

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2026-005929

06/10/2026

HONORABLE JOSEPH KREAMER

CLERK OF THE COURT
A. Walker
Deputy

CADENCE HOMEOWNERS ASSOCIATION

PENNY L KOEPKE

v.

NICHOLAS S DEL VECCHIO, et al.

NICHOLAS S DEL VECCHIO
9726 E TUMERIC AVE
MESA AZ 85212

MADISON F DEL VECCHIO
9726 E TUMERIC AVE
MESA AZ 85212
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
40 N CENTRAL AVE STE 1800
PHOENIX AZ 85004
JUDGE KREAMER

MINUTE ENTRY

Pending before the Court is an application for default. Rule 55(a)(2) of the Arizona Rules of Civil Procedure lists many requirements for an effective Application for Entry of Default, including new requirements that **went into effect in January 2026** specifying that certain language must be stated in the application and be identified in bold type and 13-point typeface. The application received by the Court does not contain the required language in Rule 55(a)(2)(F) designated properly. Therefore, the Application for Entry of Default is non-compliant.

IT IS ORDERED the Application for Entry of Default is rejected because it does not comply with the rules.

IT IS FURTHER ORDERED any default entered under this non-rule compliant application is set aside.

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IT IS FURTHER ORDERED any Motion/Request for Default Judgment is denied as moot because a rule-compliant application has not been filed.

IT IS FURTHER ORDERED a rule-compliant Application may be submitted and thereafter, a motion/request for default may be filed as provided in the Rules of Civil Procedure.