

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2022-001216

07/20/2022

HONORABLE RICHARD ALBRECHT

CLERK OF THE COURT
J. Lizardi
Deputy

POWER RANCH COMMUNITY
ASSOCIATION

NIKITA VERMA PATEL

v.

KELLY J MAY, et al.

KELLY J MAY
4143 E SUNDANCE AVE
GILBERT AZ 85297

L V N V FUNDING L L C
8825 N 23RD AVE
PHOENIX AZ 85021
KHANRAT KWAN PIENSOOK
COMM. RICHARD ALBRECHT

MINUTE ENTRY

Courtroom: ECB 813.

1:39 p.m. This is the time set for telephonic Default Hearing. Plaintiff, Power Ranch Community Association, is represented telephonically by counsel, Michelle Wellnitz appearing on behalf of counsel, Nikita Verma Patel. Defendant, Kelly J. May, is neither present nor represented by counsel. No one appears on behalf of Defendants, Secretary of Housing and Urban Development and LVNV Funding LLC. All participants are appearing via Microsoft Teams/Court Connect. No other parties are present.

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

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Discussion is held.

Based upon the information stated on the record,

IT IS ORDERED that Plaintiff shall lodge a proposed form of Judgment as discussed on the record.

IT IS FURTHER ORDERED granting Default Judgment against the Defendant subject to the Court's review of Plaintiff's proposed form of Judgment.

1:42 p.m. Matter concludes.

LATER.

IT IS FURTHER ORDERED approving and settling formal written Judgment and Decree of Foreclosure and Order of Sale signed by the Court on July 20, 2022 and filed (entered) by the Clerk on July 20, 2022.