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FILED
2026 FEB -6 AM 9:48
LYNN FAZZ
CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
9
10 **IN AND FOR THE COUNTY OF YUMA**

11
12 SUNSTONE FARMS, LLC, an Arizona
13 limited liability company,

14 Plaintiff,

15 v.

16
17 OSCAR SALCEDO and KARINTHYA
18 L. SALCEDO, husband and wife,
19 VICTOR VALDEZ ACUNA and
20 MARIA OFELIA VALDEZ, husband
21 and wife; JOHN DOES 1-3; JANE DOES
22 1-3; ABC CORPORATIONS 1-3; DEF
23 PARTNERSHIPS 1-3; GHI LIMITED
24 PARTNERSHIPS 1-3; JKL LIMITED
LIABILITY COMPANIES 1-3,

Defendants.

Case No. S1400CV2023-00104

Div. No. III

SHERIFF'S NOTICE OF SALE OF
REAL PROPERTY ON GENERAL
EXECUTION AND ORDER OF
SALE

25 BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued by the
26 Superior Court of Yuma County, State of Arizona on January 14, 2026, to me as
27 Sheriff of Yuma County;
28

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1 WHEREAS, on December 3, 2025, the Plaintiff recovered a judgment
2 against Defendants, Oscar Salcedo and Karinthya L. Salcedo, for the following
3 sums: \$2,300,000.00 Principal; \$3,102 for sum expended for litigation guarantee
4 reports; \$18,900.95 for Court costs; for a total of \$2,322,002.95 with interest at the
5 rate of 8.25% per annum from December 3, 2025 until paid in full, plus Plaintiff's
6 costs and disbursements incurred after the date of Judgment, including costs of
7 Sheriff's Sale, and any and all sums thereafter paid by Plaintiff for the protection
8 or preservation of the properties until the expiration of the period of redemption,
9 together with a foreclosure of Plaintiff's lien against the Defendants on the
10 following described real properties:

11 1. 11276 S. Hummingbird Lane, Yuma, Arizona (APN 699-36-039)

12 Lot 39, DESERT AIR MOBILE ESTATES 1, according to Book 7 of
13 Plats, pages 96 and 97, records of Yuma County, Arizona.

14 2. 11328 S. Hummingbird Lane, Yuma, Arizona (APN 699-44-176)

15 Lot 176, COUNTRY LIFE MOBILE ESTATES, according to Book
16 11 of Plats, pages 18 and 19, records of Yuma County, Arizona.

17 3. 2642 S. El Capitan Avenue, Yuma, Arizona (APN 699-09-001)

18 Lot 1, LAS BRISAS UNIT NO. 1, according to Book 19 of Plats,
19 page 14, records of Yuma County, Arizona;

20 Except all oil, gas, other hydrocarbon substances, helium or other
21 substances of a gaseous nature, coal, metals, minerals, fossils,
22 fertilizers of every name and description, and except all materials
23 which may be essential to production of fissionable material as
24 reserved in Arizona Revised Statutes.
25
26
27
28

1 NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN that on the
2
3 1st day of April, 2026 at the hour of 10:30 o'clock a.m. at the front door of the
4 Yuma County Superior Court at 250 W. 2nd Street, Yuma, AZ 85364 in the
5 City of Yuma, Yuma County, State of Arizona, I will sell all the right, title, claim
6 and interest of the Defendants in the real properties at public auction to the highest
7 bidder for cash, in lawful money of the United States, and apply the proceeds of
8 the sale to the payment and satisfaction of the judgment, together with the interest
9 that may be due on the Judgment, and all costs of suit and accruing costs.
10
11

12 **NOTICE TO JUDGMENT DEBTOR**

13 Title 33, Chapter 8, Article 1 of the Arizona Revised Statutes, may permit you
14 to protect your residence from certain types of legal process by recording a claim of
15 homestead, subject to certain exceptions set forth therein. If you are in doubt as to
16 your rights, you should obtain legal advice.
17

18 DATED this 6th day of February, 2026.
19

20 Deputy Jose De La Cruz
21 Yuma County Sheriff

22
23 By: J. De La Cruz
24 Deputy Sheriff Jose De La Cruz, P59

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