

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-039772

11/26/2025

HONORABLE SUSANNA C. PINEDA

CLERK OF THE COURT
T. Williams
Deputy

NYLA HUNSINGER

NYLA HUNSINGER
109 W RANCH RD
TEMPE AZ 85284

v.

WARNER RANCH ASSOCIATION

WARNER RANCH ASSOCIATION
C H D B LAW L L P
1400 E SOUTHERN AVE STE 400
TEMPE AZ 85282

JUDGE PINEDA

MINUTE ENTRY

The Court received and reviewed Plaintiff's "Petition to the Court for Order Releasing Recorded Lien and Judgment" filed on October 29, 2025. Plaintiff appears to raise a claim of wrongful recording of a lien. The Court treats Plaintiff's Petition as a Complaint filed pursuant to Rule 3.1 of the Arizona Rules of Civil Procedure.

It appears that the Clerk of the Court has issued a summons at the time of Plaintiff's filing of the Complaint. Plaintiff is reminded that she must serve Defendant within 90 days from the date the Complaint was filed.

Self-Represented Litigant Advisory

ATTENTION SELF-REPRESENTED LITIGANTS: Unless an attorney files a notice that he or she represents a party, the person(s) not represented by an attorney will act as his or her

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own attorney. **The law requires the court to hold all persons representing themselves to the same standard as a licensed attorney.** Self-represented litigants are encouraged to review the Arizona Rules of Civil Procedure, paying particular attention to Rule 26. Please note that **only a licensed attorney may represent a corporation, LLC, or similar business entity in the Superior Court.** *Ramada Inns v. Lane & Bird Advertising*, 102 Ariz. 127, 426 P.2d 395 (1967). You may not file motions or request for relief on behalf of another self-represented party.

Before the judge can consider anything you send her, you must show her that you have given a copy of your request:

1. To the Clerk of the Court. The Clerk of the Court is a separately elected official. It is the clerk's job to keep an independent record of everything that happens at the court. The court cannot act on a document that has not been made a part of that record; and
2. To every other party involved in the case. This is so all parties have a fair chance to tell the judge what they think before she makes a decision.

Because of that, if you want the judge to consider something you send her, you must file the original document with the Clerk of the Superior Court, mail or deliver a copy directly to this division (that is, to the judge, using her specific courtroom address)

HONORABLE JUDGE SUSANNA C. PINEDA
101 W. JEFFERSON
9TH FLOOR, COURTROOM 913
PHOENIX, AZ 85003
602-372-2958

and mail or deliver a copy to all opposing parties. In addition, on each document you must include a signed certificate that says whether you mailed or hand delivered each copy, when you did so, and states the specific people and the specific addresses to which you mailed or hand delivered each copy. If a party is represented by a lawyer, you must send or deliver the copy to the lawyer, not to the party. All proposed orders submitted to this division must include copies of the order with self-addressed, stamped envelopes for all parties/counsel.

Do not mail or send papers for the clerk or other parties to the judge.

If you want to file papers with the Clerk of the Court by mail, please send them to:

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-039772

11/26/2025

Clerk of the Superior Court's Office
Civil File Counter
201 W. Jefferson
Phoenix, AZ 85003

The clerk's guidelines for filing by mail can be found at:

[Civil and Tax Filing | Maricopa County Clerk of Superior Court](#)

If you are not represented by a lawyer you must contact this division immediately and give us a current address, telephone number, and email address. If your address, phone number, or email address changes in the future, you must file a notice of change of address/phone number/email address. That form can be downloaded at no charge from the following website:

<http://www.superiorcourt.maricopa.gov/SuperiorCourt/LawLibraryResourceCenter/>

REFERRAL INFORMATION

Community Outreach & Education Arizona Attorney General's Office

2005 N Central Ave Phoenix, AZ 85004

(602) 542-2123 (Phoenix)

(800) 352-8431*

*Toll free in AZ (outside Maricopa and Pima counties)

communityservices@azag.gov

Maricopa County Bar Lawyer Referral Service

(602) 257-4434

<https://maricopabar.org/index.cfm?pg=LRSHome>

Community Legal Services

(602) 258-3434

(800) 852-9075

<https://clsaz.org/>

All parties representing themselves must keep the Court updated with name and address changes.

An update form may be downloaded at: https://superiorcourt.maricopa.gov/llrc/fc_gn9/