



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 01/28/2026 0933

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2026-006597

When recorded mail to:

NATIONWIDE LEGAL SERVICES
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STE D104
PHOENIX AZ 85016

(The above space reserved for recording information)

JUDGMENT & DECREE OF FORECLOSURE & ORDER SALE

TITLE DOCUMENT

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When recorded return to:

Stratman Law Firm
20860 North Tatum Blvd., Suite 380
Phoenix, Arizona 85050

JUDGMENT INFORMATION STATEMENT

(Attachment to Judgment)

Pursuant to A.R.S. § 33-967 the following information is required for recordation.

1. The correct name and last known address of each judgment debtor and address at which each judgment debtor received the summons by personal service or by mail.

Franklin Castro and Ana Gabriel Cendejas
1128 W. Desert Valley Drive
San Tan Valley, AZ 85143

93 West Canyon Rock Road
Queen Creek, AZ 85143

2. The name and address of the judgment creditor.

Skyline Ranch II Homeowners Association
c/o Stratman Law Firm
Thomas Nichols, Esq.
20860 North Tatum Boulevard, Suite 380
Phoenix, Arizona 85050

3. The amount of the judgment or decree as entered or as most recently renewed.

\$12,688.50 together with interest from January 26, 2026 at the rate of 7.75% per annum

4. If the judgment debtor is a natural person, the judgment debtor's social security number, date of birth and driver license number.

Unknown

5. Whether a stay of enforcement has been ordered by the court and the date the stay expires.

None

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2 Nikki Salgat [No. 029414]
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4 20860 North Tatum Boulevard, Suite 380
5 Phoenix, Arizona 85050
6 Telephone: (480) 699-4739

7 *Attorneys for Plaintiff*

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8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
9 **IN AND FOR THE COUNTY OF PINAL**

10 **SKYLINE RANCH II HOMEOWNERS**
11 **ASSOCIATION, an Arizona non-profit**
12 **corporation,**

13 **Plaintiff,**

14 **v.**

15 **FRANKLIN CASTRO and ANAGABRIEL**
16 **CENDEJAS, husband and wife, reputed**
17 **owners; BLACK CORPORATIONS I-V; RED**
18 **LIMITED LIABILITY COMPANIES I-V; and**
19 **WHITE PARTNERSHIPS I-V,**

20 **Defendants.**

CASE NO. S1100CV202500260

21 **JUDGMENT**
22 **AND DECREE OF FORECLOSURE**
23 **AND ORDER OF SALE**

(Honorable Robert Carter Olson)

24 This matter having come before the Court on Plaintiff's Motion for Default Judgment
25 against Defendants Franklin Castro and Anagabriel Cendejas (the "Defendants"), the
26 Defendants having been duly served and default entered against them, and Plaintiff Skyline
27 Ranch II Homeowners Association (the "Plaintiff"), having filed and recorded a Notice of
28 Lis Pendens and proven the allegations in the Complaint.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. That Plaintiff is entitled to a default judgment and a decree of foreclosure;

...

1 2. Awarding Plaintiff a principal sum against the Defendants in the amount of
2 \$7,046.30, plus accruing assessments, subject to increase, and accruing late fees, plus interest
3 on the unpaid balance at the legal rate of 7.75% per annum from the Judgment date until the
4 entire Judgment is paid in full;

6 3. Awarding Plaintiff taxable costs against the Defendants in the amount of
7 \$2,442.20 plus interest at the legal rate of 7.75% per annum from the Judgment date until the
8 entire Judgment is paid in full;

10 4. Awarding Plaintiff reasonable attorneys' fees against the Defendants in the
11 amount of \$3,200.00 plus interest at the legal rate of 7.75% per annum from the Judgment
12 date until the entire Judgment is paid in full;

14 5. Awarding Plaintiff the total amounts specified in Paragraphs 2-4 of this
15 Judgment, plus interest at the above-mentioned rates, for a total amount of \$12,688.50, plus
16 accruing assessments, subject to increase, plus accruing late fees, plus any and all sums
17 expended by Plaintiff after the date of judgment and prior to Sheriff's Sale, and by the
18 purchaser at the Sheriff Sale after the date of sale and prior to the delivery of the Sheriff's
19 Deed to the real property as described in this Judgment, which sums had they been expended
20 prior to the date of this Judgment, would have been recoverable by the Plaintiff in accordance
21 with the terms of the consensual lien foreclosed (per the Declaration) and all taxable costs
22 hereafter accruing, including the costs of the Sheriff Sale.
23
24
25

26 ...
27 ...
28 ...

