

NOTICE OF SALE

Pima County, a political subdivision of the State of Arizona hereby gives notice of sale of a portion of tax parcel 304-26-9670, consisting of approximately 0.278 acres of vacant property. The property is located on the west side of I-19 frontage road South of Continental Road.

Legal Description: A portion of Block 1 of Green Valley Acres, a subdivision recorded in Book 17 of Maps and Plats at Page 2, and as described in Docket 12427 at Page 3914, being within the San Ignacio de La Canoa Land Grant, Pima County, Arizona. Except that portion conveyed in docket 12427 at page 3714, and further excepting that portion described in Docket 12427 at Page 3914.

Minimum Bid: \$146,300.00 (includes \$1,000 administrative fee)

Initial Deposit: The Term of Sale is Cash. 10% of the Minimum bid is required at least 24 hours before the auction. 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 Fidelity National Title, 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 §11-251(9). 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 register before the sale.

County and buyer will each pay ½ of closing costs, except the buyer shall pay 100% of the cost for title insurance if desired by buyer.

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

Date of Auction: December 6, 2021

Location: 201 N. Stone Ave 6th floor/or virtual auction if requested

Time: 9:00 a.m.

Registration: All bidders must register by contacting Rita Leon at rita.leon@pima.gov and make Initial Deposit at least 48 hours before the Auction. **Bidder may request a virtual auction, and a online link to Microsoft Team will be provide once registered.**

Bidder information is available at Pima County Real Property Services. Call 520-724-6462 for information.

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

The place of Auction is wheelchair accessible. The following services are available up to 10 working days prior request: additional property information in Braille or large print; a signer for impaired.

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