

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-011461

12/23/2025

HONORABLE JASON EASTERDAY

CLERK OF THE COURT
S. McGlasson
Deputy

SUNDANCE RESIDENTIAL HOMEOWNERS
ASSOCIATION INC

NIKITA VERMA PATEL

v.

CHRISTOPHER GABRIEL GARCIA, et al.

CHRISTOPHER GABRIEL GARCIA
22432 W MESQUITE CIR
BUCKEYE AZ 85326

STATE OF ARIZONA DEPARTMENT
OF REVENUE
1600 W MONROE ST
PHOENIX AZ 85007
VICTORIA GARCIA
22432 W MESQUITE CIR
BUCKEYE AZ 85326
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
451 7TH ST SW
WASHINGTON DC 20410
AMERICAN FAMILY MUTUAL
INSURANCE COMPANY
6000 AMERICAN PKWY
MADISON WI 53777
COMM. EASTERDAY

MINUTE ENTRY

SUPERIOR COURT OF ARIZONA
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Courtroom 514-VCB East Court Building

1:42 p.m. This is the time set for a virtual Default Hearing. Plaintiff, Sundance Residential Homeowners, is represented by counsel, Tessa Knueppel. No one else appears.

A record of the proceedings is made digitally in lieu of a court reporter.

Counsel for Plaintiff makes her avowals to the Court.

Based on the matters stated on record,

THE COURT FINDS Defendants, Christopher Gabriel Garcia, Victoria Garcia, State Of Arizona Department Of Revenue, Secretary Of Housing And Urban Development, and American Family Mutual Insurance Company were properly served.

THE COURT FURTHER FINDS Plaintiff is entitled to judgment by default.

IT IS ORDERED entering judgment in favor of Plaintiff all in accordance with the formal written Default Judgment, signed by the Court on December 23, 2025 and filed (entered) by the clerk on December 23, 2025.

1:48 p.m. Matter concludes.

Please note: The Court has signed a paper copy of the judgment. After the judgment has been docketed by the Clerk of the Court, copies of this judgment, including certified, may be obtained in-person at any of the Clerk's Office locations listed below. More information on other ways to obtain a certified copy of a Court document can be found at:

www.clerkofcourt.maricopa.gov/records/obtaining-records