

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-018526

10/23/2025

HONORABLE MICHAEL VALENZUELA

CLERK OF THE COURT
A. Villela
Deputy

PUEBLO SECO HOMEOWNERS
ASSOCIATION

JAVIER B DELGADO

v.

KATHLEEN MARY OBRIEN, et al.

KATHLEEN MARY OBRIEN
125 S 56TH ST UNIT 149
MESA AZ 85206

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
451 7TH ST SW
WASHINGTON DC 20410
CAVALRY S P V, I, L L C
3800 N CENTRAL AVE STE 460
PHOENIX AZ 85012
COMM. CRONIN
JUDGE VALENZUELA

DEFAULT REFERRAL

This Court has received Plaintiff's e-filed/ filed Application/Motion for Default against Defendant(s), **Kathleen Mary O'Brien, Cavalry SPV I, LLC and Black Corporation I n/k/a CitiBank NA**, in the above-captioned case.

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

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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 Mary Cronin**.

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 **December 22, 2025** the matter is placed on the Dismissal Calendar as to the above-named defaulted party or parties until **January 21, 2026**.

You may wish to review the following resources for additional information regarding the default process:

Applications for Default

https://superiorcourt.maricopa.gov/lrc/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 \(maricopa.gov\)](https://superiorcourt.maricopa.gov/media/jitjlp0s/cvc50fz.pdf)