

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-031068

03/10/2026

HONORABLE JASON EASTERDAY

CLERK OF THE COURT  
I. Ostrander  
Deputy

RYANS RIDGE HOMEOWNERS  
ASSOCIATION

CHARLENE A CRUZ

v.

ANNE M AMES, et al.

ANNE M AMES  
8716 W AMELIA AVE  
PHOENIX AZ 85037

STATE OF ARIZONA  
NO ADDRESS ON RECORD  
CASTLE CREDIT CO HOLDINGS L L C  
200 S MICHIGAN AVE STE 450  
CHICAGO IL 60604  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
451 7TH ST SW  
WASHINGTON DC 20410  
BRYAN SCOTT KLEINMANN  
8716 W AMELIA AVE  
PHOENIX AZ 85037  
ELIZABETH D DICKMAN  
COMM. EASTERDAY

**DEFAULT HEARING  
JUDGMENT ENTERED**

Courtroom 514B-VC-CV – East Court Building

Docket Code 005

Form V000A

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1:40 p.m. This is the time set for Default Hearing. Plaintiff Ryans Ridge Homeowners Association is represented by counsel Dianne Dickman. No one else appears. This hearing is held via the Court Connect/Teams platform.

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

Plaintiff and Defendant Secretary of Housing and Urban Development entered into a stipulated judgment in November 2025, and an order regarding interest of Defendant State of Arizona was entered in October 2025.

Counsel for Plaintiff presents avowals to the Court.

Based on the matters presented and for the reasons stated on the record,

**THE COURT FINDS** service is proper and Defendants have failed to appear and answer or otherwise defend.

**THE COURT FURTHER FINDS** Plaintiff is entitled to judgment by default.

**THE COURT FURTHER FINDS** the requested attorney's fees are reasonable and appropriate.

**IT IS ORDERED** entering judgment in favor of Plaintiff Ryans Ridge Homeowners Association and against Defendants Anne M. Ames and Bryan Scott Kleinmann, all in accordance with the formal written *Judgment and Decree of Foreclosure and Order of Sale* signed by the Court on March 10, 2026, and filed (entered) by the Clerk on March 11, 2026.

**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 the judgment will be available through the ECR online at [www.clerkofcourt.maricopa.gov](http://www.clerkofcourt.maricopa.gov) or 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).

1:43 p.m. Matter concludes.