

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-030686

11/19/2025

HONORABLE JOHN L. BLANCHARD

CLERK OF THE COURT
N. Johnson
Deputy

ASTRAGAL CONDOMINIUM UNIT OWNERS JEFFREY B CORBEN
ASSOCIATION

v.

209 NORTH FRANKLIN REALTY L L C

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14450 N THOMPSON PEAK PKWY
206
SCOTTSDALE AZ 85260

COMM. COATES
JUDGE BLANCHARD

MINUTE ENTRY

This Court has received Plaintiff's e-filed/filed Application/Motion for Default against Defendant, **209 North Franklin Realty LLC**, in the above-captioned case.

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 Lindsey Coates**.

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.

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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 **January 19, 2026**, the matter is placed on the Dismissal Calendar as to the above-named defaulted party or parties until **February 18, 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

[civil-department-post-filing-information-and-instructions.pdf \(maricopa.gov\)](https://superiorcourt.maricopa.gov/media/jitjlp0s/cvc50fz.pdf)