

When recorded, please mail to:

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Maricopa County Superior Court Case No. CV2025-010167
INFORMATION STATEMENT

Date: June 19, 2025

Judgment Creditor: JAX ADVISORY, as Custodian for WEST COAST TAX AUCTION LLC,
for the benefit of Firsttrust Bank
c/o Manoil Kime, PLC
24 W. Camelback Rd., # A592
Phoenix, AZ 85013

Judgment Debtors: KEITH A. HARTL, A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY
THORSTENSON, an unmarried man

Debtor Info: Date Of Birth: May 13, 1982
Social Security No.: ###-##-5671
Driver's License No.
Last Known Address: 13810 N. 47th Ave., Glendale, AZ 85306
Address Where Served: 13810 N. 47th Ave., Glendale, AZ 85306

Amount of Judgment: **\$4,871.24**, plus interest at the rate of 8.5% per annum from June 11,
2025

No stay enforcement has been ordered.

Jax Advisory Vs. Hartl, Et.Al.

JFF - Judgment For Fees



Unofficial Document

This is an exact replica of the electronic court record of the Superior Court in Maricopa County.

Attest: June 19, 2025

Certified Document Number: 804W-88U4-Q51L-IR7A

This certified document can be visually verified at:
within 180 days from the above attest date.
In addition, at any time the court may be contacted directly to visually verify the document.

Clerk of the Superior Court
 *** Electronically Filed ***
 L. Sanchez, Deputy
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IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

JAX ADVISORY, as Custodian for WEST
 COAST TAX AUCTION LLC, for the
 benefit of Firsttrust Bank,

Plaintiff,

vs.

KEITH A. HARTL AKA KEITH
 GUERIN AND SPOUSE AS OF MAY 14, 2002, if married; *et al.*,
Unofficial Document

Defendants.

No. CV2025-010167

**JUDGMENT FOR AWARD OF
 ATTORNEYS' FEES AND COSTS**

The Plaintiff in this matter having filed a Motion for Entry of Default Judgment Without Hearing, and an Application for Award of Attorneys' Fees and Costs, the Court having reviewed same, and good cause appearing, finds that, Defendant KEITH A. HARTL, A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY THORSTENSON, an unmarried man, having been served in compliance with Rules 4 and 4.1 of the Arizona Rules of Civil Procedure in this action on March 27, 2025, and said Defendant or its agent having thereafter redeemed Maricopa County Treasurer's Certificate of Purchase No. 20014234 (the "CP"), which is the subject of this action, on April 4, 2025; that said

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Defendant is neither an infant nor incompetent, and that Plaintiff is entitled to affirmative relief against Defendant KEITH A. HARTL, A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY THORSTENSON, an unmarried man, said Defendant having failed to pay Plaintiff's attorneys fees and costs, pursuant to A.R.S. §42-18206,

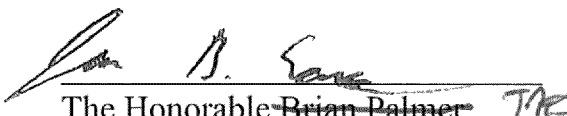
Based upon the foregoing findings, and good cause appearing therefor;

IT IS ORDERED, ADJUDGED AND DECREED THAT JUDGMENT BE AWARDED GRANTING Plaintiff Judgment against Defendant KEITH A. HARTL, A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY THORSTENSON, an unmarried man for costs incurred in the amount of **\$812.24**, together with attorney's fees in the amount of **\$4,059.00**, with interest on the aggregate thereof at the rate of Eight and one-half percent (8.5%) per annum from the entry of this judgment until paid, and together with Plaintiff's after-accruing attorney's fees and costs as the Court may hereafter approve.

Unofficial Document

FURTHER ORDERED, there being no further matters remaining, pursuant to Ariz.R.Civ.Pro. Rule 54(c) the Clerk is directed to enter this Judgment as a final order.

DATED JUN 10 2025 .


The Honorable ~~Brian Palmer~~ *JTB*
Commissioner
Maricopa County Superior Court

Commissioner Jason B. Easterday

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