

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

COURT CASE NO. C20256819

AWS OPPORTUNITY FUNDS I LLC

CIVIL INDEX NO. 25-004073

-VS-

WEINSTEIN, ADAM
DIXON-WEINSTEIN, KIRA

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 \$514,369.66, 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 6th day of January, 2026 at 10:01 AM, to sell the following described real property to the highest bidder:

ALL THAT PART OF Lot 5 in Block 236 of the City of Tucson, Pima County, Arizona according to the official field notes, map and survey made by S.W. Forman and approved and adopted by Mayor and Common Council of the City (then Village) of Tucson on June 26, 1872, a certified copy of which is of record in the Office of the Pima County Recorder of Pima County, Arizona in Book 3 of Maps and Plats at Page 70 thereof, described as follows:

Commencing at the northeast corner of sale Lot 5; thence South 4°59'45"East (South 4°54'45" E record), along the east line of said Lot, a distance of 66.00 feet, to the POINT OF BEGINNING.

Thence continue South 4°59'52"East, 55.00 ft; thence South 83°52'31" West, along the south line of that parcel described in Deed Bk. 25 at page 106, a distance of 78.22 ft;

Thence North 2°35'20"West, along the east line of that parcel described by Docket 8263 at page 620, a distance of 17.87 ft.;

Thence South 87°30'00"West, along the east line of that parcel described by Docket 8263 at page 620, a distance of 40.10 ft.;

Thence North 2°35'20"West, along the north line of that parcel described by Docket 8263 at page 620, a distance of 19.68 ft.;

Thence South 83°52'31"West, along the south line of that parcel described by Docket 6578 at page 44, a distance of 40.18 ft.;

Thence 2°35'20"1 West, along the west line of said Lot, a distance of 15.00ft.;

Thence North 83°52'31"East, along the north line of that parcel described by Docket 6578 at page 44, a distance of 156.26 ft. to the POINT OF BEGINNING.

Property Location: 408 S COVENT AVE
TUCSON, AZ 85701

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 24th day of November, 2025.

ATTY: CALE S JOHNSON
DORSEY & WHITNEY LLP
2325 E CAMELBACK RD, STE 900
PHOENIX, AZ 85016

CHRIS NANOS
SHERIFF OF PIMA COUNTY

John Brady
Lietenant