

Wic Ineas Sehee



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

When Recorded Mail To:
Security Lenders Inc. an Arizona Corp.
PO Box 32925
Phoenix, Az. 85064

DATE: 05/16/03 TIME: 1632
FEE : 14.00
PAGES: 10
FEE NO: 2003-032494

EXEMPT ARS §42-1614 (A) 5

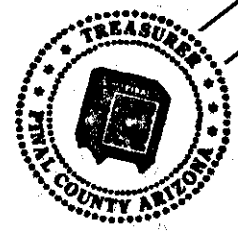
TREASURER'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jim L. Turnbull, Treasurer of Pinal County, pursuant to law and to the Judgment of the Superior Court of Maricopa County, Arizona entered on the 7th day of May 2003, in an action numbered CV 2002-011908, entitled Security Lenders, Inc., an Arizona Corporation, Plaintiff, vs. Rhoda A. Fink deceased; Wilbert Wallace as heir to Rhoda A. Fink; et al., Defendants, in consideration of the sum paid to the Treasurer at the sale in the above entitled action foreclosed, and in further consideration of the sum of TEN DOLLARS (\$10.00) have conveyed and by these presents do convey, unto the said Security Lenders, Inc. an Arizona Corp., the following described real property situated in the County of Pinal, Arizona, to wit:

As described on attached Judgment:
Count V APN # 407-03-17500

IN WITNESS WHEREOF, I, Jim L. Turnbull, Treasurer of the County of Pinal, State of Arizona, by virtue of law, have hereunto set my hand and seal this 16th day of May 2003.



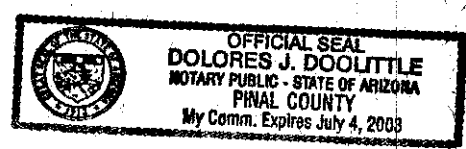
By: [Signature]
Jim L. Turnbull, Treasurer

STATE OF ARIZONA }
County of Pinal } SS

This instrument was acknowledged before me this 16th day of May, 2003, by Jim L. Turnbull, Treasurer of the County of Pinal, State of Arizona, who then and there stated to me that he executed the same for the purpose and consideration therein expressed.

[Signature]
Notary Public

My Commission Expires:



1 Barry Becker
2 BARRY BECKER, P.C.
3 2516 North Third Street
4 Phoenix, Arizona 85004
5 (602) 252-1822
6 Attorney No. 4169
7 Attorney for Plaintiff

CERTIFIED COPY

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

SECURITY LENDERS, INC., an
Arizona corporation,

Plaintiff,

v.

No. CV 2002-011908

DEFAULT JUDGMENT FORECLOSING
RIGHT TO REDEEM ON COUNTS
I, II, IV, V, AND VIII

COUNT I

ELLIOT REMLER, as Trustee of the
Elliot Remler Pension Plan; ELLIOT
REMLER, as Trustee of the Elliot
Remler Living Trust, dated March
17, 2000; ELLIOT REMLER,
personally; JOHN DOE-I-X AND JANE
DOE I-X; ABC CORPORATION I-X;
The unknown heirs and devisees of
any defendant, if deceased;

COUNT II

HAROLD KAUFMAN AND HAROLD LAZ AND
THE SPOUSES OF HAROLD KAUFMAN AND
HAROLD LAZ ON JANUARY 21, 1987,
dba First Charter Leasing, an
Arizona partnership; PEARLINE
KAUFMAN; JOHN DOE I-X AND JANE
DOE I-X; ABC CORPORATION I-X;
The unknown heirs and devisees
of any defendant, if deceased;

COUNT III

DAVID WESTGARD AND THE SPOUSE OF
DAVID WESTGARD ON JANUARY 24,
1990, if any and MICHAEL WESTGARD
AND THE SPOUSE OF MICHAEL WESTGARD
ON JANUARY 24, 1990; JOHN DOE I-X
AND JANE DOE I-X; ABC CORPORATION
I-X; The unknown heirs and
devisees of any defendant,
if deceased;

COUNT IV

ROY ACKERMAN AND CLARICE ACKERMAN,
husband and wife; JOHN DOE I-X AND
JANE DOE I-X; ABC CORPORATION
I-X; The unknown heirs and
devisees of any defendant, if
deceased;

FILED

1 COUNT V

2 RHODA A. FINK, deceased; WILBERT)
3 WALLACE as heir to Rhoda A. Fink;)
4 JOHN DOE I-X AND JANE DOE I-X; ABC)
5 CORPORATION I-X; The unknown heirs)
6 and devisees of any defendant,)
7 if deceased;)

