



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

When recorded mail to:

Name: Maxwell & Morgan, P.C.

Address: 4854 E. Baseline Rd, Suite 104

City/State/Zip: Mesa, AZ 85206

DATE/TIME: 08/30/2019 1612

FEE: \$30.00

PAGES: 7

FEE NUMBER: 2019-072631

this area reserved for county recorder

CAPTION HEADING:

Judgment on Foreclosure

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**INFORMATION STATEMENT
PURSUANT TO A.R.S. § 33-967**

Pursuant to A.R.S. § 33-967, the Judgment Creditor (aka the Plaintiff on the Judgment to which this information statement is attached) hereby provides the following information:

1. The name and last known address of each Judgment Debtor:

Michael Bambulas and Andrea Bambulas, 31371 North Blackfoot Drive, San Tan Valley, AZ 85143

2. The address at which each Judgment Debtor received the Summons by personal service or by mail:

Michael Bambulas and Andrea Bambulas, 31371 North Blackfoot Drive, San Tan Valley, AZ 85143

3. The name and address of the Judgment Creditor:

Rancho Bella Vista Homeowners Association, c/o Maxwell & Morgan, P.C., Pierpont Commerce Center, 4854 East Baseline Road, Suite 104, Mesa, Arizona 85206

4. The Judgment amount: \$11,090.86*

*(The Judgment also provides for accruing amounts. See the Judgment.)

5. The Social Security number for each Judgment Debtor:

Unknown at this time. Date of birth is: **Michael - 11241964; Andrea - 05231969**

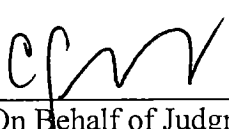
6. Date of birth for each Judgment Debtor: **Michael - 11241964; Andrea - 05231969**

7. The driver's license number for each Judgment Debtor: Unknown at this time.

8. Has a court precluded enforcement of the Judgment? Yes No . If yes, has the court identified a date when the stay expires. Yes No . If yes, the stay expires on _____, 20__.

NOTE: Pursuant to A.R.S. § 33-967(B), the foregoing information is only provided "if the information is known to the judgment creditor or available to the judgment creditor from its records, its attorney's records or the court records in the action in which the judgment was entered." Said Subsection further provides that, "[i]f any of the required information is not known, the judgment creditor shall so state." Said Subsection further prohibits the judgment creditor from providing Social Security numbers unless the same have "been provided voluntarily to the judgment creditor by the judgment debtor".

Dated this 22 day of August, 2019.


On Behalf of Judgment Creditor

1 **MAXWELL & MORGAN, P.C.**
2 PIERPONT COMMERCE CENTER
3 4854 EAST BASELINE ROAD, SUITE 104
4 MESA, ARIZONA 85207
5 TELEPHONE: (480) 833-1001
6 FAX: (480) 969-8267
7 EMAIL: MAIL@HOALAW.BIZ
8 FILE No.: 4489174

9 SAMUEL C. RICHARDSON - STATE BAR No. 028285
10 *Attorneys for Plaintiff*

FILED
AMANDA STANFORD
CLERK OF SUPERIOR COURT
2019 APR 29 AM 9:20
MAA
BY _____
DEPUTY

11 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
12 **IN AND FOR THE COUNTY OF PINAL**

13 RANCHO BELLA VISTA
14 HOMEOWNERS ASSOCIATION, INC., an
15 Arizona nonprofit corporation,

16 Plaintiff,

17 vs.

18 MICHAEL BAMBULAS and ANDREA
19 BAMBULAS, husband and wife; THE
20 UNKNOWN HEIRS AND DEVISEES OF
21 ABOVE NAMED DEFENDANTS, IF
22 DECEASED,

23 Defendants.

No. S1100CV201801684

JUDGMENT ON FORECLOSURE
(Lien Foreclosure)

24 This matter having come regularly on Plaintiff's Application for Judgment by Default
25 against Defendants Michael Bambulas and Andrea Bambulas, husband and wife, and default
26 of said Defendant having been duly entered; the same is hereby confirmed and Plaintiff
27 having proven the material allegations of the Complaint, and finding pursuant to Rule 54(b),
28 ARCP, that there is no just cause or reason for delay,

IT IS ORDERED that Plaintiff have judgment against Defendants as follows:

1. The Court finds that there is an indebtedness due and owing to Plaintiff under
the contract between the parties (CC&R's) and statutes, and that all such amounts are secured
by a lien against the Property (identified below) for:

CONFORMED COPY FURNISHED

1 Lot 373, of RANCHO BELLA VISTA, according to the plat of
2 record in the office of the County Recorder of Pinal County,
3 Arizona, recorded in Cabinet D, Slide 127,

4 aka 31371 North Blackfoot Drive, San Tan Valley, Arizona 85143.

