

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-026308

12/10/2025

HONORABLE JOSEPH KREAMER

CLERK OF THE COURT
A. Walker
Deputy

LAKEVIEW LOAN SERVICING L L C

CHRISTINA M HARPER

v.

JUAN CHAVARRIA TERAN, et al.

JUAN CHAVARRIA TERAN
2518 S 114TH LN
AVONDALE AZ 85323

M B C INVESTMENTS L L C
7955 S PRIEST DR STE 102
TEMPE AZ 85284
JUANA JUAREZ CHAVARRIA
2518 S 114TH LN
AVONDALE AZ 85323
DURANGO PARK HOMEOWNERS
ASSOCIATION INC
4130 E VAN BUREN ST STE 360
PHOENIX AZ 85008
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT, THE
451 7TH ST SW NORTH LOBBY
WASHINGTON DC 20410
COMM. RICHARD ALBRECHT
JUDGE KREAMER

DEFAULT MINUTE ENTRY

This Court has received Plaintiff's e-filed Application/Motion for Default against defendant(s), **Juan Chavarria Terran aka Juan Chavarria Terran, Juana Juarez Chavarria,**

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MBC investments, LLC, and Durango Park Homeowners Association, Inc., 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 Richard Albrecht**.

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.

Self-represented litigants are exempt from any mandatory eFiling requirements but may eFile if they prefer.

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 **February 10, 2026**, the matter will be dismissed without prejudice for lack of prosecution as to the defaulted party.

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

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<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)