

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2018-013315

06/13/2019

HON. ROSA MROZ

CLERK OF THE COURT  
D. Charbagi  
Deputy

PERLA BARRIOS

PERLA BARRIOS  
113 N 87TH AVE  
TOLLESON AZ 85353

v.

ALEX RIVERA

ALEX RIVERA  
P O BOX 46371  
PHOENIX AZ 85063

JUDGE MROZ  
MARIO ROMERO  
THE MELCHER AGENCY  
2701 N 7TH AVE  
PHOENIX AZ 85007

MINUTE ENTRY

East Court Building– Courtroom 414

9:12 a.m. This is the time set a Telephonic Status Conference regarding the outcome of the appraisal and the parties' plan for moving forward. Plaintiff, Perla Barrios is present on her own behalf. Defendant, Alex Rivera is present on his own behalf.

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

Discussion held regarding the status of the real estate appraisal. The total cost of the appraisal is \$440. The appraisal was not done because Defendant could not pay his share, or \$220. Defendant states that he is undergoing financial difficulties and cannot afford the appraisal.

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He also has not been paying the mortgage for the last 2 months. He wants Plaintiff to help him pay the mortgage so that the house does not go into foreclosure. Plaintiff states that she has tried to help Defendant out by referring him to PennyMac Loan Services via email but Defendant just replies with hateful messages so she stopped emailing him.

Based on the discussion, it appears that Defendant will not be able to buy Plaintiff out of the house. Defendant wants to use his cousin to sell the house, stating that his cousin is willing to sell the house for \$800. Plaintiff does not agree to use the cousin. Because there is no agreement, the Court will appoint a neutral third party as a real estate commissioner.

**IT IS ORDERED** appointing real estate commissioner, Mario Romero to sell the house. Mr. Romero may be contacted at:

Phone: (602)252-4191

Cell: (602)920-0306

Email: [sold500@ix.netcom.com](mailto:sold500@ix.netcom.com)

A separate appointment minute entry will issue. The Parties are advised to read the appointment minute entry very carefully.

**IT IS FURTHER ORDERED** that Defendant shall cooperate with the sale of the house, such as by providing access to the house to the real estate commissioner and to respond to the real estate commissioner when the commissioner contacts him. **Defendant is warned that failure to cooperate with the real estate commissioner will result in the Court finding him in contempt of court. Sanctions for contempt of court could include monetary fines and possible jail.**

**IT IS FURTHER ORDERED** that the parties shall communicate with each other regarding this lawsuit via email and shall be respectful to each other in the email. The parties shall write to each other as if s/he is writing to his/her own mother.

**IT IS FURTHER ORDERED** setting a telephonic status conference for **August 26, 2019 at 9:00 a.m.** (time allotted: 15 minutes) to discuss the status of the sale of the house. The parties shall call in to (602) 372-0384.

Plaintiff asks if she is able to buy Defendant out of the house. The Court states that she is able to do so, using the appraised value. Plaintiff may need to front the entire appraisal cost of \$440, and the Court will re-allocate Defendant's share of the cost out of the net profits from the sale/buy-out of the house. Defendant has already stated that he estimates that the house is worth at the very maximum \$225,000.

9:44 a.m. Matter concludes.