

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-026222

03/13/2025

HONORABLE RICHARD ALBRECHT

CLERK OF THE COURT
I. Ostrander
Deputy

MONTELENA MASTER COMMUNITY
ASSOCIATION

THOMAS MELFORD NICHOLS

v.

DAVID A HARMON, et al.

DAVID A HARMON
NO ADDRESS ON RECORD

LLANA L HARMON
NO ADDRESS ON RECORD
COMM. RICHARD ALBRECHT

DEFAULT HEARING SET

The Court has before it *Plaintiff's Request for Telephonic Default Judgment Hearing* filed on March 5, 2025.

IT IS ORDERED granting Plaintiff's request and setting *Plaintiff's Motion for Default Judgment and Decree of Foreclosure and Order of Sale* for March 5, 2025, for a virtual Default Hearing on **April 10, 2025, at 1:30 p.m. (time allotted: 15 minutes)** in this division via Microsoft Teams/Court Connect.

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#

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Commissioner Albrecht's division prefers video appearances through Court Connect and Microsoft Teams, if possible, as it is easier to know who is appearing at the hearing. 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.

IT IS FURTHER ORDERED if either party has exhibits to be marked, copies of all exhibits shall be submitted online **by end of business April 3, 2025**, to the Clerk of the Superior Court for marking at the following website: <https://www.clerkofcourt.maricopa.gov/services/exhibits-submission>. This webpage also provides instructions and guidance for electronic submission. In the event that a party is unable to access the internet to submit exhibits, they may provide them for marking at the Maricopa County Superior Court, East Court Building, 101 West Jefferson, Courtroom 513, Phoenix AZ 85003 **by end of business April 3, 2025**. If exhibits are submitted through the division, they shall be marked numerically and consecutively. **Do not skip numbers. Numbers will not be skipped or saved in anticipation of additional exhibits to be submitted.** Additional exhibits, if necessary, may be marked during the course of the hearing. Exhibits shall be separated by a colored sheet of paper with the exhibit number written on front. Each exhibit shall be stapled or clipped or bound if too large to be stapled. The parties also shall provide a bench (paper) copy of their exhibits to this division's inbox located in the East Court Building Suite #513.

IT IS FURTHER ORDERED if either party wishes to have audio or video exhibit(s) marked, the parties shall provide those in a digital media format, such as a flash drive or a CD, and deliver those to the Maricopa County Superior Court, East Court Building, 101 West Jefferson, Courtroom 513, Phoenix AZ 85003 for marking only **by end of business April 3, 2025**. The flash drive or cd will be marked as one exhibit. Please note that the parties will be responsible for presenting their exhibits at the hearing/trial. The Court will not play exhibits from the digital media devices for the parties. These exhibit(s) shall include the case number, the name of the party submitting the exhibit(s), the hearing date, and the judicial officer's name. Any exhibit(s) that were already submitted through the Clerk of Court's online portal do not need to be included on the flash drive.

NOTICE: Exhibits submitted to the Court for an evidentiary hearing, whether through hard copy or submitted electronically, that are marked as exhibits but are not offered into evidence at the hearing will be destroyed following the hearing unless a party requests that the evidence be

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returned at the conclusion of the hearing. Such requests must be filed with the Court and served on all parties in advance of the hearing or by no later than the conclusion of the hearing.

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 judicial days in advance of the hearing and must pay the authorized fee to the Clerk of the Court at least two judicial days before the proceeding. The fee is \$140 for a half-day and \$280 for a full day.