

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2023-051297

07/20/2023

HONORABLE CYNTHIA L. GIALKETSIS

CLERK OF THE COURT  
V. Burton  
Deputy

CLEMENTE RANCH HOMEOWNERS  
ASSOCIATION

KATHRYN A BATTOCK

v.

BOBBY QUIHUIS, et al.

BOBBY QUIHUIS  
2440 S WALNUT DR  
CHANDLER AZ 85286

JAMIE GARCIA  
2440 S WALNUT DR  
CHANDLER AZ 85286  
NEILENDRA SINGH  
COMM. GIALKETSIS

MINUTE ENTRY

Courtroom 105 - NER

9:04 4.m. This is the time set for virtual Default Hearing as to Defendants Bobby Quihuis and Jamie Garcia. Plaintiff, Clemente Ranch Homeowners Association, is represented by counsel, Kathryn A. Battock. Defendants, Bobby Quihuis and Jamie Garcia, are neither present nor represented by counsel. All participants are present virtually through Court Connect.

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

Counsel for Plaintiff makes avowals to the Court.

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

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

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

**THE COURT FURTHER FINDS** that the requested attorney's fees are reasonable and appropriate.

**IT IS ORDERED** entering judgment in favor of Plaintiff and against Defendants, Bobby Quihuis and Jane Doe Quihuis now known as Jamie Garcia, all in accordance with the formal written Default Judgment and Decree of Foreclosure and Order of Sale signed by the Court, as modified on July 20, 2023, and filed (entered) by the clerk on July 20, 2023.

**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, including certified, 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. More 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.