

UPP



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PINAL COUNTY RECORDER
Virginia Ross

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Phoenix, AZ 85050

DATE/TIME: 08/04/2020 0918
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(The above space reserved for recording information)

**STIPULATED FORECLOSURE
JUDGMENT**

DOCUMENT TITLE

2020-075862

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Phoenix, Arizona 85050

JUDGMENT INFORMATION STATEMENT

(Attachment to Judgment)

Pursuant to A.R.S. § 33-967 the following information is required for recordation.

1. The correct name and last known address of each judgment debtor and address at which each judgment debtor received the summons by personal service or by mail.

Mandy Weisenberger
1266 W. Vineyard Plains Dr.
San Tan Valley, AZ 851430

2. The name and address of the judgment creditor.

Skyline Ranch II Homeowners Association
c/o Stratman Law Firm, PLC
Troy B. Stratman, Esq.
20860 North Tatum Boulevard, Suite 380
Phoenix, Arizona 85050

3. The amount of the judgment or decree as entered or as most recently renewed.

\$3,269.70 together with interest from August 3, 2020 at the rate of 4.25% per annum

4. If the judgment debtor is a natural person, the judgment debtor's social security number, date of birth and driver license number.

Unknown

5. Whether a stay of enforcement has been ordered by the court and the date the stay expires.

None

1 Troy B. Stratman [No. 024093]
2 Joseph M. Hoffman [No. 033909]
3 **STRATMAN LAW FIRM, PLC**
4 20860 North Tatum Boulevard, Suite 380
5 Phoenix, Arizona 85050
6 Telephone: (480) 699-4739
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8 *Attorneys for Plaintiff*

docket@stratmanlawfirm.com

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

10 **IN AND FOR THE COUNTY OF PINAL**

11 **SKYLINE RANCH II HOMEOWNERS**
12 **ASSOCIATION, an Arizona non-profit**
13 **corporation,**

CASE NO. S1100CV201900675

14 **Plaintiff,**

STIPULATED FORECLOSURE
JUDGMENT

15 v.

(Honorable Steven J. Fuller)

16 **MANDY WEISENBERGER, an individual,**
17 **reputed owner; BLACK CORPORATIONS I-V;**
18 **RED LIMITED LIABILITY COMPANIES I-V;**
19 **and WHITE PARTNERSHIPS I-V,**

Defendant.

20 This matter having come before the Court on the Parties' Stipulated Motion for a
21 Stipulated Judgment, and for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

- 22 1. Plaintiff Skyline Ranch II Homeowners Association ("Plaintiff")
23 is entitled to judgment and a decree of foreclosure against Defendant Mandy
24 Weisenberger (the "Defendant").
- 25 2. Awarding Plaintiff a total Judgment of \$3,269.70 including interest at a rate of
26 4.25% until the entire Judgment is paid in full;
27
28

1 3. That the amount specified in Paragraph 2 (less \$720.00 of the amount set forth
2 in Paragraph 2 that is not secured by the lien under A.R.S. 33-1807; i.e., the foreclosure
3 judgment amount for Count 1 in the Complaint is \$2,549.70 and the personal judgment
4 amount for Count II in the Complaint is \$720.00) is a valid, consensual lien against the
5 Property under A.R.S. § 33-1807 and the Declaration of Covenants, Conditions and
6 Restrictions for Skyline Ranch II, which was recorded in the Pinal County Recorder's Office
7 as Recording No. 2004-066163, and any subsequent amendments thereto (the
8 "Declaration"). The Property is legally described as follows:
9
10

11 Lot 70, Parcel G at Skyline Ranch Phase Two, according to Cabinet E, Slide
12 111, records of Pinal County, Arizona.

13 Property No.: 210-78-1880
14

15 4. That Plaintiff possesses a valid lien against the Property superior to any claim,
16 interest, right, title, equity, estate or lien of the Defendant, and that the Defendant is forever
17 barred and foreclosed of and from all equity of redemption and claim in or to the Property,
18 except such rights of redemption they may have by law from said sale;
19

20 5. That Plaintiff's lien is hereby foreclosed and that the Property be sold at public
21 auction according to law and that Plaintiff may be the purchaser at such sale;
22

23 6. That the sale of the Property be made at a public auction for cash by the Sheriff
24 of Pinal County, Arizona, and that out of the proceeds of the sale, the Sheriff retain his fees
25 and costs of sale and pay to Plaintiff or its attorneys, all the sums set forth above or so much
26 of the total as such sums of the sale proceeds permit. That the Sheriff take and return to this
27 Court receipts for the amounts so paid, together with the return and receipt of sale and any
28

1 surplus monies which may remain after applying the proceeds of such sale, within thirty (30)
2 days after making such sale, such surplus, if any, to abide the further order of this Court;

3
4 7. That the Sheriff execute a deed to the purchaser at said sale after the time
5 provided by law for redemptions has expired, and that the purchaser be given possession of
6 the Property upon production of the Sheriff's Deed, and if possession be denied to the
7 purchaser, there shall issue without further notice order of the Court a writ of possession
8 placing said purchaser or his assign in possession;

9
10 8. That the redemption period of the Defendant and/or their successors-in-interest
11 is six (6) months, unless the Property has been abandoned, in which the redemption period
12 shall be thirty (30) days, and that creditors having liens upon the Property that are subsequent
13 to this Judgment have successive five (5) day redemption periods after the expiration of the
14 owner's six (6) month redemption period, according to the priority of the subsequent liens
15 or as otherwise set forth under the law;

16
17
18 9. That any monetary judgment or obligation of the Defendant remaining after
19 sale of the Property by Plaintiff be a deficiency that Plaintiff may seek to satisfy by further
20 execution or collection, the same as a monetary judgment;

21
22 10. Pursuant to Rule 54(c), this is a final judgment against the Defendant; and

23
24 11. Pursuant to the agreement of the Parties, Plaintiff will not execute and/or
25 enforce this Judgment unless Defendant breaches the payment plan agreement. Upon
26 payment of the judgment amount, Plaintiff shall file a satisfaction of judgment.

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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 CV201900675 Stipulated 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 to
This 4 day of August, 2020

AMANDA STANFORD, Clerk
By [Signature] Deputy Clerk