

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-030615

04/21/2026

HONORABLE MICHAEL MANDELL

CLERK OF THE COURT
C. Curley
Deputy

POWER RANCH COMMUNITY
ASSOCIATION

CHARLENE A CRUZ

v.

ANDREA LANGSTON, et al.

ANDREA LANGSTON
4041 E CARRIAGE WAY
GILBERT AZ 85297

CLERK OF THE SUPERIOR COURT-
JUVENILE DIVISION
3131 W DURANGO ST
PHOENIX AZ 85009
NIKITA VERMA PATEL
COMM. OWEN
JUDGE MANDELL

DEFAULT REFERRAL

This Court has received Plaintiff's e-filed Application for Entry of Default against Defendant(s), **Andrea Langston, as possible Trustee and Party-in-Possession**, 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 Addison Owen**.

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 **June 22, 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>

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Civil Court Administration Processing Information

[civil-department-post-filing-information-and-instructions.pdf \(maricopa.gov\)](#)