

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2023-051332

06/12/2024

HONORABLE MICHAEL D. GORDON

CLERK OF THE COURT  
C. Curley  
Deputy

CORTESSA COMMUNITY ASSOCIATION

THOMAS MELFORD NICHOLS

v.

HEBER DELEON

HEBER DELEON  
17924 W PALO VERDE AVE  
WADDELL AZ 85355

JUDGE GORDON

**HEARING SET**

The Court having received and reviewed the Defendant's Application for Release of Excess Proceeds of Sale by Owner filed on April 25, 2024 and Defendant's Amended Application for Release of Excess Proceeds of Sale by Owner filed on May 16, 2024,

**IT IS ORDERED** setting a virtual **Status Conference** utilizing Microsoft Teams on **July 10, 2024, at 9:15 a.m. (time allotted: 15 minutes)** before:

Honorable Brian J. Palmer  
Northeast Regional Court, Courtroom 105  
18380 N. 40<sup>th</sup> Street, Phoenix AZ 85032  
Judicial Assistant: Sarah Percival  
[NEC02@JBAZMC.Maricopa.gov](mailto:NEC02@JBAZMC.Maricopa.gov)  
Phone: 602-372-3131

**NOTE:** Effective November 27, 2023, all cases assigned to Honorable Cynthia Gialketsis will be reassigned to Honorable Brian Palmer due to Honorable Cynthia Gialketsis' retirement.

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Honorable Brian Palmer will be located at the Northeast Regional Court, 18380 N. 40<sup>th</sup> Street, Suite C, Phoenix AZ 85032

**Please join the hearing using via following link:**

<https://tinyurl.com/jbazmc-nec02>

Electronic notifications with the Microsoft Teams link will be sent out via email. To the extent the Court does not have your preferred email address, please contact this Division at 602-372-3131 or [NEC02@JBAZMC.Maricopa.gov](mailto:NEC02@JBAZMC.Maricopa.gov) with correct email information.

More information regarding Court Connect can be found at:

<https://superiorcourt.maricopa.gov/court-connect/>

**NOTE:** All court proceedings are recorded digitally and not by a court reporter. Pursuant to Local Rule 2.22, if a party desires a court reporter for any proceeding in which a court reporter is not mandated by Arizona Supreme Court Rule 30, the party must submit a written request to the assigned judicial officer at least ten (10) judicial days in advance of the hearing and must pay the authorized fee to the Clerk of the Court at least two (2) judicial days before the proceeding. The fee is \$140 for a half-day and \$280 for a full day.