

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2021-001865

11/01/2023

HONORABLE SCOTT A. BLANEY

CLERK OF THE COURT  
M. R. Diaz  
Deputy

VAL VISTA LAKES COMMUNITY  
ASSOCIATION, THE

GREGORY A STEIN

v.

SUSAN M WELLMAN, et al.

OLEN V LENETS

ARIZONA FEDERAL CREDIT UNION  
NO ADDRESS ON RECORD  
JUDGE BLANEY

MINUTE ENTRY

East Court Building – Courtroom 411

9:00 a.m. This is the time set for a virtual Trial Setting Conference and Oral Argument regarding Plaintiff's Motion for Partial Summary Judgment Against Defendant Susan M. Wellman on Count II – Lien Foreclosure, filed September 9, 2022. Plaintiff The Val Vista Lakes Community Association is represented by counsel, Marcus R. Martinez, for counsel of record, Gregory A. Stein. Defendant Susan M. Wellman is represented by counsel of record, Olen V. Lenets. Defendant Arizona Federal Credit Union is neither present through a statutory representative and/or represented by counsel. All participants appear virtually.

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

Discussion is held regarding the Joint Status Report.

Based on the discussion held on the record,

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**IT IS ORDERED** the Parties shall meet and confer in-person or virtually by **November 15, 2023**, to discuss the status of the case and whether ADR is possible.

**IT IS FURTHER ORDERED** vacating the Trial Setting Conference set for today's date, November 1, 2023.

Discussion is held regarding Plaintiff's Motion for Partial Summary Judgment Against Defendant Susan M. Wellman on Count II – Lien Foreclosure, filed September 9, 2022.

Argument is presented.

Defendant's counsel makes an oral Motion to the Court to strike Plaintiffs' statement.

**IT IS ORDERED** denying Defendant's Motion to Strike Plaintiff's statement made on the record; however, the Court will disregard the comment.

Based upon the argument presented on the record,

**IT IS ORDERED** taking Plaintiff's Motion for Partial Summary Judgment under advisement.

Discussion is held regarding attorney fees.

Discussion is held regarding settlement. The Court advises the Parties to inform the Division if a settlement conference is necessary.

9:28 a.m. Matter concludes.