

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2012-018309

06/05/2013

HONORABLE LISA DANIEL FLORES

CLERK OF THE COURT
S. Uppendahl
Deputy

QUALITY LOAN SERVICE CORPORATION

LAKSHMI JAGANNATH

v.

MARICOPA COUNTY TREASURER

MARICOPA COUNTY TREASURER
301 W JEFFERSON
PHOENIX AZ 85003

NIKITA VERMA PATEL
CHRISTINE VAN PETTEN
15255 N FRANK LLOYD WRIGHT
BLVD # 1051
SCOTTSDALE AZ 85260

MINUTE ENTRY

The Court having read and considered the Applications for Excess Proceeds filed by Christine Van Petten and by Sands Scottsdale Homeowners Association, and good cause appearing,

THE COURT FINDS that Applicant Sands Scottsdale Homeowners Association (“Sands HOA”) filed a valid claim for payment of \$2,147.52 (\$631.02 for unpaid charges due and owing subject to a lien on the property; \$1,234.50 for attorneys’ fees; and \$282.00 for costs) from the subject excess proceeds which resulted from a Trustee’s Sale occurring on or about September 17, 2012 and conducted by Plaintiff concerning the real property legally described as:

LOT 75, SANDS SCOTTSDALE TWO, ACCORDING TO BOOK 162 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA (the “Property”).

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THE COURT ALSO FINDS that Christine Van Petten filed a valid claim to the remainder of the excess proceeds as former owner of the property, and that her interest is subordinate to that of Sands HOA, so that Sands HOA is entitled to be paid in full before Van Petten receives anything.

THE COURT FURTHER FINDS that the excess proceeds of \$19,234.01 deposited with the Treasurer in connection with this matter are sufficient to pay Sands HOA's claim in full.

THE COURT THEREFORE ORDERS the Treasurer to release excess proceeds of \$2,147.52 to Sands HOA after it presents the Treasurer with a certified copy of this Order and a fully executed U.S. Treasury Form W-9.

THE COURT FURTHER ORDERS the Treasurer to release the remaining funds (after Sands HOA is paid) to Van Petten after Van Petten presents the Treasurer with a certified copy of this order and a fully executed U.S. Treasury Form W-9 (and with the understanding that the Treasurer may withhold its usual and customary fees from this payment).

There being no just cause for delay,

IT IS ORDERED directing the entry of this Order pursuant to Rule 54(b).

DATED this 6th day of June, 2013

/ s / HONORABLE LISA DANIEL FLORES

HONORABLE LISA DANIEL FLORES
JUDICIAL OFFICER OF THE SUPERIOR COURT

ALERT: The Arizona Supreme Court Administrative Order 2011-140 directs the Clerk's Office not to accept paper filings from attorneys in civil cases. Civil cases must still be initiated on paper; however, subsequent documents must be eFiled through AZTurboCourt unless an exception defined in the Administrative Order applies.