

SR



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 09/16/2019 1055

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2019-076969

**When recorded, please return to:**

James H. Hazlewood  
Carpenter, Hazlewood, Delgado & Bolen, LLP  
1400 E. Southern Ave., Suite 400  
Tempe, AZ 85282

**CAPTION:**

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

**IN AND FOR THE COUNTY OF PINAL**

**San Tan Heights Homeowners  
Association, an Arizona non-profit  
corporation,**

**Plaintiff,**

**v.**

**Yurivia Murilo, a single woman,  
reputed owner; JOHN DOES I V,  
inclusive; JANE DOES I-V, inclusive;  
BLACK CORPORATIONS I-V,  
inclusive; WHITE PARTNERSHIPS I-  
V, inclusive; Unknown Heirs and  
Devisees of each of the above-named  
Defendants, if deceased,**

**Defendants.**

**Case No. S1100CV201900004**

**JUDGMENT AND DECREE OF  
FORECLOSURE AND ORDER OF  
SALE**

**DO NOT REMOVE**

**This is a part of the official document.**

CH HP File No: SANTANHTS.0158

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SANTANIS.0158

Attorneys for Plaintiff

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**v.**

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JANE DOES I-V, inclusive; BLACK  
CORPORATIONS I-V, inclusive;  
WHITE PARTNERSHIPS I-V,  
inclusive; Unknown Heirs and Devisees  
of each of the above-named Defendants, if  
deceased,**

**Defendants.**

**Case No. CV201900004**

**JUDGMENT AND DECREE OF  
FORECLOSURE AND ORDER OF  
SALE**

This action regularly coming on to be heard by this Court on Plaintiff's application for default judgment, the Court having been fully advised in the premises, service upon Defendants, Yurivia Murillo, having been made, default having been duly entered against Yurivia Murillo and no answer or responsive pleading having been filed, a Notice of Lis Pendens having been recorded on January 09, 2019 at Recording No. 2019-001687, in

1 Pinal County, Arizona, and it appearing to the Court that all of the allegations of Plaintiff's  
2 Complaint are true and that the relief prayed for should be granted,  
3

4 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

5 1. Entering default judgment against the Defendants Yurivia Murillo, and  
6 dismissing all other fictitious Defendants not named and served.  
7

8 2. That Plaintiff have monetary judgment against Yurivia Murillo,  
9 reputed owner(s), for:

10 a. The sum of One Thousand Seven Hundred Eighteen Dollars  
11 and 00/100 (\$1,718.00) for principal, charges, advances and expenditures;  
12

13 b. Pre-judgment interest at the rate of 12% on unpaid delinquent  
14 assessments from June 2016 – July 2019 in the amount of \$481.71.

15 c. Plaintiff's attorneys' fees in the amount of \$1,248.40

16 d. Plaintiff's Court costs in the amount of \$549.34

17 e. Interest pursuant to A.R.S. §44-1201 on said principal (a) at the  
18 12% per annum and on the attorneys' fees and Court costs (c, d) at the current statutory rate  
19 of 6.5% per annum from the date of judgment until paid, together with accruing costs; and  
20 together with such advances for assessments, taxes, insurance and maintenance as are  
21 reasonably and necessarily made by the Plaintiff with respect to the premises from this date  
22 until sold as hereinafter ordered.  
23

24 f. Accruing assessments which currently accrue in the amount of  
25 \$200.00 per Quarterly, but are subject to increase, and accruing late fees in the amount of  
26 \$15.00 from the date of the judgment, forward.  
27  
28

1 3. That the following amounts imposed by Plaintiff against the premises  
2 hereinafter described (the "Property"), or incurred by Plaintiff in this action, are secured by  
3 Plaintiff's assessment lien established and evidenced by the Declaration of San Tan Heights  
4 Homeowners Association and the notice of claim of lien attached to the Complaint, which  
5 sums constitute a lien on the Property:  
6

7 a. The sum of \$6,087.50 for principal, charges, advances and  
8 expenditures;  
9

10 b. Pre-judgment interest at the rate of 12% on unpaid delinquent  
11 assessments from June 2016 – July 2019 in the amount of \$481.71  
12

13 c. Plaintiff's attorneys' fees in the amount of \$1,248.40  
14

15 d. Plaintiff's Court costs in the amount of \$549.34  
16

17 e. Interest pursuant to A.R.S. §44-1201 on said principal (a) at the 12%  
18 per annum and on the attorneys' fees and Court costs (c, d) at the current statutory rate of  
19 6.5% per annum from the date of judgment until paid, together with accruing costs; and  
20 together with such advances for assessments, taxes, insurance and maintenance as are  
21 reasonably and necessarily made by the Plaintiff with respect to the premises from this date  
22 until sold as hereinafter ordered.

