

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2024-025493

12/19/2024

HONORABLE FRANK W. MOSKOWITZ

CLERK OF THE COURT  
S. Motzer  
Deputy

VAL VISTA LAKES COMMUNITY  
ASSOCIATION, THE

MONYA N COHEN

v.

SAFWAT S AZIZ, et al.

SAFWAT S AZIZ  
2251 E SANTA ROSA  
GILBERT AZ 85234

PORTFOLIO RECOVERY ASSOCIATES  
L L C  
STATUTORY AGENT CORPORATION  
SERVICE CO  
8825 N 23RD AVE STE 100  
PHOENIX AZ 85021  
WELLS FARGO BANK N A  
STATUTORY AGENT CORPORATION  
SERVICE CO  
8825 N 23RD AVE STE 100  
PHOENIX AZ 85021  
GLENN L KINCHELOE  
2251 E SANTA ROSA  
GILBERT AZ 85234  
TRENTO L L C  
AMERICAN INCORPORATORS LTD  
1013 CENTRE RD STE 403-A  
WILMINGTON DE 19805  
COMM. KAISER  
JUDGE MOSKOWITZ

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MINUTE ENTRY

This Court has received Plaintiff's e-filed Application/Motion for Default against Defendant(s), **Wells Fargo Bank, N.A., Trento, 20 LLC, and Portfolio Recovery Associates, 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 Brian Kaiser**.

**IT IS FURTHER ORDERED** that all documents necessary to support the entry of a default judgment must be e-filed/filed.

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 and Affidavit for Default, Affidavit for Default (if the Servicemembers Civil Reform Act applies and the filing party does not otherwise use the form Application and Affidavit for Default), Motion for Entry of Default Judgment, Sum Certain Affidavit, and 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.

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/](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>

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**Civil Court Administration Processing Information**  
<https://superiorcourt.maricopa.gov/media/wlojzc53/civil-department-post-filing-information-and-instructions.pdf>