

NOTICE OF SALE
EZ RANCH et al
VS
WILLIAM NICHOLSON et al
PROCESS # 14-00511

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

JOE’S ROCK, L.L.C., an Arizona limited liability company,)

Plaintiff,)

vs.)

LESTER O. SMITH, JR. and JANE DOE SMITH, husband and wife; LOS ENTERPRISES, L.L.C., an Arizona limited liability company; EZ RANCH, L.L.C., an Arizona limited liability company,)

Defendants.)

EZ RANCH, L.L.C. an Arizona limited liability company,)

Counterclaimant)

vs.)

JOE’S ROCK, L.L.C., an Arizona limited liability company,)

Counterdefendant)

Case No.P1300-CV20050166

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EZ RANCH, L.L.C. an Arizona limited liability company,)
)
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)
)
)
Third Party Plaintiffs,)
)
vs.)
)
)
JOE SALAZAR and JANE DOE)
SALAZAR, husband and wife; WILLIAM)
NICHOLSON and JANE DOE)
NICHOLSON , husband and wife;)
BUSINESS ENTITIES 1-10,)
)
)
)
Third Party Defendants.)

WHEREAS, pursuant to an execution issued out of the above named court in the above-entitled action upon a judgment for the third party plaintiff EZ RANCH, L.L.C., an Arizona limited liability company, and against the third party defendant WILLIAM NICHOLSON and JANE DOE NICHOLSON, husband and wife, entered on the 15th day of February 2012, in the amount of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED SEVENTY ONE DOLLARS and NO CENTS (\$130,971.00), attorney fees in the amount of EIGHTY FIVE THOUSAND EIGHT HUNDRED SEVEN DOLLARS and NINETY NINE CENTS (\$85,807.99), costs in the amount of FIVE THOUSAND FIVE HUNDRED SEVEN DOLLARS and THIRTY NINE CENTS (\$5,507.39), plus accruing interest on attorney fees and costs at the statutory rate from the date of entry of

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judgment until paid. I have levied upon all of the right, title and interest of the
WILLIAM NICHOLSON and JANE DOE NICHOLSON, husband and wife, third party
defendant in the following described property:

PARCEL: 402-15-075X

PHYSICAL ADDRESS: 17220 E STATE ROUTE 169

DESCRIPTION:

THAT PART OF SECTION 33, T. 14 N., R. 2 E., G&S.R.M., YAVAPAI COUNTY,
AZ., DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 33;

THENCE N. 89° 09' 36" E. ALONG THE SOUTH LINE OF SAID SEC. 33, 236.82',
MORE OR LESS, TO A POINT ON THE NORTHERLY ROW LINE OF ARIZ. HWY.
169, SAID POINT BEING A POC OF A CURVE TO THE LEFT, THE CHORD OF
WHICH BEARS N. 61° 50' 20" W., 242.50 FEET;

THENCE ALONG SAID ROW AND CURVE TO THE LEFT, HAVING A RADIUS
OF 5829.58' FOR AN ARC LENGTH OF 242.52'

THENCE N. 37° 06' 02" W. ALONG SAID ROW A DISTANCE OF 111.55';

THENCE N. 66° 01' 16" W. ALONG SAID ROW A DISTANCE OF 304.71';

THENCE N. 07° 19' 51" E. A DISTANCE OF 272.93';

THENCE S. 58° 02' 40" E. A DISTANCE OF 616.43';

THENCE S 00° 11' 10" E. A DISTANCE OF 271.73' TO THE TRUE POINT OF
BEGINNING.

CONTAINING 3.3674 AC., MORE OR LESS.

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NOTICE IS HEREBY GIVEN that I, SCOTT MASCHER, the Sheriff of Yavapai County, on the 29th of May 2014 at the hour of 10:00 A.M. o'clock at the north steps of the Yavapai County Courthouse located in Prescott, Arizona, will sell at public auction to the highest bidder for cash all of the right, title and interest of the defendants in and to the above-described property to satisfy said judgment.

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 this 28th day of April 2014.

Scott Mascher
Sheriff of Yavapai County

By _____
Deputy Sheriff

STATE OF ARIZONA)
County of Yavapai)

Deputy Ron Williams, of the Yavapai County Sheriff's office, acknowledged the foregoing instrument before me this 7th day of May 2014

Notary Public