

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

COURT CASE NO. C20211401

CIVIL INDEX NO. 21-003040

ARIZONA HEALTH CARE COST  
CONTAINMENT SYSTEM

-VS-

SHEPARD, ELAINA  
DEPUE, KRISTA

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 \$213,090.76, 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 21st day of October, 2021 at 10:30 AM, to sell the following described real property to the highest bidder:

LOT 52 OF RANCHO DEL CERRO, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 25 OF MAPS AND PLATS AT PAGE 37 THEREOF; EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 52 OF RANCHO DEL CERRO SUBDIVISION AS RECORDED IN BOOK 25 OF MAPS AND PLATS AT PAGE 37 IN THE RECORDS OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 52; THENCE NORTH 68 DEG. 55 MIN. 17 SEC. WEST (MEASURED) NORTH 68 DEG. 54 MIN. 23 SEC. WEST (RECORD) ALONG THE SOUTHERLY LINE OF SAID LOT 52, 204.21 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 68 DEG. 55 MIN. 17 SEC. WEST (MEASURED) NORTH 68 DEG. 54 MIN. 23 SEC. WEST (RECORD) ALONG THE SOUTHERLY LINE OF SAID LOT 52, 33.20 FEET; THENCE NORTH 35 DEG. 05 MIN. 35 SEC. EAST, PARALLEL TO AND 0.5 FEET WESTERLY OF AN EXISTING MASONRY BLOCK WALL OF VARIABLE HEIGHT, A DISTANCE OF 6.04 FEET; THENCE SOUTH 54 DEG. 54 MIN. 25 SEC. EAST PARALLEL TO AND 0.5 FEET NORTHERLY OF SAID MASONRY BLOCK WALL, A DISTANCE OF 32.21 FEET TO THE SOUTHERLY LINE OF SAID LOT 52 AND THE TRUE POINT OF BEGINNING. EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

Property Location: 4621 N PASEO DE LOS RANCHEROS  
TUCSON, AZ 85745

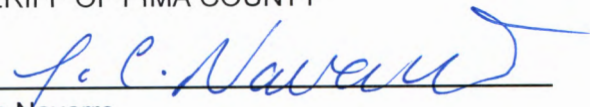
NOTICE TO JUDGMENT DEBTOR: Title 33, chapter 8, article 1 of the Arizona Revised Statutes may permit you to protect your residence from certain types of legal process by recording a Claim of Homestead. If you are in doubt as to your rights, you should obtain legal advice.

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 24th day of September, 2021.

ATTY:  
GARY F. URMAN  
DECONCINI MCDONALD YETWIN  
& LACY  
2525 E. BROADWAY BLVD; STE 200  
TUCSON, AZ 85716-5300

CHRIS NANOS  
SHERIFF OF PIMA COUNTY

  
Juan Navarro  
Lieutenant