

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

TJ 2025-001123

09/30/2025

HONORABLE RICHARD ALBRECHT

CLERK OF THE COURT
L. Palmert
Deputy

VERDE TRAILS HOMEOWNERS
ASSOCIATION

CHARLES B SELLERS

v.

GABRIEL A LAT, et al.

GABRIEL A LAT
4834 S 107TH LN
TOLLESON AZ 85353

MARY AKUACH DUOT
NO ADDRESS ON RECORD
EMBRACE HOPE LLC
101 N CENTRAL AVE #1110
PHOENIX AZ 85012
COMM. RICHARD ALBRECHT

MINUTE ENTRY

The Court having received Request for Hearing on Garnishment filed on September 25, 2025, by Judgment Debtor,

IT IS ORDERED setting a virtual Garnishment Hearing on **October 8, 2025, at 10:00 a.m.** in this Division via Microsoft Teams/Court Connect.

www.tinyurl.com/jbazmc-pcc07

You can also dial in using your phone (audio only).

+1 (917) 781-4590, Phone Conference ID: 604 064 885#

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Commissioner Albrecht's division prefers video appearances through Court Connect and Microsoft TEAMS, if possible, as it ensures it is easier to know who is appearing at the hearing and being able to see the other parties reduces interruptions and delays. Additionally, appearing by video increases the chance that the Court can use features such as shared screens to show everyone exhibits or forms that may be helpful for the hearing. However, no party shall be penalized for appearing by phone. Whether parties appear by videoconference, phone, or a hybrid of the two, they should try as much as possible to contact the court from an area with no background noise as noise and echoes prevent the parties from hearing the proceedings in the courtroom and prevent the court from making a good record of the proceedings. The parties are especially discouraged from appearing virtually from an outdoor location.

COUNSEL AND THE PARTIES ARE DIRECTED TO NOTIFY THE COURT 24 HOURS IN ADVANCE IF A COURT REPORTER IS REQUESTED.

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.

LET THE RECORD REFLECT that notification of the above hearing is given to:

Judgment Creditor via: Minute Entry
Judgment Debtor via: Minute Entry
Garnishee/Defendant via: Minute Entry