

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-034282

01/30/2026

HONORABLE LINDSEY G. COATES

CLERK OF THE COURT
D. McNulty
Deputy

DESERT OASIS OF SURPRISE MASTER
ASSOCIATION

DANIEL S FRANCOM

v.

KHALED GARADAH, et al.

KHALED GARADAH
17641 W MAYA WAY
SURPRISE AZ 85387

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
40 N CENTRAL AVE STE 1800
PHOENIX AZ 85004
S L S L T UNDERLYING TRUST 2019-1
RODNEY SQUARE NORTH
1100 N MARKET ST
WILMINGTON DE 19890
COMM. COATES

MINUTE ENTRY

IT IS ORDERED setting a virtual Default Hearing on **March 3, 2026 at 3:00 p.m.**
(time allotted: 10 minutes) in this Division, East Court Building, Courtroom 514, 101 W.
Jefferson St., Phoenix, AZ 85003.

Commissioner Lindsey G. Coates

Judicial Assistant: Amber Bower

Division Email: sec02@jbazmc.maricopa.gov

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Judicial Assistant Phone: 602-506-3915

Hearings will be held via videoconference through Court Connect and Microsoft TEAMS.

The TEAMS information is included below:

Please join my meeting from your computer, tablet or smartphone.

TEAMS LINK

<https://tinyurl.com/jbazmc-sec02>

Please note: Do not enter 'www' in front of the URL. Can copy and paste as is into a web browser.

You can also dial in using your phone.

Teams Phone Number: +1 917-781-4590 Access Code: 184259566

More information regarding Court Connect can be found at:

<https://superiorcourt.maricopa.gov/court-connect/>

IT IS FURTHER ORDERED Plaintiff shall deliver a physical default packet to the division no later than **5 (five) business days prior to the hearing**. Failure to do so may result in the hearing being vacated.

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)

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The Court prefers video appearances, if possible, as it ensures it is easier to know who is appearing at the hearing and being able to see the other parties reduces interruptions and delays. Additionally, appearing by video increases the chance that the Court can use features such as shared screens to show everyone exhibits or forms that may be helpful for the hearing. However, no party shall be penalized for appearing by phone. Whether parties appear by videoconference, phone, or a hybrid of the two, they should try as much as possible to contact the court from an area with no background noise as noise and echoes prevent the parties from hearing the proceedings in the courtroom and prevent the court from making a good record of the proceedings. The parties are especially discouraged from appearing virtually from an outdoor location.

NOTE: All court proceedings are recorded digitally and not by a court reporter. Pursuant to Local Rule 2.22, if a party desires a court reporter for any proceeding in which a court reporter is not mandated by Arizona Supreme Court Rule 30, the party must submit a written request to the assigned judicial officer at least ten (10) judicial days in advance of the hearing and must pay the authorized fee to the Clerk of the Court at least two (2) judicial days before the proceeding. The fee is \$140 for a half-day and \$280 for a full day.