



When recorded return to:

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

DATE/TIME: 06/17/2025 1002  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2025-048914

**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.

**Kyle Nicholas Apperson**  
859 West Oak Tree Lane  
San Tan Valley, Arizona 85143  
Defendant Pro Per

**Kimberly Raye Apperson**  
9872 South Saguaro Drive  
Apache Junction, Arizona 85120

2. The name and address of the judgment creditor:

**Skyline Ranch II Homeowners 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.

**\$10,572.30 together with interest from June 13, 2025 at the rate of 8.5% 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 M. Nichols [No. 030843]  
2 Nikki J. Salgat [No. 029414]  
3 **STRATMAN-LAW FIRM**  
4 20860 North Tatum Boulevard, Suite 380  
5 Phoenix, Arizona 85050  
6 Telephone: (480) 699-4739

7 *Attorneys for Plaintiff*

[docket@stratmanlawfirm.com](mailto:docket@stratmanlawfirm.com)

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

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

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

**CASE NO. S1100CV202500455**

13 **Plaintiff,**

14 v.

**STIPULATED FORECLOSURE**  
**JUDGMENT**

*(Honorable Joseph R. Georgini)*

15 **KYLE NICHOLAS APPERSON and**  
16 **KIMBERLY RAYE APPERSON, husband and**  
17 **wife, reputed owners; BLACK**  
18 **CORPORATIONS I-V; RED LIMITED**  
19 **LIABILITY COMPANIES I-V; and WHITE**  
20 **PARTNERSHIPS I-V,**

21 **Defendants.**

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

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

25 1. Plaintiff Skyline Ranch II Homeowners Association ("Plaintiff") is entitled to  
26 judgment and a decree of foreclosure against Defendants Kyle Nicholas Apperson and Kimberly  
27 Raye Apperson (the "Defendants").

28 2. Awarding Plaintiff a total Judgment of \$10,572.30 including interest at a rate of  
8.50% until the entire Judgment is paid in full;

1 3. That the amount specified in Paragraph 2 (less \$35.00 of the amount set forth in  
2 Paragraph 2 that is not secured by the lien under A.R.S. 33-1807; i.e., the foreclosure judgment  
3 amount for Count 1 in the Complaint is \$10,537.30 and the personal judgment amount for Count II  
4 in the Complaint is \$35.00) is a valid, consensual lien against the Property under A.R.S. § 33-1807  
5 and the Declaration of Covenants, Conditions and Restrictions for Skyline Ranch II which was  
6 recorded in the Pinal County Recorder's Office as document no. 2004-066163, including any  
7 subsequent amendments thereto (the "Declaration"). The Property is legally described as follows:  
8

9 859 West Oak Tree Lane, San Tan Valley, Arizona 85143  
10

11 Lot 51, of Parcel D at Skyline Ranch Phase Two, according to the Plat of record in the office  
12 of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 112;

13 Except all oil, gas, other hydrocarbon substances, helium or other substances of gaseous  
14 nature, coal, metals, minerals, fossils, fertilizers of every name and description, and all  
15 uranium, thorium, or any other material which is or may be determined by the laws of the  
16 United States or the State of Arizona or decisions of court, to be peculiarly essential to the  
17 production of fissionable materials, whether or not of commercial value as reserved by the  
18 State of Arizona in the Patne to said- land.

19 Property No.: 210-08-5810  
20

21 4. That Plaintiff possesses a valid lien against the Property superior to any claim,  
22 interest, right, title, equity, estate or lien of the Defendants, and that the Defendants are forever  
23 barred and foreclosed of and from all equity of redemption and claim in or to the Property, except  
24 such rights of redemption they may have by law from said sale;

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

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

1 amounts so paid, together with the return and receipt of sale and any surplus monies which may  
2 remain after applying the proceeds of such sale, within thirty (30) days after making such sale, such  
3 surplus, if any, to abide the further order of this Court;  
4

5 7. That the Sheriff execute a deed to the purchaser at said sale after the time provided  
6 by law for redemptions has expired, and that the purchaser be given possession of the Property upon  
7 production of the Sheriff's Deed, and if possession be denied to the purchaser, there shall issue  
8 without further notice order of the Court a writ of possession placing said purchaser or his assign in  
9 possession;  
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11 8. That the redemption period of the Defendants and/or their successors-in-interest is  
12 six (6) months, unless the Property has been abandoned, in which the redemption period shall be  
13 thirty (30) days, and that creditors having liens upon the Property that are subsequent to this  
14 Judgment have successive five (5) day redemption periods after the expiration of the owner's six (6)  
15 month redemption period, according to the priority of the subsequent liens or as otherwise set forth  
16 under the law;  
17

18 9. If the proceeds of the sale are insufficient to pay the amounts due to the Plaintiff  
19 and/or if a Trustee's sale occurs thereby extinguishing the Association's assessment lien secured by  
20 this Judgment, Defendants remain jointly and severally liable for any deficiency amount, and  
21 execution may issue automatically without further notice or court order, as with any monetary  
22 judgment;  
23

24 10. Any person or entity acquiring title to the Property through Sheriff's Sale, or  
25 Defendants exercising their redemption rights, shall take title expressly subject to the Declaration,  
26 as well as any assessments or other charges secured by the Plaintiff's lien accruing after the date of  
27 this Judgment, including all such assessments or charges arising subsequent to the Sheriff's Sale and  
28

1 throughout the entirety of the redemption period, to the extent such amounts remain unpaid at the  
2 time title is transferred or redemption occurs;

3 11. The Court reserves the right to hear, decide and determine any claim for post-  
4 judgment attorneys' fees, costs, and any other matters that may properly come before this Court;

5 12. Plaintiff reserves the right to collect post-judgment interest and post-judgment  
6 attorneys' fees and costs as part of the judgment lien being foreclosed;

7 13. Pursuant to Rule 54(c), this is a final judgment against the Defendants;

8 14. That this judgment supersedes the justice court judgment entered against the  
9 Defendants in J-1109-CV2024-001580;

10 15. Pursuant to the agreement of the Parties, Plaintiff will not execute and/or enforce this  
11 Judgment unless Defendants breach the payment plan agreement. Upon payment of the judgment  
12 amount, Plaintiff shall file a satisfaction of judgment.

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

16 **IT IS FURTHER ORDERED** vacating all future hearing dates and this matter is  
17 administratively closed.

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eSigned by THE HON JOSEPH R GEORGINI, 06/13/2025 10:25:51 PaUxejfm

Honorable Joseph R. Georgini

Judge of the Pinal County Superior Court

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STATE OF ARIZONA } SS  
COUNTY OF PINAL

I, REBECCA 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 a

CR202500455

Stipulated Judgment

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

Witness my hand and seal of said Court affixed

this 16 day of June 2025

REBECCA PADILLA, Clerk

By [Signature] Deputy Clerk

