

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-090573

09/17/2024

HONORABLE BRIAN J. PALMER

CLERK OF THE COURT
P. Kavanagh
Deputy

DOVE VALLEY RANCH COMMUNITY
ASSOCIATION

CHAD M GALLACHER
MADISON MARIE BRUNK

v.

LISA ANDERSON, et al.

LISA ANDERSON
4430 E RED RANGE WAY
CAVE CREEK AZ 85331

CITIBANK N A / DEPARTMENT
STORES NATIONAL BANK
3900 PARADISE RD # 127
LAS VEGAS NV 89109
RYAN ANDERSON
4430 E RED RANGE WAY
CAVE CREEK AZ 85331
JPMORGAN CHASE BANK N A
3800 N CENTRAL AVE STE 460
PHOENIX AZ 85012
COMM. PALMER

DEFAULT HEARING

Courtroom 105 – Northeast Regional Court

2:00 p.m. This is the time set for a Virtual Default Hearing. Plaintiff, Dove Valley Ranch Community Association, is represented by counsel, Madison Marie Brunk. Defendants, Lisa Anderson and Ryan Anderson, are present on their own behalf. No other parties appear.

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

Lisa Anderson and Ryan Anderson are sworn.

Counsel for Plaintiff makes avowals to the Court.

Lisa Anderson testifies.

Ryan Anderson testifies.

Based on the matters presented,

THE COURT FINDS Defendants, Lisa Anderson, Ryan Anderson, State of Arizona, JPMorgan Chase Bank, N.A., and Citibank NA/Department Stores National Bank, were properly served in this matter.

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

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

IT IS ORDERED entering judgment in favor of Plaintiff all in accordance with the formal written Judgment on Foreclosure, signed by the Court on September 17, 2024 and filed (entered) by the clerk on September 17, 2024.

NOTICE: As of October 14, 2024, the **Honorable Brian Palmer** division will be relocating to the East Court Building, 101 W. Jefferson St. Phoenix, AZ 85003. In-person hearings held on or after October 14, 2024, will be held at this location.

2:18 p.m. Matter concludes.

Please note: The Court has signed a paper copy of the order. After the order has been docketed by the Clerk of the Court, copies of this order, including certified, may be obtained in-person at any of the Clerk's Office locations listed below. More information on other ways to obtain a certified copy of a Court document can be found at: www.clerkofcourt.maricopa.gov/records/obtaining-records.

Please further note: As of October 31, 2023, this Court will not be accepting copies for conforming and stamped envelopes for mailing.