

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-034606

04/06/2026

HONORABLE ADDISON OWEN

CLERK OF THE COURT
L. Palmert
Deputy

POWER RANCH COMMUNITY
ASSOCIATION

JAVIER B DELGADO

v.

BEY INVESTMENTS L L C

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3855 E TRIGGER WAY
GILBERT AZ 85297

COMM. OWEN
JUDGE WHITTEN

MINUTE ENTRY

The Plaintiff has filed an Application for Entry of Default and Motion for Entry of Default Judgment against the Defendant. Plaintiff's Application for Entry of Default against the Defendant is not compliant with Rule 55(a)(2)(F) of the Arizona Rules of Civil Procedure. Effective January 1, 2026, this rule requires the Application for Entry of Default to include in bold, no less than 13-point typeface font the following language, "Under the authority of Arizona Rule of Civil Procedure 55(a)(2), an application has been filed requesting entry of default against [insert party name]. If [insert party name] pleads or otherwise defends within 10 days after the application is filed, default does not become effective, and the court may not enter a default judgement against the party. The 10-day period begins the day after the application is filed with the court, it does not include Saturdays, Sundays, or holidays, and no additional time is added for service by mail." The filed Application lacks this required language.

IT IS ORDERED striking the Application for Entry of Default as non-compliant.

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IT IS FURTHER ORDERED that any entry of default entered as to the non-compliant Application is set aside.

IT IS FURTHER ORDERED that the Motion for Entry of Default Judgment is denied as moot.

IT IS FURTHER ORDERED that the Default hearing scheduled for April 15, 2026, is vacated.

IT IS FURTHER ORDERED that this matter is returned to the Judge's division for further proceedings.