

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

TJ 2025-001123

10/08/2025

HONORABLE RICHARD ALBRECHT

CLERK OF THE COURT  
D. McNulty/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  
W WILLIAM NIKOLAUS  
COMM. RICHARD ALBRECHT

MINUTE ENTRY

Courtroom 513-VC-CV East Court Building

10:00 a.m. This is the time set for a virtual Garnishment Hearing. Judgment Creditor Verde Trails Homeowners Association is represented by counsel, William Nikolaus, on behalf of counsel of record, Charles B. Sellers. Judgment Debtor Gabriel A. Lat is not present nor represented by counsel.

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

Discussion is held regarding Judgment Debtor Gabriel A. Lat not appearing.

Judgment Debtor Gabriel A. Lat having failed to appear despite being notified of today's hearing,

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**IT IS ORDERED** vacating today's Garnishment Hearing.

10:02 a.m. Matter concludes.