

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-035738

05/09/2025

HONORABLE MARY C. CRONIN

CLERK OF THE COURT  
K. Cabral  
Deputy

LAS BRISAS COMMUNITY ASSOCIATION

JOHN HALK

v.

MICHAEL KENT BRADFORD, et al.

MICHAEL KENT BRADFORD  
3325 S 183RD DR  
GOODYEAR AZ 85338

SAMANTHA BRADFORD  
3325 S 183RD DR  
GOODYEAR AZ 85338  
CK VENTURES L L C  
4854 E BASELINE RD STE 104  
MESA AZ 85206  
TODD CAR TITLE INC  
8825 N 23RD AVE STE 100  
PHOENIX AZ 85021  
DEPARTMENT OF VETERAN AFFAIRS  
3401 W END AVE STE 760 W  
NASHVILLE AZ 37203  
COMM. CRONIN

MINUTE ENTRY

On the Court's own motion,

**IT IS ORDERED** setting a Default Hearing on **June 11, 2025 at 1:40 p.m. (time allotted: 10 minutes)** in this Division via Microsoft Teams/Court Connect.

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**HEARING WEBSITE LINK:**

<https://Tinyurl.com/jbazmc-pcc05>

**Or call in (audio only)**

+1 917-781-4590 Phone ID: 755 033 080#

**IT IS FURTHER ORDERED** Plaintiff shall deliver a physical default packet to the division no later than **5 (five) business days prior to the hearing**. Failure to do so may result in the hearing being vacated.

**The Court prefers video appearances, if possible, as it ensures it is easier to know who is appearing at the hearing and 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.**

**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 (10) judicial days in advance of the hearing and must pay the authorized fee to the Clerk of the Court at least two (2) judicial days before the proceeding. The fee is \$140 for a half-day and \$280 for a full day.