

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-005352

03/30/2026

HONORABLE DAVID MCDOWELL

CLERK OF THE COURT  
K. Johanson  
Deputy

BLANCA CONDO ASSOCIATION

MELISSA S DOOLAN

v.

LOREIA G HARDING, et al.

LOREIA G HARDING  
13401 N 111TH AVE  
SUN CITY AZ 85351

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
40 N CENTRAL AVE STE 1800  
PHOENIX AZ 85004  
JUDGE MCDOWELL

**RULING ON MOTION FOR SUMMARY JUDGMENT**

Pending before the Court is Plaintiff Blanca Condo Association's January 27, 2026 *Motion for Summary Judgment*. The Court has not received a Response from Defendant. The time for filing a response has elapsed

The party moving for summary judgment must produce evidence that it believes demonstrates the absence of a genuine issue of material fact and must explain why summary judgment is warranted. *Nat'l Bank of Ariz. v. Thruston*, 218 Ariz. 112, 115 (App. 2008). If the moving party meets its burden, the burden shifts to the nonmoving party to present sufficient evidence demonstrating the existence of a disputed fact. *Thruston*, 218 Ariz. at 119. The nonmoving party cannot then rest on its pleadings, but must call to the court's attention evidence to explain why the motion should be denied. *Id.* "If the party with the burden of proof on the claim or defense cannot respond to the motion by showing that there is evidence creating a genuine issue of fact on the element in

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question, then the motion for summary judgment should be granted.” *Orme Sch. v. Reeves*, 166 Ariz. 301, 310 (1990).

Plaintiff’s *Motion* includes evidence demonstrating the absence of a genuine issue of material fact and explains why summary judgment should be granted. Defendant submitted no response, so she did not call to the Court’s attention any evidence nor did she present sufficient evidence demonstrating the existence of material fact.

**IT IS ORDERED** granting Plaintiff’s *Motion for Summary Judgment*.

**IT IS ORDERED** counsel for Plaintiff shall submit a proposed form of order containing Rule 54(c) language consistent with this Ruling no later than **April 17, 2026**. If a request for attorney fees or costs is sought, a motion and supporting affidavit shall be filed no later than **April 17, 2026**.