

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2025-034282

11/13/2025

HONORABLE SCOTT MINDER

CLERK OF THE COURT  
M. R. Diaz  
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  
JUDGE MINDER

DEFAULT REFERRAL

This Court has received Plaintiff's e-filed/ filed Application/Motion for Default against defendant, **SLSLT Underlying Trust 2019-1 c/o Wilmington Trust NA**, in the above-captioned case.

**IT IS ORDERED** that no action will be taken by this division on the above-referenced document(s).

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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.

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 12, 2026**, the matter is placed on the Dismissal Calendar as to the above-named defaulted party or parties until **February 11, 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/](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)