

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-026851

10/30/2025

HONORABLE QUINTIN CUSHNER

CLERK OF THE COURT
A. Hayes
Deputy

TATUM HIGHLANDS COMMUNITY
ASSOCIATION INC

DANIEL S FRANCOM

v.

RAMON CHAVARRIA, et al.

RAMON CHAVARRIA
4286 E MAYA WAY
CAVE CREEK AZ 85331

UNITED STATES DEPARTMENT OF
THE TREASURY / INTERNAL
REVENUE SERVICE
40 N CENTRAL AVE STE 1800
PHOENIX AZ 85004
L V N V FUNDING L L C
7955 S PRIEST DR STE 102
TEMPE AZ 85284
MARTHA DELGADO TRANCOZO
4286 E MAYA WAY
CAVE CREEK AZ 85331
COMM. EASTERDAY
JUDGE Q CUSHNER

MINUTE ENTRY

This Court has received Plaintiff's e-filed/ filed Application/Motion for Default against Defendant(s), **LVNV Funding, LLC, United States Department of the Treasury / Internal Revenue Service, Ramon Chavarria, and Martha Delgado Trancozo** in the above-captioned case.

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

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 Jason Easterday**.

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 30, 2025**, the matter is placed on the Dismissal Calendar as to the above-named defaulted party or parties until **January 29, 2026**.

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

Applications for Default

https://superiorcourt.maricopa.gov/llrc/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

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[civil-department-post-filing-information-and-instructions.pdf \(maricopa.gov\)](#)