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LYNN FAZZ
CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

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IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF YUMA

FINANCING SOLUTIONS, LLC, Judgment Creditor, v. CONLIN & BILLMYER SEVICES, INC., dba SUN CITY PEST CONTROL, an Arizona corporation; MANUEL A. VALENZUELA and ALICIA A. VALENZUELA, husband and wife, Judgment Debtor.	No. S1400CV202600470 **NOTICE OF SALE ON WRIT OF EXECUTION**

Pursuant to the terms and authority of the Writ of General Execution issued in the above entitled action on August 12, 2026

YOU ARE HEREBY NOTIFIED of the following:

1. Judgments for the total amount of $84,113.89 were entered on the docket of the above-titled action, in the Yuma County Superior Court, in favor of Financing Solutions, LLC, and against Manuel A. Valenzuela and Alicia A. Valenzuela, as follows:

   a. Judgment entered May 5, 2026, for the principal amount of $80,828.89 plus costs of $785.00, with both amounts accruing interest at the rate of 18% per annum from June 4, 2025.

b. Judgment entered June 3, 2026 for attorneys' fees of $2,500.00, with interest accruing at the interest rate for judgments, 7.75%, from May 7, 2026.

2. ACCRUED since the entry of judgment, as of August 5, 2026, is the total accrued interest of $17,296.83. **The total balance of the judgment, as of August 5, 2026, is $101,410.72, with total daily interest accruing at the rate of $40.78 per day thereafter.**

AND WHEREAS, the judgment roll in the action in which said judgment was entered is filed in the Clerk's office of said Court, in the said County of Yuma and the said judgment was docketed in said Clerk's office in the said County, on the day and year first above written. And the sum of $101,410.72 with interest as aforesaid is now actually due on said judgment, plus additional interest accruing from August 5, 2026, and

WHEREAS, I am required to make the sum due on the said judgment, with interest and costs and accruing costs, to satisfy said judgment out of the personal property of said debtor, or if County belonging to debtor on the day whereon said judgment was docketed in said County, or at any time thereafter, I did, on the 25th day of September 2026, levy upon all the right, title, claim and interest of the said debtor, in, of and to the following described real property, to-wit:

That part of Tract "A", BLOCK 12, PALM CROFT ESTATES UNIT NO. 2 CORRECTED, according to Book 3 of Plats, page 125, records of Yuma County, Arizona, more particularly described as follows:

Beginning at the Northeast corner of said Tract "A"

thence South along the East line of said Tract "A", a distance of 100 feet;

thence West and parallel to the South line of said Tract "A", a distance of 200 feet;

thence North at a right angle to a point on the Southerly line of the alley;

thence Easterly along the Southerly line of said alley to the Point of Beginning.

Assessor Parcel Number 695-25-140.

NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN that on **November 10th, 2026**, at the hour of **10:30 a.m.**, at the entrance of the Yuma County Superior Court 250 W. 2nd Street, Yuma, AZ 85364, I will sell to the highest bidder, for cash, in lawful money of the United States, all the right, title, claim and interest of the above named Judgment Debtor of and to the above described property, and will apply the net proceeds of said sale to satisfy said Judgment in favor of Plaintiff therein named.

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 through the homestead exemption.

If you are in doubt as to your rights, you should obtain legal advice.

Dated: 10/9/2026

SHERIFF OF YUMA COUNTY

By: CPL. J. [signature]

I certify this to be a true copy of the original on file in my office,
Case No. S1400CV202600470
Attested to this 9th day of Oct. 2026
Lynn Fazzi
Clerk of Superior Court
By Victoria Rubio
Deputy Clerk