

Unofficial Document

When recorded, please mail to:

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Attorneys for Plaintiff
24002-021

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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 Firstrust 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



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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.

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

7 **IN AND FOR THE COUNTY OF MARICOPA**

9 JAX ADVISORY, as Custodian for WEST
10 COAST TAX AUCTION LLC, for the
11 benefit of Firstrust Bank,

No. CV2025-010167

12 Plaintiff,
13 vs.
14 KEITH A. HARTL AKA KEITH
15 GUERIN AND SPOUSE AS OF MAY Unofficial Document 14
16 2002, if married; *et al.*,
17 Defendants.

18

19 The Plaintiff in this matter having filed a Motion for Entry of Default Judgment
20 Without Hearing, and an Application for Award of Attorneys' Fees and Costs, the Court
21 having reviewed same, and good cause appearing, finds that, Defendant KEITH A.
22 HARTL, A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY THORSTENSON, an
23 unmarried man, having been served in compliance with Rules 4 and 4.1 of the Arizona
24 Rules of Civil Procedure in this action on March 27, 2025, and said Defendant or its
25 agent having thereafter redeemed Maricopa County Treasurer's Certificate of Purchase
26 No. 20014234 (the "CP"), which is the subject of this action, on April 4, 2025; that said
27
28 CV2025-010167- 1

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

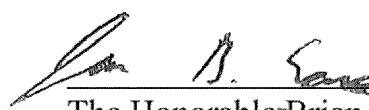
1 Defendant is neither an infant nor incompetent, and that Plaintiff is entitled to affirmative
2 relief against Defendant KEITH A. HARTL, A/K/A KEITH GUERIN, A/K/A KEITH
3 ANTHONY THORSTENSON, an unmarried man, said Defendant having failed to pay
4 Plaintiff's attorneys fees and costs, pursuant to A.R.S.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

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

6 **IT IS ORDERED, ADJUDGED AND DECREED THAT JUDGMENT BE**
7
8 **AWARDED GRANTING** Plaintiff Judgment against Defendant KEITH A. HARTL,
9
10 A/K/A KEITH GUERIN, A/K/A KEITH ANTHONY THORSTENSON, an unmarried
11 man for costs incurred in the amount of **\$812.24**, together with attorney's fees in the
12 amount of **\$4,059.00**, with interest on the aggregate thereof at the rate of Eight and one-
13 half percent (8.5%) per annum from the entry of this judgment until paid, and together
14 with Plaintiff's after-accruing attorney's fees and costs as the Court may hereafter
15 approve.

16
17 **FURTHER ORDERED**, there being no further matters remaining, pursuant to
18 Ariz.R.Civ.Pro. Rule 54(c) the Clerk is directed to enter this Judgment as a final order.

19
20 DATED JUN 10 2025.

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23 
24 The Honorable Brian Palmer *TM*
25 Commissioner
26 Maricopa County Superior Court

27
28 Commissioner Jason B. Easterday

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