

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF PIMA

WATTERS, ADAM AND JILL

-VS-

QIN, FEI

COURT CASE NO. C20220603

CIVIL INDEX NO. 24-001539

NOTICE OF SALE  
ON  
REAL PROPERTY

NOTICE IS GIVEN that in obedience to the WRIT OF GENERAL EXECUTION issued by this Court and in the above cause, which Writ and Judgment described therein, by reference, are incorporated herein, commands me to sell, and I will sell, subject to the right of redemption in such case made and provided by statute, at public auction, all of the right, title, interest, claim and lien which the parties named in said Judgment had or have in and to the real property hereinafter described, and from the proceeds of said sale, to satisfy said Judgment in favor of the judgment creditor therein named, in the total judgment sum of \$352,487.76, plus accrued and accruing interest and costs, since the date of entry of said Judgment.

The sale will be held at the East front door of the Pima County Superior Court Building, also sometimes known as the main entrance of said Court House, 110 West Congress, Tucson, Arizona, on the 11th day of July, 2024 at 10:01 AM, to sell the following described real property to the highest bidder:

Parcel 1: All that portion of Lot 109 of EL RIO ACRES, Pima County Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 6 of Maps and plats page 11 thereof, and being more particularly described as follows: BEGINNING at the Southwesterly most corner of said Lot 109; Thence South 65 degrees 06 minutes 42 seconds East along the Southerly line of said Lot 109, a distance of 82.79 feet; Thence North 24 degrees 53 minutes 18 seconds East, 54.66 feet; Thence North 01 degrees 56 minutes 25 seconds East, 73.04 feet; Thence 24 degrees 53 minutes 18 seconds East, 52.19 feet to the Northerly line of said Lot 109; Thence North 60 degrees 07 minutes 59 seconds West along said Northerly line, 54.52 feet to the Northerly corner of Lot 109; Thence South 24 degrees 53 minutes 18 seconds West along the Westerly line of said Lot 109, a distance of 178.84 feet to the POINT OF BEGINNING.

Parcel 2: A reciprocal ingress/egress and cross over easement for vehicular and pedestrian use within the remainder of said Lot 109, except for the Easterly 50 feet thereof, more particularly described as follows: All that portion of Lot 109 of EL RIO ACRES, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 6 of Maps and Plats at page 11 thereof, and being more particularly described as follows: COMMENCING at the Southwesterly most corner of said Lot 109; THENCE South 65 degrees 06 minutes 42 seconds East along the Southerly line of said Lot 109, a distance of 82.79 feet to the TRUE POINT OF BEGINNING; THENCE North 24 degrees 53 minutes 18 seconds East, 54.66 feet; THENCE North 01 degrees 56 minutes 25 seconds East, 73.04 feet; THENCE North 24 degrees 53 minutes 18 seconds East, 52.19 feet to Northerly line of said Lot 109; THENCE South 60 degrees 07 minutes 59 seconds East along said Northerly line, 26.18 feet to the Northerly corner of said Parcel; THENCE South 06 degrees 05 minutes 37 seconds East long the Easterly line of said parcel, a distance of 200.43 feet to the Southerly line of said Lot 109; THENCE North 65 degrees 06 minutes 42 seconds West along the Southerly line of said Lot 109, a distance of 100.78 feet to the TRUE POINT OF BEGINNING.

NOTICE TO JUDGMENT DEBTOR: Title 33, chapter 8, article 1 of the Arizona Revised Statutes may permit you to protect your residence from certain types of legal process by recording a Claim of Homestead. If you are in doubt as to your rights, you should obtain legal advice.

No title search has been conducted by the Pima County Sheriff's Department before the sale; the property may be subject to liens or other interests. No warranty as to clear titles or deeds is expressed or implied.

Dated this 21st day of May, 2024.

Property Location: 1312 W YAVAPAI ST  
TUCSON, AZ 85745  
4 UNITS

CHRIS NANOS  
SHERIFF OF PIMA COUNTY

ATTY: GERARD R. O'MEARA GUST ROSENFELD  
1 E. WASHINGTON ST, SUITE 1600  
PHOENIX, AZ 85004

Ryan O'Connor  
Lieutenant