

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-032044

02/11/2026

HONORABLE JOSEPH KREAMER

CLERK OF THE COURT
A. Walker
Deputy

SUNDANCE RESIDENTIAL HOMEOWNERS
ASSOCIATION INC

NIKITA VERMA PATEL

v.

CARLETTA D WILLIAMS, et al.

CARLETTA D WILLIAMS
21989 W CASEY LN
BUCKEYE AZ 85326

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
451 7TH ST SW
WASHINGTON DC 20410
KHADIJAH R WILLIAMS
21989 W CASEY LN
BUCKEYE AZ 85326
COMM. CRONIN
JUDGE KREAMER

DEFAULT MINUTE ENTRY

This Court has received Plaintiff's e-filed Application/Motion for Default against defendant(s), **Carletta D. Williams, Khadijah R. Williams, Portfolio Recovery Associates**, in the above-captioned case.

IT IS ORDERED that no action will be taken by this division on the above-referenced document(s).

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The parties are advised that commissioners handle Rule 55(b) Default Judgment proceedings and that the default proceedings in this matter are to be heard by **Commissioner Mary Cronin**.

IT IS FURTHER ORDERED that all documents necessary to support the entry of a default judgment must be either e-filed or filed in paper form.

Pursuant to the Maricopa County eFiling Guidelines, section 2.09, attorneys shall electronically file all the documents required to request a default judgment, such as the Application for Entry of Default, Motion for Entry of Default Judgment, Sum Certain Affidavit, Application for Attorneys' Fees when appropriate, and Statement of Costs.

Self-represented litigants are exempt from any mandatory eFiling requirements but may eFile if they prefer.

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.

If the paper packet is not received by the above-named Commissioner division by **April 10, 2026**, the matter will be dismissed without prejudice for lack of prosecution as to the defaulted party.

You may wish to review the following resources for additional information regarding the default process:

Applications for Default

https://superiorcourt.maricopa.gov/llrc/cv_cvc6/

Motions

<https://superiorcourt.maricopa.gov/media/n30m54ah/gn10fz.pdf>

Civil Default Checklist

<https://superiorcourt.maricopa.gov/media/jitjlp0s/cvc50fz.pdf>

Civil Court Administration Processing Information

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MARICOPA COUNTY

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02/11/2026

civil-department-post-filing-information-and-instructions.pdf (maricopa.gov)