

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-018407

02/04/2026

HONORABLE MICHAEL D. GORDON

CLERK OF THE COURT  
C. Nasui  
Deputy

FULTON HOMES ESCALANTE  
HOMEOWNERS ASSOCIATION

CHARLENE A CRUZ

v.

DANIEL ALMAZAN, et al.

DANIEL ALMAZAN  
16273 W QUESTA DR  
SURPRISE AZ 85387

CHRISTINA MARIE ALMAZAN  
16273 W QUESTA DR  
SURPRISE AZ 85387  
UNITED STATES DEPARTMENT OF  
TREASURY-INTERNAL REVENUE  
SERVICE  
950 PENNSYLVANIA AVE NW  
WASHINGTON DC 20530  
JUDGE GORDON

MINUTE ENTRY

The Court has reviewed the *Stipulation to Entry of Judgment and Decree of Foreclosure and Order of Sale* filed February 3, 2026. The Stipulation is rejected because the parties executing the agreement are recited inaccurately. Additionally, the judgment and decree of foreclosure's stipulation would require both Daniel Almazan and Christina Maria Almazan's signatures.