

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2023-052201

02/01/2024

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT  
C. Curley  
Deputy

CORTESSA COMMUNITY ASSOCIATION

THOMAS MELFORD NICHOLS

v.

HECTOR ALVARADO

COMM. PALMER

**DEFAULT HEARING**

Courtroom 105 – Northeast Regional Court

9:32 a.m. This is the time set for a virtual Default Hearing. Plaintiff, Cortessa Community Association, is represented by counsel, Thomas Nichols. Defendant, Hector Alvarado, is neither present nor represented by counsel.

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,

**THE COURT FINDS** that service is proper, and Defendant has failed to appear and answer or otherwise defend.

**THE COURT FURTHER FINDS** Plaintiff is entitled to judgment by default and a decree of foreclosure.

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**THE COURT FURTHER FINDS** that the requested principal sum is reasonable and appropriate.

**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 and against Defendant, Hector Alvarado, all in accordance with the formal written Default Judgment signed by the Court on February 1, 2024 and filed (entered) by the clerk on February 1, 2024.

**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, copies of this order will be available through the ECR online at [www.clerkofcourt.maricopa.gov](http://www.clerkofcourt.maricopa.gov) or the Public Access Terminals at the Clerk of Court's offices located throughout Maricopa County. Information on obtaining a certified copy of a court document can be found at: [www.clerkofcourt.maricopa.gov/records/obtaining-records](http://www.clerkofcourt.maricopa.gov/records/obtaining-records).

**Please further note:** As of October 31, 2023, this Court will not be accepting copies for conforming and stamped envelopes for mailing.

9:34 a.m. Matter concludes.