

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-010791

03/16/2026

HONORABLE LINDSEY G. COATES

CLERK OF THE COURT  
D. McNulty  
Deputy

BLUE HORIZONS COMMUNITY  
ASSOCIATION

CHARLENE A CRUZ

v.

MARIO ANTHONY MUNOZ, et al.

MARIO ANTHONY MUNOZ  
20200 W MESQUITE DR  
BUCKEYE AZ 85326

CORNERSTONE CAPITAL BANK  
NO ADDRESS ON RECORD  
UNITED STATES DEPARTMENT OF  
THE TREASURY / INTERNAL  
REVENUE SERVICE  
950 PENNSYLVANIA AVE NW  
WASHINGTON DC 20530  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
451 7TH ST SW  
WASHINGTON DC 20530  
CORNERSTONE HOME LENDING INC  
3800 N CENTRAL AVE STE 460  
PHOENIX AZ 85012  
BERNICE OCHOA  
20200 W MWSQUITE DR  
BUCKEYE AZ 85326  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC  
11819 MIAMI ST STE 100  
OMAHA NE 68141  
ELIZABETH D DICKMAN  
COMM. COATES

SUPERIOR COURT OF ARIZONA  
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MINUTE ENTRY

Courtroom 514A-VC -East Court Building

3:00 p.m. This is the time set for a virtual Oral Argument re: Defendant's Motion to Set Aside Default and/or Default Judgment, filed on February 4, 2026. Judgment Creditor, Blue Horizons Community Association, is represented by counsel, Dianne Dickman, on behalf of counsel of record, Charlene A Cruz. Defendant, Mario Anthony Munoz, is present on his own behalf.

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

Discussion is held regarding Defendant request for a continuation of today's proceeding. The Court informs the parties that today's hearing will go forward.

Oral argument is presented to the Court regarding Defendant's Motion.

The Court finds that service on Defendant was proper and that Defendant has not met his burden with respect his request to set aside. Accordingly,

**IT IS ORDERED** denying Defendant's Motion.

**IT IS FURTHER ORDERED** granting judgment against Defendant, Mario Anthony Munoz, all in accordance with the formal written Judgment and Decree of Foreclosure and Order of Sale, signed by the Court on March 16, 2026 and filed (entered) by the Clerk on March 16, 2026.

Discussion is held regarding the proposed form of judgment.

3:26 p.m. Matter concludes.