8 COUNT VI

9 DOROTHY D. LINDSEY, a widow; D.)
10 JOHN MUSSELMAN AND THE SPOUSE OF)
11 D. JOHN MUSSELMAN ON FEBRUARY 21,)
12 1997; NOBEL INSURANCE COMPANY;)
13 ACTIVE BAIL BONDS; JOHN DOE I-X)
14 AND JANE DOE I-X; ABC CORPORATION)
15 I-X; The unknown heirs and)
16 devisees of any defendant,)
17 if deceased;)

18 COUNT VII

19 MATHILDA K. WERTHMANN, a widow;)
20 JOHN DOE I-X AND JANE DOE I-X;)
21 ABC CORPORATION I-X; The unknown)
22 heirs and devisees of any)
23 defendant, if deceased;)

24 COUNT VIII

25 JOSEPH M. KINNEY, MARCIA M.)
26 TILLSON, ELENA M. LOUD AND MICHAEL)
27 D. KINNEY, Trustees of the)
28 Bindley Mountain Trust, dated)
August 7, 1989; JOHN DOE I-X AND)
JANE DOE I-X; ABC CORPORATION)
I-X; The unknown heirs and)
devisees of any defendant,)
if deceased;)

Defendants.

19 This cause having come on regularly for hearing, Defendants
20 ELLIOT REMLER, as Trustee of the Elliot Remler Pension Plan; ELLIOT
21 REMLER, as Trustee of the Elliot Remler Living Trust, dated March
22 17, 2000; ELLIOT REMLER, personally; HAROLD KAUFMAN AND HAROLD LAZ
23 AND THE SPOUSES OF HAROLD KAUFMAN AND HAROLD LAZ ON JANUARY 21,
24 1987, dba First Charter Leasing, an Arizona partnership; PEARLINE
25 KAUFMAN; ROY ACKERMAN AND CLARICE ACKERMAN, husband and wife; RHODA
26 A. FINK, deceased; WILBERT WALLACE as heir to Rhoda A. Fink; JOSEPH
27

1 M. KINNEY, MARCIA M. TILLSON, ELENA M. LOUD AND MICHAEL D. KINNEY,
2 Trustees of the Bindley Mountain Trust, dated August 7, 1989; and
3 the unknown heirs and devisees of any defendant, if deceased,
4 having been served in compliance with Rule 4 of the Arizona Rules
5 of Civil Procedure, Defendants ELLIOT REMLER, as Trustee of the
6 Elliot Remler Pension Plan; ELLIOT REMLER, as Trustee of the Elliot
7 Remler Living Trust, dated March 17, 2000; ELLIOT REMLER,
8 personally; HAROLD KAUFMAN AND HAROLD LAZ AND THE SPOUSES OF HAROLD
9 KAUFMAN AND HAROLD LAZ ON JANUARY 21, 1987, dba First Charter
10 Leasing, an Arizona partnership; PEARLINE KAUFMAN; ROY ACKERMAN AND
11 CLARICE ACKERMAN, husband and wife; RHODA A. FINK, deceased;
12 WILBERT WALLACE as heir to Rhoda A. Fink; JOSEPH M. KINNEY, MARCIA
13 M. TILLSON, ELENA M. LOUD AND MICHAEL D. KINNEY, Trustees of the
14 Bindley Mountain Trust, dated August 7, 1989; and the unknown heirs
15 and devisees of any defendant, if deceased, having failed to answer
16 and their defaults having been properly entered, and based upon
17 pleading and evidence received by the Court on behalf of the
18 Plaintiff;

19 It is the finding of this Court that the Plaintiff is an
20 Arizona corporation, with its primary place of business in Maricopa
21 County, Arizona; the subjects of this lawsuit are situated in Pinal
22 County, Arizona; in order to pay for delinquent taxes legally
23 levied and assessed against the properties, which are the subject
24 of this lawsuit, together with interest, penalties and charges
25 therein, the Treasurer of Pinal County, Arizona sold the following
26 described properties located in Pinal County, Arizona:

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COUNT I
SEE EXHIBIT "A"

Parcel #: 406-02-48707

COUNT II
SEE EXHIBIT "A"

Parcel #: 406-03-00508

COUNT IV
SEE EXHIBIT "A"

Parcel #: 406-04-19605

COUNT V
SEE EXHIBIT "A"

Parcel #: 407-03-17500

COUNT VIII
SEE EXHIBIT "A"

Parcel #: 408-18-01906

to the Plaintiff herein more than three (3) years prior to the filing of this action; Certificates of Purchase Nos. 221197 (Count I); 221201 (Count II); 221232 (Count IV); 205506 (Count V); and 198487 (Count VIII) have been lawfully issued to the Plaintiff; the sale referred to above was valid, and the taxes due and owing on the said properties described above were delinquent at the time of said sale; the whole amount of all delinquent taxes, interest, penalties and charges legally due and owing on the properties referred to above were paid to the County Treasurer upon the Certificates of Purchase, the amounts being endorsed thereon; more than three (3) years have elapsed since the date of the sale set forth above, none of the said properties have been redeemed from the sale thereof, and the Plaintiff is entitled to foreclose the rights of the Defendants herein, and each of them, to redeem the

1 said properties from the sale; the Plaintiff, prior to the Judgment
2 to be rendered in this case, is the owner in fee of the properties,
3 subject only to the rights of the Defendants to redeem the said
4 properties, and pay to the Plaintiff its cost incurred herein, plus
5 reasonable attorney's fees; the Defendants' claim to the said
6 properties, if any is invalid other than the right to redeem, which
7 right to redeem will be foreclosed by this judgment.

