

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-026308

02/03/2026

HONORABLE ADDISON OWEN

CLERK OF THE COURT  
L. Palmert  
Deputy

LAKEVIEW LOAN SERVICING L L C

CHRISTINA M HARPER

v.

JUAN CHAVARRIA TERAN, et al.

JUAN CHAVARRIA TERAN  
2518 S 114TH LN  
AVONDALE AZ 85323

M B C INVESTMENTS L L C  
7955 S PRIEST DR STE 102  
TEMPE AZ 85284  
JUANA JUAREZ CHAVARRIA  
2518 S 114TH LN  
AVONDALE AZ 85323  
DURANGO PARK HOMEOWNERS  
ASSOCIATION INC  
4130 E VAN BUREN ST STE 360  
PHOENIX AZ 85008  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT, THE  
451 7TH ST SW NORTH LOBBY  
WASHINGTON DC 20410  
COMM. OWEN

MINUTE ENTRY

On the Court's own motion,

SUPERIOR COURT OF ARIZONA  
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**IT IS ORDERED** setting a virtual Default Hearing on **March 18, 2026, at 1:30 p.m.**, in this Division via Microsoft Teams/Court Connect.

[www.tinyurl.com/jbazmc-pcc07](http://www.tinyurl.com/jbazmc-pcc07)

You can also dial in using your phone (audio only).  
+1 (917) 781-4590, Phone Conference ID: 604 064 885#

The Default Judgment packet with supporting documents must be received by the division **AT LEAST ONE WEEK PRIOR** to your hearing, or it may be vacated.

Commissioner Owen's division prefers video appearances through Court Connect and Microsoft TEAMS, if possible, as it ensures it is easier to know who is appearing at the hearing and being able to see the other parties reduces interruptions and delays. Additionally, appearing by video increases the chance that the Court can use features such as shared screens to show everyone exhibits or forms that may be helpful for the hearing. However, no party shall be penalized for appearing by phone. Whether parties appear by videoconference, phone, or a hybrid of the two, they should try as much as possible to contact the court from an area with no background noise as noise and echoes prevent the parties from hearing the proceedings in the courtroom and prevent the court from making a good record of the proceedings. The parties are especially discouraged from appearing virtually from an outdoor location.

**NOTE:** All court proceedings are recorded digitally and not by a court reporter. Pursuant to Local Rule 2.22, if a party desires a court reporter for any proceeding in which a court reporter is not mandated by Arizona Supreme Court Rule 30, the party must submit a written request to the assigned judicial officer at least ten (10) judicial days in advance of the hearing and must pay the authorized fee to the Clerk of the Court at least two (2) judicial days before the proceeding. The fee is \$140 for a half-day and \$280 for a full day.