

**SUPERIOR COURT OF ARIZONA  
MOHAVE COUNTY**

\_\_\_\_\_  
Plaintiff

Case Number: \_\_\_\_\_

\_\_\_\_\_  
Defendant(s) AND  
Mohave County Treasurer (per ARS § 42-18201)

**JUDGMENT:**

- 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 was 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 property, located in Mohave County, as follows:

Property's Address: \_\_\_\_\_

Property's Legal Description: \_\_\_\_\_

Date of Sale: \_\_\_\_\_

Certificate of Purchase Number: \_\_\_\_\_

The sale of the property was valid; the Certificate of Purchase has been lawfully issued; and at the sale of the property, the taxes on it were delinquent. The total of 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.

Plaintiff, prior to judgment, 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 attorney 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 redeemed the property:** Defendant was served with the Complaint in compliance with the Arizona rules of Civil Procedure and has 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 property, Certificate of Purchase, and service of process are valid. The property has not been redeemed. Defendant's right to redeem the

Case No. \_\_\_\_\_

property is forever foreclosed and Defendant is barred forever and stopped from having or claiming any right or title adverse to Plaintiff.

The Mohave County Treasurer shall execute and deliver immediately to Plaintiff a deed conveying the property.

**OR**

- B. Defendant shall pay Plaintiff's cost and attorney fees:** Defendant redeemed the property from sale. Defendant 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 is no just reason for delay, and this judgment shall be entered pursuant to Rule 54 (b) Arizona Rules of Civil Procedure.

Done in open court this date: \_\_\_\_\_

\_\_\_\_\_  
Judge's Signature