

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2023-051332

05/02/2024

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT  
P. Kavanagh  
Deputy

CORTESSA COMMUNITY ASSOCIATION

THOMAS MELFORD NICHOLS

v.

HEBER DELEON

HEBER DELEON  
17924 W PALO VERDE AVE  
WADDELL AZ 85355

COMM. PALMER

**MINUTE ENTRY**

The Court has received the Application for Release of Excess Proceeds of Sale by Owner filed on April 23, 2024, by Heber DeLeon.

**IT IS ORDERED THAT:**

- Applicant shall immediately file a Certificate of Compliance with all service requirements as required by A.R.S. § 33-812(G).
- Upon the expiration of the deadline for interested parties to file a response to the Application under A.R.S. § 33-812(I), Applicant shall either: (1) request a hearing if there are competing claims to the proceeds; or (2) file a notice of lodging and lodge an appropriate form of order for release of the proceeds.
- If there exists any apparent lien, encumbrance or interest that could have priority over Applicant, Applicant shall acknowledge the existence of such lien, encumbrance or interest either in the Application or in a subsequent filing mailed to all persons who

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have received a copy of the complaint or filed a responsive pleading. If a lien, encumbrance or interest with priority over Applicant's interest may exist, the Court will not enter an order directing the Treasurer to release the proceeds until 180 days from the date on which the Complaint was filed. A.R.S. § 33-812(J).