

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-025057

01/02/2025

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT
P. Kavanagh
Deputy

CADENCE HOMEOWNERS ASSOCIATION

PENNY L KOEPKE

v.

SASHA MITCHELL, et al.

SASHA MITCHELL
5420 S PARRISH
MESA AZ 85212

LAVON CHRISTOPHER MITCHELL
5420 S PARRISH
MESA AZ 85212
COMM. PALMER

DEFAULT HEARING

East Court Building - 514-VC **B**

3:50 p.m. This is the time set for a Virtual Default Hearing. Plaintiff, Cadence Homeowners Association, is represented by counsel, Penny L. Koepke. No other parties appear.

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

The FTR recording for this hearing held on January 2, 2025 is located in the FTR Civil Folder under ECB-514B-VC.

Counsel for Plaintiff makes avowals to the Court.

Based on the matters presented,

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THE COURT FINDS Defendants, Sasha Mitchell and Lavon Christopher Mitchell, were properly served in this matter.

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

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

IT IS ORDERED entering judgment in favor of Plaintiff all in accordance with the formal written Default Judgment and Decree of Foreclosure and Order of Sale, signed by the Court on January 2, 2025 and filed (entered) by the clerk on January 2, 2025.

NOTICE: As of October 14, 2024, the **Honorable Brian Palmer** division will be relocating to the East Court Building, 101 W. Jefferson St. Phoenix, AZ 85003. In-person hearings held on or after October 14, 2024, will be held at this location.

3:58 p.m. Matter concludes.

Please note: The Court has signed a paper copy of the order. After the order has been docketed by the Clerk of the Court, copies of this order, including certified, may be obtained in-person at any of the Clerk's Office locations listed below. More information on other ways to obtain a certified copy of a Court document can be found at: www.clerkofcourt.maricopa.gov/records/obtaining-records.