

1 Barry L. Olsen, Bar No. 015226
2 **LAW OFFICE OF BARRY OLSEN, PLLC**
3 350 W. 16th Street, Suite 407
4 Yuma, AZ 85364
5 Telephone: (928) 248-4018 Fax: (928) 248-4006
6 barry@baryolsen.com

7 Attorneys for Plaintiff

FILED
2024 APR 30 PM 3:16
L. J. FAZZ
CLERK OF SUPERIOR COURT
YUMA, ARIZONA 85364

8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
9
10 **IN AND FOR THE COUNTY OF YUMA**

11 COYOTE WASH CONDOMINIUMS
12 ASSOCIATION, an Arizona non-profit
13 corporation,

14 Plaintiff,

15 v.

16
17 LLOYD KEVIN RUNNING, deceased;
18 THE ESTATE OF LLOYD KEVIN
19 RUNNING; UNKNOWN HEIRS,
20 BENEFICIARIES AND DEVISEES OF
21 LLOYD KEVIN RUNNING; JOHN
22 DOES 1-3; JANE DOES 1-3; ABC
23 CORPORATIONS 1-3; DEF
24 PARTNERSHIPS 1-3; GHI LIMITED
25 PARTNERSHIPS 1-3; JKL LIMITED
26 LIABILITY COMPANIES 1-3,

27 Defendant.

Case No. S1400CV2023-00209

Div. No. III

SHERIFF'S NOTICE OF SALE OF
REAL PROPERTY ON SPECIAL
EXECUTION AND ORDER OF
SALE

28 BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued by the
Superior Court of Yuma County, State of Arizona on April 11, 2024, to me as
Sheriff of Yuma County;

Law Office of Barry Olsen, PLLC
350 W. 16th Street, Suite 407
Yuma, AZ 85364
Tel: (928) 248-4018 Fax: (928) 248-4006

Law Office of Barry Olsen, PLLC
350 W. 16th Street, Suite 407
Yuma, AZ 85364
Tel: (928) 248-4018 Fax: (928) 248-4006

1 WHEREAS, on December 13, 2023, the Plaintiff recovered a judgment
2 against Defendants, Lloyd Kevin Running, deceased, the Estate of Lloyd Kevin
3 Running and Unknown Heirs, Beneficiaries and Devisees of Lloyd Kevin
4 Running, for the following sums: \$6,534.80 Principal amount; \$1,194.12 Interest
5 at the rate of 10% per annum from May 1, 2021 to April 30, 2024; \$306 for sum
6 expended for foreclosure report; \$911.89 for Court costs; \$2,310 for Attorney's
7 fees; for a total of \$11,256.81 with interest on \$6,534.80 at the rate of 10% per
8 annum from May 1, 2024 until paid in full, plus Plaintiff's costs and disbursements
9 incurred after the date of Judgment, including costs of Sheriff's Sale, and any and
10 all sums thereafter paid by Plaintiff for the protection or preservation of the
11 property until the expiration of the period of redemption, together with a
12 foreclosure of Plaintiff's lien against the Defendants on the following described
13 real property:
14
15
16
17
18

19 Building A, Unit 1 LL (Lower Level) and Garage G1, Unit 1,
20 COYOTE WASH CONDOMINIUMS, according to Book 21 of Plats,
21 pages 9 and 10 and Declaration of Condominium as set forth in First
22 Amendments to Declaration of Covenants, Conditions and
23 Restrictions for Coyote Wash Condominiums recorded at Fee No.
24 2005-19145, records of Yuma County, Arizona;

25 TOGETHER WITH an undivided interest in the common elements as
26 set forth in said Declaration.

27 NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN that on the
28 **12th day of June, 2024** at the hour of **10:30 o'clock a.m.** at the front door of the
Yuma County Superior Court at 250 W. 2nd Street, Yuma, AZ 85364 in the

1 City of Yuma, Yuma County, State of Arizona, I will sell all the right, title, claim
2 and interest of the Defendants in the real property at public auction to the highest
3 bidder for cash, in lawful money of the United States, and apply the proceeds of
4 the sale to the payment and satisfaction of the judgment, together with the interest
5 that may be due on the Judgment, and all costs of suit and accruing costs.
6
7

8 DATED this 29th day of April, 2024.

9
10 Joe De La Cruz
11 Yuma County Sheriff

12 By: M. O'S P-59
13 Deputy Sheriff
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Law Office of Barry Olsen, PLLC
350 W. 16th Street, Suite 407
Yuma, AZ 85364
Tel: (928) 248-4018 Fax: (928) 248-4006