

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2023-051332

07/20/2023

HONORABLE CYNTHIA L. GIALKETSIS

CLERK OF THE COURT  
V. Burton  
Deputy

CORTESSA COMMUNITY ASSOCIATION

THOMAS MELFORD NICHOLS

v.

HEBER DELEON

HEBER DELEON  
17924 W PALO VERDE AVE  
WADDELL AZ 85355

COMM. GIALKETSIS

MINUTE ENTRY

Courtroom 105 - NER

9:16 a.m. This is the time set for virtual Default Hearing. Plaintiff, Cortessa Community Association, is represented by counsel, Thomas Melford Nichols. Defendant, Heber Deleon, is 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.

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

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

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**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 Defendant, Heber Deleon, all in accordance with the formal written Judgment and Decree of Foreclosure and Order of Sale signed by the Court 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).

9:19 a.m. Matter concludes.