

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-016862

04/29/2025

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT
S. McGlasson
Deputy

SUN CITY GRAND COMMUNITY
ASSOCIATION INC

KATHERINE J MEROLO

v.

THEODORE L WAGNER, et al.

THEODORE L WAGNER
18535 N DIAMOND DR
SURPRISE AZ 85374

LUCY ANN WAGNER
18535 N DIAMOND DR
SURPRISE AZ 85374
COMM. PALMER

MINUTE ENTRY

Courtroom 514B-VC-CV - East Court Building

1:33 p.m. This is the time set for a virtual Default Hearing. Plaintiff, Sun City Grand Community Association Inc, is represented by counsel, Katherine J. Merolo. No one else appears.

A record of the proceedings is made digitally in lieu of a court reporter.

Counsel makes her avowals to the Court.

Based on the matters presented on the record,

THE COURT FINDS Defendants, Theodore L. Wagner, and Lucy Ann Wagner, were properly served in this matter.

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THE COURT FURTHER FINDS Plaintiff is entitled to judgment by default.

THE COURT FURTHER FINDS that the requested attorney's fees are reasonable and appropriate.

IT IS ORDERED entering judgment in favor of Plaintiff and against Defendant, Theodore L. Wagner, and Lucy Ann Wagner, all in accordance with the formal written Judgment and Decree of Foreclosure and Order of Sale, signed by the Court on April 29, 2025, and filed (entered) by the clerk on April 29, 2025.

1:36 p.m. Matter concludes.

Please note: The court has signed a paper copy of the judgment. After the judgment has been scanned and docketed by the Clerk of the Court, copies of this judgment will be available through the ECR online at www.clerkofcourt.maricopa.gov or the Public Access Terminals at the Clerk of Court's offices located throughout Maricopa County. Information on obtaining a certified copy of a court document can be found at: www.clerkofcourt.maricopa.gov/records/obtaining-records.