

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-026851

02/04/2026

HONORABLE QUINTIN CUSHNER

CLERK OF THE COURT
A. Hayes
Deputy

TATUM HIGHLANDS COMMUNITY
ASSOCIATION INC

DANIEL S FRANCOM

v.

RAMON CHAVARRIA, et al.

RAMON CHAVARRIA
4286 E MAYA WAY
CAVE CREEK AZ 85331

UNITED STATES DEPARTMENT OF
THE TREASURY / INTERNAL
REVENUE SERVICE
40 N CENTRAL AVE STE 1800
PHOENIX AZ 85004
L V N V FUNDING L L C
7955 S PRIEST DR STE 102
TEMPE AZ 85284
MARTHA DELGADO TRANCOZO
4286 E MAYA WAY
CAVE CREEK AZ 85331
JUDGE Q CUSHNER

CASE ON DISMISSAL CALENDAR

The Court has received and reviewed Plaintiff's *Motion to Withdraw Application for Entry of Default*, filed January 29, 2026.

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IT IS ORDERED that said the Application for Entry of Default filed on October 28, 2025, against United States Department of the Treasury/Internal Revenue Service is withdrawn and deemed moot.

IT IS FURTHER ORDERED placing this matter on the Dismissal Calendar for dismissal of all remaining claims on or after **March 5, 2026**, for Defendant United States Department of the Treasury/Internal Revenue Service without further notice unless, prior to that date, a Joint Report and proposed Scheduling Order is filed, Judgment is entered, a Stipulation for Dismissal is filed, or the dismissal deadline is otherwise extended by the Court for good cause shown.

IT IS FURTHER ORDERED deeming any pending motions moot.