ
CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

7 **IN THE SUPERIOR COURT**

8 **COUNTY OF YUMA, STATE OF ARIZONA**

9 VISTA DEL VALLE TOWNHOUSE
OWNERS ASSOCIATION, an Arizona
10 nonprofit corporation,

Case No. S1400CV2017-00515
Div. III

11 Plaintiff,

NOTICE OF SHERIFF'S SALE

12 vs.

13 DORRIEN MARTIN CONRAD (aka W.
DORRIEN CONRAD), an unmarried
14 woman; ESTATE OF DORRIEN
MARTIN CONRAD; KARA ELIZABETH
15 THOMSON and JOHN DOE CONRAD,
husband and wife; DANIEL MARTIN
16 CONRAD and JANE DOE CONRAD,
husband and wife; OCCUPANTS 1-10;
17 and ANY UNKNOWN HEIRS,
DEVISEES, GRANTEES,
18 CREDITORS, AND OTHER
UNKNOWN PERSONS OR UNKNOWN
19 SPOUSES CLAIMING BY, THROUGH,
AND/OR UNDER ANY OF THE ABOVE
20 NAMED DEFENDANTS,

21 Defendants.

1 BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued in the
2 above-entitled action on January 5, 2018, to me as Sheriff of Yuma County;

3 WHEREAS, on December 5, 2017, the PLAINTIFF VISTA DEL VALLE
4 TOWNHOUSE OWNERS ASSOCIATION ("Plaintiff"), recovered judgment against
5 DEFENDANTS ESTATE OF DORRIEN MARTIN CONRAD; KARA ELIZABETH
6 THOMSON; DANIEL MARTIN CONRAD; OCCUPANTS, 1-10; and ANY
7 UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER
8 UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH,
9 AND/OR UNDER ANY OF THE ABOVE NAMED DEFENDANTS (collectively, the
10 "Defendants"), in the amount of \$6,860.00, together with pre-judgment and post-
11 judgment interest thereon at the rate of 6% per annum, attorneys' fees and costs,
12 with interest thereon at a rate of 5.25% per annum until paid; Plaintiff's costs and
13 disbursements incurred after the date of Judgment, including costs of Sheriff's
14 Sale; and any and all sums thereafter paid by Plaintiff for the protection or
15 preservation of the property until the expiration of the period of redemption,
16 together with a foreclosure of Plaintiff's lien against the Defendants on the
17 following described real property:

18 **Lot 81, VISTA DEL VALLE AMENDED PLAT, according to the plat**
19 **of record in the office of the County Recorder of Yuma County,**
Arizona, recorded in Book 8 of Plats, page 4;

20 **Together with exclusive use of patio and carport areas as set**
21 **forth in article IX section 6 and article X of section 4 of**
22 **declaration recorded in docket 1026, page 958, RECORDS OF**
YUMA COUNTY, ARIZONA.

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Situs address: 2231 South Elks Lane, #81, Yuma, Arizona

PUBLIC NOTICE IS HEREBY GIVEN that on the **7th** day of **March, 2018**, at **10:30** a.m. at the front door of the Yuma County Superior Courthouse at 250 W. 2nd Street, in Yuma, Arizona, 85364 will sell at public auction to the highest bidder for cash, in lawful money of the United States, all of the right, title, and interest of the Defendants, in and to the above-described property and apply the proceeds of the sale to the payment and satisfaction of the Default Judgment, together with the interest that may be due on the Default Judgment, and all costs of suite and accruing costs.

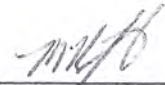
Notice to Judgment Debtors

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.

DATED this 3rd day of JANUARY, 2018.

SHERIFF OF YUMA COUNTY

By: 
Deputy Sheriff