

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-037894

07/08/2025

HONORABLE BRIAN D. KAISER

CLERK OF THE COURT  
R. Beals  
Deputy

MOUNTAIN VISTA RANCH OWNERS  
ASSOCIATION

CHARLENE A CRUZ

v.

ISMAEL RIVAS JR., et al.

ISMAEL RIVAS JR.  
17330 W SHERMAN ST  
GOODYEAR AZ 85338

JUDY RIVAS ARMENDARIZ  
13264 EMERALD GLEN  
EL PASEO TX 79928  
ROBERT ARMENDARIZ  
NO ADDRESS ON RECORD  
COMM. KAISER

MINUTE ENTRY

Courtroom 514A-VC-CV – East Court Building

1:36 p.m. This is the time set for a Default Hearing. Plaintiff, Mountain Vista Ranch Owners Association, is represented by counsel, Dianne Dickman, appearing for counsel of record, Charlene A. Cruz. Defendants, Judy Rivas Armendariz and Ismael Rivas, Jr., are present on their own behalf. No one else appears. All participants appear virtually.

A record of the proceedings is made digitally in lieu of a court reporter.

Counsel makes avowals to the Court.

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Discussion is held regarding the status of the case.

Based on the reasons stated on the record,

**IT IS ORDERED** granting judgment against the named Defendants, all in accordance with the formal written Judgment and Decree of Foreclosure and Order of Sale signed by the Court on July 8, 2025 and filed (entered) by the Clerk on July 9, 2025.

**Please note:** The court has signed a paper copy of the judgment. After the judgment has been scanned and docketed by the Clerk of the Court, copies of this judgment will be available through the ECR online at [www.clerkofcourt.maricopa.gov](http://www.clerkofcourt.maricopa.gov) or through the Public Access Terminals at the Clerk of Court's offices located throughout Maricopa County. Information on obtaining a certified copy of a court document can be found at:

[www.clerkofcourt.maricopa.gov/records/obtaining-records](http://www.clerkofcourt.maricopa.gov/records/obtaining-records).

1:50 p.m. Matter concludes.