

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-003271

05/08/2026

HONORABLE SUSANNA C. PINEDA

CLERK OF THE COURT  
A. Walker  
Deputy

VAL VISTA CLASSIC COMMUNITY  
ASSOCIATION

NIKITA VERMA PATEL

v.

LEVI ROSENBAUM

LEVI ROSENBAUM  
1639 E CHELSEA LN  
GILBERT AZ 85295

EMBER ANN VAN VRANKEN  
JUDGE PINEDA

MINUTE ENTRY

East Court Building – Courtroom 913-VC-CV

11:01 a.m. This is the time set for a virtual Oral Argument regarding Plaintiff's Motion for Summary Judgment, filed November 18, 2025. Plaintiff, Val Vista Classic Community Association, is represented by counsel, Ember Van Vranken for Nikita Verma Patel. Defendant, Levi Rosenbaum, is present on his own behalf. All parties appear virtually.

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

Argument is presented.

For the reasons as set forth on the record,

**IT IS ORDERED** taking this matter under advisement.

11:51 a.m. Matter concludes.