

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-024764

05/06/2025

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT  
S. McGlasson  
Deputy

SUNSET POINT HOMEOWNERS  
ASSOCIATION

CHARLENE A CRUZ

v.

KEITH MOSS, et al.

KEITH MOSS  
25579 W NORTHERN LIGHTS WAY  
BUCKEYE AZ 85326

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
451 7TH ST SW  
WASHINGTON DC 20410  
ABSOLUTE RESOLUTIONS  
INVESTMENTS L L C  
300 W CLARENDON AVE STE 240  
PHOENIX AZ 85013  
SANDRA TABOR  
25579 W NORTHERN LIGHTS WAY  
BUCKEYE AZ 85326  
COMM. PALMER

MINUTE ENTRY

Courtroom 514-VCB East Court Building

1:48 p.m. This is the time set for a virtual Default Hearing. Plaintiff, Sunset Point Homeowners Association, is represented by counsel, Dianne Dickman. Defendants, Keith Moss and Sandra Tabor, are present on their own behalf. No one else appears.

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

Keith Moss and Sandra Tabor are sworn.

Counsel for Plaintiff makes her avowals to the Court.

Keith Moss testifies.

Sandra Tabor testifies.

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

**THE COURT FINDS** that service is proper, and Defendants, Keith Moss and Sandra Tabor, have failed to appear and answer or otherwise defend.

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

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

**IT IS ORDERED** entering judgment in favor of Plaintiff and against Defendants, Keith Moss and Sandra Tabor, all in accordance with the formal written Judgment and Decree of Foreclosure signed by the Court on May 6, 2025 and filed (entered) by the clerk on May 6, 2025.

**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 this 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).

2:11 p.m. Matter concludes.