5 a. The principal sum in the amount of \$6,555.45, as of 2019 (after
6 deducting interim payments, plus late charges of \$15.00 per quarter, commencing April,
7 2019, and as more fully set forth in the underlying Complaint, with additional amounts
8 accruing January 1, 2020, pursuant to the contract and A.R.S. § 33-1807(A), in an amount not
9 less than \$732.00, plus quarterly late charges of \$15.00;

10
11 b. Prejudgment interest from September 26, 2018 at the rate of \$2.30 per
12 diem;

13 c. Plaintiffs costs herein of \$1,000.91, including the costs of foreclosure
14 and title search, plus accruing costs not otherwise addressed herein upon application; and

15
16 d. Attorney fees in the amount of \$3,040.00 to bring this action and to
17 resolve the dispute, plus accruing fees not otherwise addressed herein upon application; and

18 e. Post Judgment interest on all amounts awarded herein at 15% per
19 annum, pursuant to Section 8.10 of the CC&R's.

20
21 2. As to these Defendants, the Court finds that said sums are secured by a lien
22 against the Property and that the lien is a valid first lien on the Property and on the whole
23 thereof, which lien is not subject to any homestead pursuant to A.R.S. § 33-1807(C), except
24 that the lien is not superior to the first deed of trust of MERS, as nominee for BankUnited,
25 FSB, per the document recorded June 15, 2007, at Document No. 2007-70468;

26
27 3. As to these Defendants, the Association's lien is adjudged to be a superior lien
28 upon the Property and is prior and superior to any right, title, interest, lien, equity or estate of

1 the Defendants herein; and to the extent that the Property is foreclosed pursuant to the first
2 Deed of Trust against the Property and there are no excess proceeds, or if the Plaintiff desires
3 to proceed directly to collect upon the unpaid monetary portions of the Judgment, the
4 Association shall be entitled to a personal money judgment against Defendants Bambulas for
5 the amounts set forth above or any lesser amounts to the extent of offsetting excess proceeds
6 or interim payments;

7
8
9 4. The interests of the Defendants herein are hereby foreclosed, and all persons
10 claiming under any of them, and the Defendants herein are forever barred from any or all
11 right, title, claim, interest or lien in and to the Property or with respect thereto, except such
12 rights of redemption as they may have by law;

13
14 5. Plaintiff's lien is hereby declared foreclosed and a special execution is hereby
15 issued to the Sheriff of Pinal County, Arizona, directing him to seize and sell the Property as
16 under execution in satisfaction of all amounts due Plaintiff as aforesaid;

17
18 6. It is hereby directed that if there is any personal property present at or in the
19 Property at the time of the sale, the same will be deemed abandoned and sold as part of the
20 Property if not removed prior to the time the purchaser of the Property elects to take
21 possession of the Property as more fully set forth below, but no later than expiration of the
22 redemption period, to the extent permitted by law, and that the Property to be sold at public
23 auction, and that Plaintiff may be the purchaser at such sale;

24
25 7. It is declared that the redemption period shall be six (6) months, unless the
26 property has been abandoned, in which event the redemption period shall be 30 days;

27 8. Upon the sale of the Property, and in addition to the rights in paragraph 9 below,
28

1 the Sheriff is ordered to issue a certificate of sale to the purchaser, and after the expiration of
2 the statutory redemption period pertaining to real property, if redemption is not made, the
3 Sheriff shall execute a Deed to the holder of said certificate and the grantee therein shall be let
4 into the premises upon presentation of said Deed; and that if the grantee or its assignees are
5 not let into possession upon presentation of said deed therefor, a writ of possession will issue
6 without further Order of the Court; and
7

8
9 9. Possession of the Property shall be vested in the purchaser immediately
10 following the Sheriff's Sale as the holder of equitable title and thus entitling the purchaser to
11 pursue occupancy by all legal means, subject only to Defendants' right of redemption
12 pursuant to Arizona law.

13
14 10. Dismissing this action as to the unknown heirs and devisees of any of the above
15 named Defendants, if deceased, due to service upon all Defendants.

16 IT IS FURTHER ORDERED directing the Clerk of Court to enter this Judgment
17 forthwith as there exists no just cause or reason for delay, and as no further matters remain
18 pending, the Judgment is entered pursuant to Rule 54(c), ARCP.

19 DONE IN OPEN COURT this 29 day of APRIL, 2019.

20
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22 
23 _____
24 JUDGE OF THE SUPERIOR COURT
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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 Cv. 2018-01684 Judgment on foreclosure 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 29th day of August, 2019

AMANDA STANFORD, Clerk
By [Signature] Deputy Clerk

