



When recorded return to:

Stratman Law Firm
20860 North Tatum Blvd., Suite 380
Phoenix, Arizona 85050

DATE/TIME: 03/28/2023 1122
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2023-021776

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:

Latoya R. Boatley
1651 E. Palo Verde Dr.
Casa Grande, AZ 85122

2. The name and address of the judgment creditor.

Monterra Village Community Association
c/o Stratman Law Firm
Thomas Nichols, 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.

\$7,796.85 together with interest from March 21, 2023 at the rate of 8.75% 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 Thomas Nichols [No. 030843]
2 **STRATMAN LAW FIRM**
3 20860 North Tatum Boulevard, Suite 380
4 Phoenix, Arizona 85050
5 Telephone: (480) 699-4739

6 *Attorneys for Plaintiff*

docket@stratmanlawfirm.com

7 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
8 **IN AND FOR THE COUNTY OF PINAL**

9 **MONTERRA VILLAGE COMMUNITY**
10 **ASSOCIATION, an Arizona non-profit**
11 **corporation,**

12 **Plaintiff,**

13 **v.**

14 **LATOYA R. BOATLEY, an individual,**
15 **reputed owner; BLACK CORPORATIONS I-**
16 **V; RED LIMITED LIABILITY COMPANIES**
17 **I-V; and WHITE PARTNERSHIPS I-V,**

18 **Defendant.**

CASE NO. S1100CV202202112

**STIPULATED FORECLOSURE
JUDGMENT**

(Honorable Robert Carter Olson)

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

21 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

- 22 1. Plaintiff Monterra Village Community Association ("Plaintiff") is entitled to
23 judgment and a decree of foreclosure against Defendant Latoya R. boatley (the "Defendant").
- 24 2. Awarding Plaintiff a total Judgment of \$7,796.85 including interest at a rate of
25 8.75% until the entire Judgment is paid in full;
- 26 3. That the amount specified in Paragraph 2 is a valid, consensual lien against the
27 Property under A.R.S. § 33-1807 and the Declaration for Covenants, Conditions and
28

1 Restrictions for Monterra Village, which was recorded in the Pinal County Recorder's Office
2 as document number 2005-114516, including any subsequent amendments thereto (the
3 "Declaration"). The Property is legally described as follows:
4

5 1651 East Palo Verde Drive, Casa Grande, Arizona 85122

6 LOT 127, OF MONTERRA VILLAGE, ACCORDING TO THE PLAT OF
7 RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
8 ARIZONA, RECORDED IN CABINET F SLIDE 47.

9 Property No.: 505-59-2270

10 4. That Plaintiff possesses a valid lien against the Property superior to any claim,
11 interest, right, title, equity, estate or lien of the Defendant, and that the Defendant is forever
12 barred and foreclosed of and from all equity of redemption and claim in or to the Property,
13 except such rights of redemption they may have by law from said sale;
14

15 5. That Plaintiff's lien is hereby foreclosed and that the Property be sold at public
16 auction according to law and that Plaintiff may be the purchaser at such sale;
17

18 6. That the sale of the Property be made at a public auction for cash by the Sheriff
19 of Pinal County, Arizona, and that out of the proceeds of the sale, the Sheriff retain his fees
20 and costs of sale and pay to Plaintiff or its attorneys, all the sums set forth above or so much
21 of the total as such sums of the sale proceeds permit. That the Sheriff take and return to this
22 Court receipts for the amounts so paid, together with the return and receipt of sale and any
23 surplus monies which may remain after applying the proceeds of such sale, within thirty (30)
24 days after making such sale, such surplus, if any, to abide the further order of this Court;
25
26
27

28 7. That the Sheriff execute a deed to the purchaser at said sale after the time
provided by law for redemptions has expired, and that the purchaser be given possession of

1 the Property upon production of the Sheriff's Deed, and if possession be denied to the
2 purchaser, there shall issue without further notice order of the Court a writ of possession
3 placing said purchaser or his assign in possession;
4

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

12 9. That any monetary judgment or obligation of the Defendant remaining after
13 sale of the Property by Plaintiff be a deficiency that Plaintiff may seek to satisfy by further
14 execution or collection, the same as a monetary judgment;
15

16 10. That this judgment supersedes the justice court judgment entered against the
17 Defendant in CV2022000712; and
18

19 11. Pursuant to the agreement of the Parties, Plaintiff will not execute and/or
20 enforce this Judgment unless Defendant breaches the payment plan agreement. Upon
21 payment of the judgment amount, Plaintiff shall file a satisfaction of judgment.
22

23 **IT IS FURTHER ORDERED** vacating all future calendar dates; closing this file;
24 and, finding that no further matters remain pending, entering final judgment, pursuant to
25 Civil Rule 54(c).
26

U
R
O
R
C

STATE OF ARIZONA } SS
COUNTY OF PINAL }

I, BECCA PADILLA, 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 CN202202112

Stipulated fore closure judgment

and the endorsement thereupon, with the original records of the same
kept in this office, and that the same correct transcripts
thereof and the whole of said original records.

In witness whereof, my hand and seal of said Court affixed
this 28 day of March, 2023

BECCA PADILLA Clerk
By: [Signature] Deputy Clerk