

1 **LOGS LEGAL GROUP LLP** FORMERLY
KNOWN AS JANEWAY LAW FIRM, LLC
2 3636 N. Central Ave., Suite 400
Phoenix, AZ 85012
3 Telephone (602) 222-5711
Facsimile (602) 222-5701
4 **E-mail** AZNotices@logs.com
Jason P. Sherman, Bar #019999
5 Attorney for the Plaintiff
File No. 23-028879 DOV

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LYNN FAZZ
CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

6 **IN THE SUPERIOR COURT FOR THE STATE OF ARIZONA**

7 **IN AND FOR THE COUNTY OF YUMA**

8 BMO BANK, N.A. F/K/A BMO HARRIS
9 BANK, N.A., its assignees and / or successors-
in-interest,

10 Plaintiff,

11 vs.

12 LUIS M. BARRIGA AND JANE DOE
BARRIGA, husband and wife; THE BLUFFS
13 HOMEOWNERS ASSOCIATION;
COMDATA, INC.; PACCAR FINANCIAL
CORP.; JOHN DOES I-V; JANE DOES I-V;
14 Unknown Heirs and Their Devisees, if deceased;
Occupants or Parties-In-Possession,

15 Defendants

CASE NO. S1400CV202300670

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

(Deed of Trust Foreclosure)

16 UNDER AND BY VIRTUE OF EXECUTION AND ORDER OF SALE issued out
17 of and under the seal of Superior Court of Yuma County, State of Arizona, on the 26th day of
18 August 2024, and to me as Sheriff of said County duly directed and delivered in the above-entitled
19 action:

20 WHEREAS, on the 8th day of April, 2024, the above-named Plaintiff recovered a
21 Judgment in the above-styled Court against Defendants, above named, as follows:

22 In the principal amount of \$60,841.53, interest in the amount of \$4,664.36,
23 Escrow Advance Balance of \$965.58, recording fee of \$30.00, late charges of
\$401.62, bankruptcy attorney fees and costs of \$3,008.00, current foreclosure fees
24 in the amount of \$3,000.00, costs taxed and allowed in the amount of \$1,796.70,

1 including the cost of a title search, plus accruing costs, plus interest on said sums
2 at the rate of 5.0% percent per annum from the date entry of the Judgment of April
8, 2024, until paid.

3 The principal sum of \$60,841.53, pre-judgment interest in the amount of
4 \$6,194.45, Escrow Advance Balance of \$1,810.40, recording fee of \$30.00, late
5 charges of \$401.62, property inspection fees of \$150.00, property taxes \$844.82,
6 bankruptcy attorney fees and costs of \$3,008.00, current foreclosure fees in the
7 amount of \$3,000.00, costs taxed and allowed in the amount of \$1,796.70, plus
8 accruing costs of \$499.20, for a current total of \$78,576.72 now at the date of this
Writ due on such judgment, including interest, plus costs of Sheriff's Sale,
together with a foreclosure of Plaintiff's lien against the Defendants, on the real
property situated in Yuma County, Arizona, generally described as 9670 S. Araby
Road, Yuma, AZ 85364, and legally described as shown on **Exhibit 'A'** attached
hereto.

9 NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN, that on the 29th
10 day of **October, 2024**, at the hour of **10:30** a.m./p.m. on front steps of Yuma County Superior
11 Court, 250 West 2nd St., Yuma, AZ 85364. I will in obedience to said Execution and Order of
12 Sale, sell all the right, title, claim and interest of the above-named debtors, in, of and to the above
13 described property at public auction to the highest bidder for cash or certified funds only, in lawful
14 money of the United States, and apply the proceeds thereof to the payment and satisfaction of said
15 judgment, together with the interest that may be due thereon and all costs of suit and accruing
16 costs.

17 DATED this 24th day of September, 2024.

18 LEON N. WILMOT
19 SHERIFF OF YUMA COUNTY

20 By [Signature]
21 Deputy Sheriff Jose De La Cruz; P59
Civil Process Division

22 cc: LOGS Legal Group LLP
23 Barriga
The Bluffs Homeowners Association
24 Comdata, Inc.
PACCAR Financial Corp.

EXHIBIT A - LEGAL DESCRIPTION

PARCEL NO. 1:

The East half of that portion of the Southwest quarter of Section 33, Township 8 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, described as follows:

BEGINNING at a point on the East line of the Southwest quarter of said Section 33, said point lying North 00 degrees 08 minutes 38 seconds East, a distance of 1,100.00 feet from the South quarter corner of said Section 33;

Thence North 89 degrees 52 minutes 22 seconds West, a distance of 768.00 feet;

Thence North 00 degrees 07 minutes 38 seconds East, a distance of 237.06 feet;

Thence South 89 degrees 52 minutes 22 seconds East, a distance of 768.00 feet to a point on the East line of said Southwest quarter;

Thence South 00 degrees 07 minutes 38 seconds West along said East line, a distance of 237.06 feet to the POINT OF BEGINNING;

EXCEPT the East 421.50 feet thereof; and

EXCEPT the West 173.25 feet thereof.

PARCEL NO. 2:

The West 179.50 feet of the East 421.50 feet of that portion of the Southwest quarter of Section 33, Township 8 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, described as follows:

BEGINNING at a point on the East line of the Southwest quarter of said Section 33, said point lying North 00 degrees 08 minutes 38 seconds East, a distance of 1,100.00 feet from the South quarter corner of said Section 33;

Thence North 89 degrees 52 minutes 22 seconds West, a distance of 768.00 feet;

Thence North 00 degrees 07 minutes 38 seconds East, a distance of 237.06 feet;

Thence South 89 degrees 52 minutes 22 seconds East, a distance of 768.00 feet to a point on the East line of said Southwest quarter;

Thence South 00 degrees 07 minutes 38 seconds West along said East line, a distance of 237.06 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

An easement for ingress and egress purposes, as created by instrument recorded as 2000-28179 of Official Records, over the East 20 feet of the West half of Lot 44 of THE BLUFFS, according to the plat of record in the office of the County Recorder of Yuma County, Arizona, recorded in Book 13 of Plats, Pages 19 and 20.