

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-034001

06/15/2026

HONORABLE ERIK THORSON

CLERK OF THE COURT
G. Duran
Deputy

POWER RANCH COMMUNITY
ASSOCIATION

JAVIER B DELGADO

v.

JEANETTE ESTRADA, et al.

JEANETTE ESTRADA
4158 S PONDEROSA DR
GILBERT AZ 85297

DISCOVER BANK
3800 N CENTRAL AVE STE 460
PHOENIX AZ 85012
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
451 7TH ST SW
WASHINGTON DC 20410
COMM. OWEN

MINUTE ENTRY

This Court has received Plaintiff's e-filed/filed Application/Motion for Default against **Defendants, Jeanette Estrada, and Discover Bank**, in the above-captioned case.

IT IS ORDERED that no action will be taken by this division on the above-referenced document(s).

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**.

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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.

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 **August 14, 2026**, the matter will be dismissed without prejudice for lack of prosecution as to the defaulted party.

IT IS ORDERED this matter will be dismissed in 90 days unless the appropriate filing is made.

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>

Civil Court Administration Processing Information

<civil-department-post-filing-information-and-instructions.pdf> (maricopa.gov)

NOTE: Effective **June 19, 2026**, this Division's current calendar will be assigned to the **Honorable Jay Polk** (telephone number: 602-372-0879) located at East Court Building, Suite

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912, 101 West Jefferson Street, Phoenix, Arizona 85003. The previously issued Court Connect information for this calendar will remain the same.