

SUPERIOR COURT OF ARIZONA MOHAVE COUNTY

1) _____
Plaintiff

2) Case Number: _____

JUDGMENT:

3) _____
Defendant(s) (AND
Mohave County Treasurer (per ARS §42-18201)

**A. FORECLOSING THE RIGHT TO
REDEEM A TAX LIEN**

OR

B. FOR COSTS

AFTER HEARING, THE COURT FINDS (Either A or B):

_____ **A. Default was properly entered:** Defendant(s) were served with the Complaint in compliance with the Arizona Rules of Civil Procedure and failed to appear and answer Plaintiff's Complaint.

To pay for delinquent taxes legally levied and assessed against the property and interest, penalties and charges, the Mohave County Treasurer sold Plaintiff the tax lien on the property, located in Mohave County, as follows:

Property Street Address (if applicable): _____

Assessor Parcel Number: _____

Legal Description of Real Property:

Date of Sale: _____

Certificate of Purchase Number: _____

The sale of the tax lien on the property was valid; the Certificate of Purchase has been lawfully issued; and at the sale of the tax lien on the property, the taxes on it were delinquent. The total delinquent taxes, interest, penalties and charges legally due and owing on the property were paid to the Treasurer upon Certificate of Purchase and the amounts are listed on the Certificate.

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Plaintiff is the owner in fee of the property, subject only to Defendant(s) right to redeem the property and pay Plaintiff the costs incurred in this action plus any reasonable fees.

The property has not been redeemed. Over three years have passed since the date of sale. Plaintiff therefore is entitled to foreclose Defendant(s) right to redeem. Defendant(s) claim to the property, if any, is invalid other than the right to redeem, which this judgment will foreclose.

OR

_____ **B. Defendant(s) redeemed the property:** Defendant(s) were served with the Complaint in compliance with the Arizona Rules of Civil Procedure and have redeemed the property prior to an entry of judgment.

THE COURT ORDERS (Either A or B):

_____ **A. Defendant(s) right to redeem is foreclosed:** The sale of the tax lien on the property, Certificate of Purchase, and service of process is valid. The property has not been redeemed. Defendant(s) right to redeem the property is forever foreclosed and Defendant(s) are barred forever and stopped from having or claiming any right or title adverse to Plaintiff.

The Mohave County Treasurer shall execute and deliver to Plaintiff a deed conveying the property upon presentation by the Plaintiff of a certified copy of this judgment.

OR

_____ **B. Defendant(s) shall pay Plaintiff's costs and attorney fees:** Defendant(s) redeemed the property from sale. Defendant(s) shall pay Plaintiff \$_____ for costs and attorney fees, plus interest on that amount at the following rate of interest per annum from the date paid by Plaintiff until paid in full: _____ %.

OTHER ORDERS:

There are no further matters pending before this Court and the Clerk is directed to enter this Judgment as a final Judgment pursuant to Rule 54(c) of the Arizona Rules of Civil Procedure.

Done in open court this date: _____

Judge's Signature