

NOTICE OF VIRTUAL AUCTION

Pima County hereby gives notice of public sale of Treasurer's Deed interest in a portion of the West Half of Section 9 and the Northeast One-Quarter of Section 8, Township 12 South, Range 12 East, Gila & Salt River Meridian, Pima County, Arizona (tax parcel #216-17-004A), consisting of approximately 53 acres of improved, commercially zoned real property located at 10800 N. Casa Grande Highway.

Legal Description: A portion of the West Half of Section 9 and the Northeast One-Quarter of Section 8, Township 12 South, Range 12 East, Gila & Salt River Meridian, Pima County, Arizona, as described in Docket 13603 at Page 3375, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of said Section 9, a 2 ½" BCSM stamped "COR S4-S5-S8-S9 LS1144" to which the north one-quarter corner of said Section 9, a 1 ½" ACP stamped "SS ¼ 4/9 RLS7599" bears North 89°21'16" East a distance of 2638.65 feet;

THENCE along the north line of said Section 8, South 89°19'53" West a distance of 81.64 feet to a 2 ½" BCSM stamped "COR 10 LS1144" being the northeast corner of that parcel as described in Docket 239 at Page 323;

THENCE along the east line of said parcel, South 27°12'04" East a distance of 1990.36 feet to a 2 ½" BCSM stamped "COR 12 LS1144";

THENCE continuing along said east line South 13°51'34" East a distance of 275.20 feet;

THENCE continuing along said east line South 23°29'34" East a distance of 950.45 feet;

THENCE continuing along said east line South 14°58'34" East a distance of 61.52 feet;

THENCE continuing along said east line South 41°05'04" East a distance of 84.39 feet to a point on the west line of the east half of the southwest one-quarter of said Section 9;

THENCE along said west line North 00°28'00" West a distance of 415.30 feet to the northwest corner of said east half, a 1 ½" LCP stamped "1/16";

THENCE along said north line of said east half North 89°28'03" East a distance of 1313.53 feet to the center quarter corner of said Section 9, a 1 ½" LCP with illegible stamping;

THENCE along the east line of the northwest one-quarter of said Section 9, North 00°20'13" West a distance of 658.91 feet to the northeast corner of the south half of the southeast one-quarter of the northwest one-quarter of said Section 9, a 1 ½" ACP stamped "RLS 7599";

THENCE along the north line of said south half South 89°25'26" West a distance of 1315.04 feet to the northwest corner of said south half, a ½" rebar tagged "RLS18219";

THENCE along the west line of the north half of said southeast one-quarter of the northwest one-quarter North 00°28'18" West a distance of 658.41 feet to the northwest corner of said north half, a 2 ½" ACP stamped "SETTLEMEYER RLS26932";

THENCE North 27°07'33" West a distance of 1470.73 feet to a point on the north line of said Section 9, a 2 ½" ACP stamped "SETTLEMEYER RLS26932";

THENCE along said north line South 89°21'16" West a distance of 659.66 feet to the northwest corner of said Section 9 and the **POINT OF BEGINNING**.

EXCEPTING therefrom all that portion of the south half of the northwest one-quarter of said Section 9 as described in Docket 8269 at Page 112 recorded in the office of the Pima County Recorder, Arizona, described as follows:

COMMENCING at the center quarter corner of said Section 9, a 1 ½" LCP with illegible stamping,

THENCE along the east line of the south half of said southeast one-quarter of the northwest one-quarter North 00°28'18" West a distance of 508.46 feet to the beginning of a non-tangent curve concave to the south having a radius of 1325.00 feet and a central angle of 75°45'41" and to which a radial line bears North 26°56'32" East, said point being the **POINT OF BEGINNING** of said exception;

THENCE along the arc of said curve to the left a distance of 1752.03 feet to a point on the west line of the above described parcel;

THENCE along said west line North 23°29'34" West a distance of 164.10 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1475.00 feet and a central angle of 19°29'58" and to which a radial line bears North 46°05'29" West;

THENCE along the arc of said curve to the right of distance of 501.99 feet to a point on the north line of the south half of the southeast one-quarter of the northwest one-quarter of Section 9;

THENCE along said north line North 89°25'26" East a distance of 1259.78 feet to the northeast corner of said south half, a 1 ½" ACP stamped "RLS 7599";

THENCE along the east line of said south half South 00°20'13" East a distance of 150.45 feet to the **POINT OF BEGINNING** of said exception.

Minimum Bid (includes \$1,000 administrative fee): \$107,240.00

Initial Deposit: 10% of the Minimum bid is required at least 24 hours before the auction in order to bid (the "Initial Deposit"). An additional deposit equal to the difference between 10% of the winning bid and the Initial Deposit is required within 72 hours of the date of the auction. All funds deposited must be by either certified check or money order and be payable to the Pima County Treasurer, and delivered to Real Property Services at 201 N. Stone Avenue, 6th Floor, Tucson, AZ 85701. Following the auction, the Initial Deposit will be returned to all parties except the winning bidder.

The Property will be sold by public auction to the high bidder in accordance with Arizona Revised Statutes §42-18303. Sale is "AS-IS" condition. If the high bidder does not close within 45 days of Board approval, the Property may be sold to the next highest bidder. All bidders, or a representative of a bidder, must appear using Microsoft Teams. An online link will be provided to all registered bidders.

Auction: The sale is by public auction, as follows:

Date of Auction: Friday, August 28th, 2020

Location: Online auction using Microsoft Teams

Time: 9:30 a.m.

Registration: Bidders must register by contacting Pima County Real Property Services, providing the bidder's email address and making the Initial Deposit at least 24 hours before the Auction. All registered bidders will be emailed a link to the auction.

Bidder information is available at Pima County Real Property Services. Call 520-724-6624 for information. A list of other Treasurer's Deeded properties can be found at: www.webcms.pima.gov/government/real_property/

Board Approval: The sale of the Property is subject to approval of the Pima County Board of Supervisors.

Publish: August 10th & August 17th, 2020