8 NOW, THEREFORE, IT IS ADJUDGED that the sale of the properties
9 legally described as follows:

10 COUNT I
11 SEE EXHIBIT "A"

12 Parcel #: 406-02-48707

13 COUNT II
14 SEE EXHIBIT "A"

15 Parcel #: 406-03-00508

16 COUNT IV
17 SEE EXHIBIT "A"

18 Parcel #: 406-04-19605

19 COUNT V
20 SEE EXHIBIT "A"

21 Parcel #: 407-03-17500

22 COUNT VIII
23 SEE EXHIBIT "A"

24 Parcel #: 408-18-01906

25 and the Certificates of Purchase issued pursuant to the sale are
26 valid; that at the time of the sale the properties had not been
27 redeemed; that the rights of the Defendants, and each of them, to
28 redeem the properties described in this judgment from said sale, is
forever foreclosed, and the Defendants are barred and forever

1 estopped from having or claiming any right or title adverse to the
2 Plaintiff.

3 IT IS FURTHER ADJUDGED, ORDERED AND DECREED that the Treasurer
4 of Pinal County be commanded and ordered to execute and deliver
5 forthwith to the Plaintiff herein a Deed conveying the following
6 described real properties:

7 COUNT I
8 SEE EXHIBIT "A"

9 Parcel #: 406-02-48707

10 COUNT II
11 SEE EXHIBIT "A"

12 Parcel #: 406-03-00508

13 COUNT IV
14 SEE EXHIBIT "A"

15 Parcel #: 406-04-19605


16 COUNT V
17 SEE EXHIBIT "A"

18 Parcel #: 407-03-17500

19 COUNT VIII
20 SEE EXHIBIT "A"

21 Parcel #: 408-18-01906

22 DONE IN OPEN COURT this 7th day of May, 2003.

23 

Commissioner Toby Gerst

24 **TOBY M. GERST**

1 COPIES OF THE FOREGOING
2 mailed this 7th day of
3 May, 2003, to:
4 Harold Kaufman
5 Harold Laz
6 Spouses of Harold Kaufman and
7 Harold Laz on January 21, 1987
8 First Charter Leasing
9 Pearline Kaufman
10 Dorothy D. Lindsey
11 D. John Musselman
12 Spouse of D. John Musselman
13 on February 21, 1997
14 Joseph M. Kinney, as Trustee
15 Marcia M. Tillson, as Trustee
16 Elena M. Loud, as Trustee
17 Michael D. Kinney, as Trustee
18 and the unknown heirs and
19 devisees of any defendant,
20 if deceased-
21 Served by publication

22 Elliot Remler
23 35 E. Calle De Arcos
24 Tempe, AZ 85284

25 Wilbert Wallace
26 6332 Masonic Drive
27 Alexandriz, LA 71301

28 Roy and Clarica Ackerman
12645 Old M 35 Road
Rock, MI 49880

By: *Bary Def*

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Exhibit "A"

COUNT I

Lot 836, ARIZONA CITY UNIT ONE, according to the plat of record in the office of the Pinal County Recorder, in Book 9 of Maps, page 10 and re-recorded in Book 9 of Maps, page 50, in Pinal County, Arizona.

Parcel # 406-02-48707

COUNT II

Lot One Hundred Seventy Three (173), ARIZONA CITY UNIT ONE, per map recorded in Book 9, page 10 of Maps, in the office of the County Recorder of Pinal County, Arizona.

Parcel # 406-03-00508

COUNT IV

Lot 1040, ARIZONA CITY UNIT ONE, according to the plat of record in the office of the Pinal County Recorder, in Book 9 of Maps, page 10.

Parcel # 406-04-19605

COUNT V

Lot 1940, ARIZONA CITY UNIT FOUR, according to the plat of record in the office of the Pinal County Recorder, in Book 9 of Maps, page 56.

Parcel # 407-03-17500

COUNT VIII

Lot 19, ARIZONA CITY UNIT SEVEN, according to the plat of record in the office of the Recorder of Pinal County, Arizona, in Book 15 of maps, page 27.

Parcel # 408-18-01906

UNOFFICIAL

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest MAY - 7 2003 20

MICHAEL K. JEANES, Clerk of the Superior Court of the State of Arizona, in and for the County of Maricopa.

By O. CARBENAS Deputy