1 6. That the amounts specified in Paragraphs 2-4 (less \$1,280.00 of the amount set
2 forth in Paragraph 2 that is not secured by the lien under A.R.S. 33-1807; i.e., the foreclosure
3 judgment amount for Count I in the Complaint is \$11,408.50 and the personal judgment
4 amount for Count II in the Complaint is \$1,280.00) are a valid, consensual lien against the
5 Property under A.R.S. § 33-1807 and the Declaration of Covenants, Conditions and
6 Restrictions for Skyline Ranch II which was recorded in the Pinal County Recorder's Office
7 as document no. 2004-066163, including any subsequent amendments thereto (the
8 "Declaration"). The Property is legally described as follows:
9
10

11 1128 West Desert Valley Drive, San Tan Valley, Arizona 85143 (the "Property")
12

13 Lot 106, of PARCEL I AT SKYLINE RANCE PHASE TWO, according to the plat
14 of record in the office of the County Recorder of Pinal County, Arizona, recorded in
15 Cabinet E, Slide 147.
16

17 Property No. 210-78-4440
18

19 7. That Plaintiff possesses a valid lien against the Property superior to any claim,
20 interest, right, title, equity, estate or lien of the Defendants, and that the Defendants are
21 forever barred and foreclosed of and from all equity of redemption and claim in or to the
22 Property, except such rights of redemption they may have by law from said sale;
23

24 8. That Plaintiff's lien is hereby foreclosed, and that the Property be sold at public
25 auction according to law and that Plaintiff may be the purchaser at such sale;
26

27 9. That the sale of the Property be made at a public auction for cash by the Sheriff
28 of Pinal County, Arizona, and that out of the proceeds of the sale, the Sheriff retain his fees
and costs of sale and pay to Plaintiff or its attorneys, all the sums set-forth above or so much
of the total as such sums of the sale proceeds permit. That the Sheriff take and return to this

1 Court receipts for the amounts so paid, together with the return and receipt of sale and any
2 surplus monies which may remain after applying the proceeds of such sale, within thirty (30)
3 days after making such sale, such surplus, if any, to abide the further order of this Court;
4

5 10. That the Sheriff execute a deed to the purchaser at said sale after the time
6 provided by law for redemptions has expired, and that the purchaser be given possession of
7 the Property upon production of the Sheriff's Deed, and if possession be denied to the
8 purchaser, there shall issue without further notice order of the Court a writ of possession
9 placing said purchaser or his assign in possession;
10

11 11. That the redemption period of the Defendants and/or its successors-in-interest
12 is six (6) months, unless the Property has been abandoned, in which the redemption period
13 shall be thirty (30) days, and that creditors having liens upon the Property that are subsequent
14 to this Judgment have successive five (5) day redemption periods after the expiration of the
15 owner's six (6) month redemption period, according to the priority of the subsequent liens
16 or as otherwise set forth under the law;
17
18

19 12. If the proceeds of the sale are insufficient to pay the amounts due to the
20 Plaintiff and/or if a Trustee's sale occurs thereby extinguishing the Association's assessment
21 lien secured by this Judgment, Defendants remain jointly and severally liable for any
22 deficiency amount, and execution may issue automatically without further notice or court
23 order, as with any monetary judgment;
24
25

26 13. Any person or entity acquiring title to the Property through Sheriff's Sale, or
27 Defendants exercising their redemption rights, shall take title expressly subject to the
28 Declaration, as well as any assessments or other charges secured by the Plaintiff's lien

1 accruing after the date of this Judgment, including all such assessments or charges arising
2 subsequent to the Sheriff's Sale and throughout the entirety of the redemption period, to the
3 extent such amounts remain unpaid at the time title is transferred or redemption occurs;
4

5 14. The Court reserves the right to hear, decide and determine any claim for post-
6 judgment attorneys' fees, costs, and any other matters that may properly come before this
7 Court;
8

9 15. Plaintiff reserves the right to collect post-judgment interest and post-judgment
10 attorneys' fees and costs as part of the judgment lien being foreclosed;
11

12 16. That this judgment supersedes the justice court judgment entered against the
13 Defendant in J-1109-CV2024001579; and

14 **IT IS FURTHER ORDERED** vacating all future calendar dates; closing this file;
15 and, finding that no further matters remain pending, entering final judgment, pursuant to
16 Civil Rule 54(c).
17

18
19
20 eSigned by THE HON ROBERT CARTER OLSON, 01/26/2026 13.24.03 vmwVamgf

21 EMAILED/MAILED/DISTRIBUTED:

22 THOMAS M NICHOLS
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24 tnichols@stratmanlawfirm.com
25 asimington@stratmanlawfirm.com
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STATE OF ARIZONA } SS
COUNTY OF PINAL

I, REBECCA PADILLA, Clerk of the Superior Court, State of
Arizona, in and for the County of Pinal, do hereby certify that I have
compared the foregoing copy of a CV 2025 00260
Judgment

and of the endorsement thereupon, with the original records of the same
remaining in this office, and that the same correct transcripts
therefrom, and the whole of said original records.

Witness my hand and seal of said Court affixed
this 28 day of January 2026
REBECCA PADILLA, Clerk

By: [Signature] Deputy Clerk

