

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-037755

06/04/2026

HONORABLE JASON EASTERDAY

CLERK OF THE COURT  
D. McNulty  
Deputy

PUEBLO VERDE COMMUNITY  
ASSOCIATION

B AUSTIN BAILLIO

v.

SYLVIA HATSUTANI, et al.

SYLVIA HATSUTANI  
16229 W YAVAPAI ST  
GOODYEAR AZ 85338

ARAPAHO L L C TESCO  
U S DOC ASSIST L L C  
3507 N CENTRAL AVE # 403  
PHOENIX AZ 85012  
JESSICA A BANKS-MCDOWELL  
COMM. EASTERDAY

MINUTE ENTRY

Courtroom 514B-VC-CV – East Court Building

9:05 a.m. This is the time set for a virtual Default Hearing. Plaintiff, Pueblo Verde Community Association, is represented by counsel, Jessica A. Banks-McDowell, on behalf of counsel of record, B. Austin Baillio. No other parties appear.

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

Counsel for Plaintiff makes avowals to the Court.

Based on the matters presented and for the reasons stated on the record,

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**THE COURT FINDS** that service is proper, and that the Defendants have failed to appear and answer or otherwise defend.

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

**IT IS ORDERED** entering judgment in favor of Plaintiff and against Defendants, Sylvia Hatsutani and Arapaho LLC Tesco, all in accordance with the formal written Judgment signed electronically by the Court on June 4, 2026 and filed (entered) by the Clerk on June 4, 2026.

**Please note:** The court has signed a paper copy of the order. After the order has been scanned and docketed by the Clerk of the Court, copies of this order will be available through the ECR online at [www.clerkofcourt.maricopa.gov](http://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](http://www.clerkofcourt.maricopa.gov/records/obtaining-records).

9:09 a.m. Matter concludes.