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FILED
AMANDA S. RECORD
CLERK OF THE COURT

2017 JUN -9 AM 10:45

BY MR
DEPUTY

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

HOMESTEAD NORTH HOMEOWNERS
ASSOCIATION, an Arizona non-profit
corporation,

Case No. CV201700322

Plaintiff,

JUDGMENT AND DECREE OF
FORECLOSURE AND ORDER OF
SALE

vs.

TERRY SIMPSON AND ELEONORA L.
SIMPSON,

Defendants.

This matter having been heard by this Court, the Court having been fully advised in the premises, and it appearing to the Court that all of the allegations of Plaintiff's Complaint are true and that the relief prayed for should be granted;

Pursuant to ARCP Rule 54(b) no further matters remain,

IT IS ORDERED, FINALLY ADJUDGED AND DECREED that Plaintiff HOMESTEAD

NORTH HOMEOWNERS ASSOCIATION, an Arizona non-profit corporation, has judgment against

Terry Simpson
only as follows:

1. For the principal sum of \$3,275.80, together with interest thereon at the contractual rate of 10% per annum from the date of this Judgment until paid, including accruing assessments, taxes, insurance and maintenance as are reasonably and are necessarily made by the Plaintiff with respect to the mortgaged premises from this date until sold as hereinafter ordered;

2. For the Plaintiff's costs of Court in the amount of \$1,208.36, and reasonable attorney's fees in the amount of \$3,919.00, plus interest on all costs and fees at the maximum per annum rate allowable by law at 4.25% per annum from the date of judgment or accrual after judgment, until paid;

3. That payment of all ordered amounts are secured by the Notice of Lien that constitutes a lien on the Property located at 41021 W. Hopper Dr., Maricopa, AZ and legally described as:

Lot Seventy-Three (73) of FINAL PLAT FOR PARCEL 7 AT HOMESTEAD NORTH, according to Cabinet F, Slide 140, records of Pinal County, Arizona.

4. That the Notice of Lien is a valid lien on the property superior to the claims, interest or lien of all defendants except Green Tree Servicing, LLC. who holds a valid first lien. All other defendants herein, and each of them, and all persons claiming from and under them, are hereby forever barred and foreclosed of and from all equity of redemption and claim in or to the property, and all parts thereof, except such rights of redemption as they may have by law;

5. That the sale be made at public auction for cash by the Sheriff of Pinal County and that out of the proceeds of sale the Sheriff retain his fees and costs of sale and pay to the Plaintiff or its attorneys all of the sums set forth herein or so much of the total of the sums as the sale proceeds permit;

6. That the redemption period is 6 months, unless the property has been abandoned, in which event the redemption period is 30 days;

7. That if the proceeds of said sale are insufficient to satisfy Plaintiff's judgment herein, including but not limited to, the costs of the sale, and all costs accruing hereafter, the Sheriff shall report the deficiency to this court and Plaintiff may have general execution against the Defendants Terry Simpson and Eleonora L. Simpson for such deficiency;

8. That the Sheriff execute a deed to the purchaser at said sale after the time provided by law for redemption has expired, and that the purchaser be given possession of the property upon production of the Sheriff's Deed, and if possession is denied to the purchaser, that there shall issue without further order of this Court a writ of possession placing the purchaser or his assign in possession;

9. This Judgment, pursuant to Rule 54(c) of the Arizona Rules of Civil Procedure, shall be entered forthwith as final Judgment, as this Court has determined that there is no just

reason for delay, and no further matters remain pending.

DONE IN OPEN COURT THIS DATE: 6/9/17

Brend E Old
The Honorable
Judge of Superior Court

UNOFFICIAL

STATE OF ARIZONA }
COUNTY OF PINAL } SS

I, AMANDA STANFORD, Clerk of the Superior Court, State of Arizona, in and for the County of Pinal, do hereby certify that I have compared the foregoing copy of a judgment and order of release and of the endorsement thereupon, with the original records of the same remaining in this office, and that the same are correct transcripts therefrom, and the whole of said original records

Witness my hand and seal of said Court affixed:
This 15 day of June 20 17
AMANDA STANFORD, Clerk

Amanda Stanford
Deputy Clerk