

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-033843

06/24/2025

HONORABLE MARY C. CRONIN

CLERK OF THE COURT  
K. Cabral  
Deputy

LANDINGS HOMEOWNERS ASSOCIATION,  
THE

NIKITA VERMA PATEL

v.

JAMES ALBANESE

JAMES ALBANESE  
2000 W CALLE DEL NORTE DR  
CHANDLER AZ 85224

COMM. CRONIN

JUDGMENT SIGNED

**IT IS ORDERED** approving and settling formal written Judgment signed by the Court on June 24, 2025, and electronically filed (entered) by the Clerk on June 24, 2025.

PLEASE NOTE: Either the court has signed a paper copy of the judgment which was originally provided electronically or not enough copies and/or envelopes have been provided by the submitting party. When a judgment is signed by the Court, the Clerk's office is required to notify all parties either by mailing a conformed copy, or by minute entry. Notice is hereby given via minute entry. After the judgment has been scanned and docketed by the Clerk of Court, copies will be available through the ECR online at: [www.clerkofcourt.maricopa.gov](http://www.clerkofcourt.maricopa.gov) or through the Public Access Terminals at the Clerk of Court's offices located throughout Maricopa County.