23 f. Accruing assessments which currently accrue in the amount of \$200.00  
24 per Quarterly, but are subject to increase, and accruing late fees in the amount of \$15.00 from  
25 the date of the judgment, forward.  
26

27 4. That the lien of Plaintiff is a valid lien on the Property superior to the  
28 claim, interest or lien of all Defendants, and that all the Defendants, and each of them, and

1 all persons claiming from and under them, be and they are hereby forever barred and  
2 foreclosed of and from all equity of redemption and claim in or to the Property, and all parts  
3 thereof, except such rights of redemption as they may have by law from the date of execution  
4 sale.  
5

6 5. That all and singular the Property be sold at public auction according  
7 to law, and that the Plaintiff may be the purchaser at such sale.  
8

9 6. That the said sale be made at public auction for cash by the Sheriff of  
10 Pinal County and that out of the proceeds of sale the Sheriff retain his fees and costs of sale  
11 and pay to the Plaintiff or its attorneys all of said sums hereinabove set forth or so much of  
12 the total of such sums as the sale proceeds permit. That the Sheriff take and return to this  
13 Court receipts for the amounts so paid, to be presented to this Court, together with his return  
14 and receipt of sale and any surplus moneys which may remain after applying the proceeds  
15 of sale as aforesaid, within thirty days after making such sale; such surplus, if any there be,  
16 to abide the further order of this Court;  
17  
18

19 7. That the Sheriff execute a deed to the purchaser at said sale after the  
20 time provided by law for redemption has expired, and that the purchaser be given possession  
21 of the Property upon production of the Sheriff's Deed therefore, and if possession then be  
22 denied to said purchaser, that there shall issue without further order of this Court a writ of  
23 possession placing said purchaser or his assign in possession.  
24

25 8. That the redemption period of the owner(s) Yurivia Murillo and/or  
26 their successors-in-interest is 6 months, as provided by A.R.S. § 12-1282, as amended, and  
27 that creditors having liens upon the Property which are subsequent to this judgment have  
28

1 successive 5-day redemption periods after the expiration of the owner's 6-month redemption  
2 period, according to the priority of said subsequent liens, or as otherwise set forth in 28  
3 U.S.C. §2410.  
4

5 9. That the Property hereinbefore referred to is described as follows:

6 Lot 104, of San Tan Heights Parcel A-7, according to the  
7 plat of record in the Office of the County Recorder of Pinal  
8 County, Arizona, recorded in Cabinet E, Slide 121.

9 also known as 2091 West Gold Dust Avenue San Tan Valley, .  
10

11 10. That any monetary judgment obligation of Defendant(s), Yurivia  
12 Murillo, remaining unpaid after special execution sale of the Property by Plaintiff be a  
13 deficiency that Plaintiff may seek to satisfy by further execution or collection, the same as  
14 any money judgment.  
15

16 11. No further matters remain pending, and this Judgment is entered as a  
17 final Judgment pursuant to Rule 54(c), Arizona Rules of Civil Procedure. That all future  
18 hearing dates are vacated and this matter is closed.  
19

20  
21  
22 eSigned by Olson,Robert 09/04/2019 14:50:43 dFPx1Zu0  
23  
24  
25  
26  
27  
28

STATE OF ARIZONA } SS  
COUNTY OF PINAL }

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 2019-00004*  
*Judgment and Decree*  
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 13<sup>th</sup> day of 9 2019

AMANDA STANFORD, Clerk

*[Signature]*  
Deputy Clerk

**JUDGMENT INFORMATION FORM  
FOR RECORDER'S OFFICE  
(Judgment/Decree/Renewal)**

Case No. CV20190004

Court: Superior

**1. First Judgment Debtor (If any information is unknown, so state.)**

a. Last known name of First Judgment Debtor:

Brandon G. Beaver

Last known address:

2091 West Gold Dust Avenue  
San Tan Valley, AZ 85142

b. Address at which First Judgment Debtor received service:

2091 West Gold Dust Avenue  
San Tan Valley, AZ 85142

By mail/publication or personal service?

Personal

c. Name of Judgment Creditor:

San Tan Heights Homeowners Association, Inc.

Address of Judgment Creditor:

c/o Carpenter, Hazlewood, Delgado & Bolen, LLP.  
1400 E. Southern Ave., Suite 400  
Tempe, Arizona 85282

d. Amount of Judgment or Amount most recently renewed:

\$3,997.45 + Interest

e. Social Security Number: N/A

Date of Birth: N/A

Driver's License No: N/A

f. Stay of enforcement: \_\_\_\_\_ Yes \_\_\_\_\_ \* \_\_\_\_\_ No

If Yes, date stay expires: \_\_\_\_\_