

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

MINUTE ENTRY

On the Court's own Motion, noting that a paper default judgment packet has not been received,

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IT IS ORDERED extending the dismissal date to **February 19, 2026**, for receipt of a paper default judgment packet for Defendants Ramon Chavarria, Martha Delgado Trancozo, and LVNV Funding, LLC.

IT IS FURTHER ORDERED affirming the minute entry issued on October 30, 2025, which stated:

“Attorneys and Self-Represented Litigants must submit a default judgment packet required by the Court, including the documents identified on the default judgment packet coversheet in paper to the assigned commissioner’s division.

A commissioner will not act upon a Motion for Entry of Default Judgment until the default judgment packet with all the required documents has been received by the division in paper form.”