

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2022-052632

01/19/2023

HONORABLE GARY L. POPHAM JR.

CLERK OF THE COURT  
V. Burton  
Deputy

CANDLEWOOD ESTATES AT TROON  
NORTH HOMEOWNERS ASSOCIATION

KATHRYN A BATTOCK

v.

TODD A LEMMEN

COMM. POPHAM

MINUTE ENTRY

Courtroom 105 - NER

9:00 a.m. This is the time set for Default Hearing. Plaintiff, Candlewood Estates at Troon North Homeowners Association, is represented by counsel, Kathryn A. Battock. Defendants, Todd A. Lemmen, as Trustee of The Todd A. Lemmen Trust, under Restated Trust Agreement dated September 17, 1998, is neither present nor represented by counsel. All parties and counsel are present through Court Connect.

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

Counsel for Plaintiff makes avowals to the Court.

Based on the matters presented and for the reasons stated on the record,

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**THE COURT FINDS** that service is proper upon the Trustee, and Defendant has failed to appear and answer or otherwise plead. Defendant has not contacted the Court to state a reason for their failure to appear or that they will be late.

**THE COURT FURTHER FINDS** Plaintiff is entitled to judgment by default.

**THE COURT FURTHER FINDS** that the requested attorney's fees are reasonable and appropriate.

**IT IS ORDERED** entering judgment in favor of Plaintiff and against Defendant, Todd A. Lemmen, Trustee of The Todd A. Lemmen Trust, under Restated Trust Agreement dated September 17, 1998, all in accordance with the formal written Default Judgment signed by the Court, as modified on January 19, 2023, and filed (entered) by the Clerk on January 19, 2023.

**Please Note:** The court has signed a paper copy of the order. After the order has been scanned and docketed by the Clerk of the Court, you may obtain copies of this order, including certified, by visiting the Clerk's Office website at:

<https://www.clerkofcourt.maricopa.gov/records/obtaining-records>

9:02 a.m. Matter concludes.