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CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

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5 Attorneys for Plaintiff Vista Del Valle
6 Townhouse Owners Association

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
19 UNKNOWN SPOUSES CLAIMING BY, THROUGH, AND/OR UNDER ANY OF
20 THE ABOVE NAMED DEFENDANTS,

21 Defendants.

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1 BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued in the
2 above-entitled action on February 22, 2018, to me as Sheriff of Yuma County;

3 WHEREAS, on January 10, 2018, the PLAINTIFF VISTA DEL VALLE
4 TOWNHOUSE OWNERS ASSOCIATION ("Plaintiff"), recovered judgment
5 against DEFENDANTS ESTATE OF DORRIEN MARTIN CONRAD; KARA
6 ELIZABETH THOMSON; DANIEL MARTIN CONRAD; OCCUPANTS, 1-10; and
7 ANY 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,
10 the "Defendants"), in the following sums:

11	<u>\$7,935.00</u>	Total Principal Amount, as of December 10, 2017 and pursuant to Default Judgment filed on January 10, 2018
12	<u>\$238.70</u>	Interest on Total Principal Amount, at the contract rate of 6.00% <i>per annum</i> from July 10, 2017 to 13 January 9, 2018 and pursuant to Default Judgment filed on January 10, 2018
14	<u>\$323.00</u>	Litigation Guarantee
15	<u>\$7,336.15</u>	Attorneys' Fees & Court Costs Amount, as of December 10, 2017 and pursuant to Default 16 Judgment filed on January 10, 2018
17	<u>\$193.10</u>	Interest on Attorneys' Fees and Costs, at the legal rate of 5.25% <i>per annum</i> from July 10, 2017 to 18 January 9, 2018 and pursuant to Default Judgment filed on January 10, 2018
19	<u>\$3,300.00</u>	Costs of Sale
	<u>\$19,325.95</u>	TOTAL

20 Plus interest on Total Principal Amount of \$7,935.00 at the contract rate of six
21 percent (6.00%) *per annum* from January 10, 2018, the date of entry of Default
22 Judgment, until paid in full; plus interest on Attorneys' Fees and Costs Amount of

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1 \$7,336.15 at the legal rate of five and one-quarter percent (5.25%) *per annum*
2 from January 10, 2018, the date of entry of Default Judgment, until paid in full;
3 plus Plaintiff's costs and disbursements incurred after the relevant Default
4 Judgment was filed. Such costs and disbursements include costs of Sheriff's
5 Sale, and any and all sums thereafter paid by Plaintiff for the protection or
6 preservation of the property until the expiration of the period of redemption,
7 together with a foreclosure of Plaintiff's lien against the Defendants on the
8 following described real property:

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

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

14 **Situs address: 2231 South Elks Lane, #81, Yuma, Arizona 85364**

15 PUBLIC NOTICE IS HEREBY GIVEN that on the **18th day of April, 2018,**
16 **at 10:30 a.m.** at the front door of the Yuma County Superior Courthouse at 250
17 West 2nd Street, in Yuma, Arizona, 85364 will sell at public auction to the highest
18 bidder for cash, in lawful money of the United States, all of the right, title, and
19 interest of the Defendants, in and to the above-described property and apply the
20 proceeds of the sale to the payment and satisfaction of the Default Judgment
21 filed January 10, 2018, together with the interest that may be due on the Default
22 Judgment filed January 10, 2018, and all costs of suit and accruing costs.

