

Metro Housing Compliance Office

Tenant and Property Enforcement Unit

OFFICIAL NOTICE

Run: 20260213022647

FORECLOSURE DEFAULT NOTICE

Type: foreclosure_default_notice | Jurisdiction: AZ

NOTICE NUMBER	NTC-2026-245208
CASE NUMBER	2026-859756
DOCKET	DKT-6353
ISSUE DATE	February 13, 2026

TO

Xavier Smooth
2458 N Valencia Dr, Phoenix, AZ 85016
Reference ID: XS-2026-859756

SENT VIA MAIL AND ELECTRONIC COPY

Suggested response date: February 20, 2026

NOTICE SUMMARY

Foreclosure notice of default and notice of sale for mortgage default with trustee sale date. This synthetic sample mirrors common formatting and wording seen in legal or administrative notices.

IMPORTANT DATES AND ACTIONS

Date	Action	Notes
February 13, 2026	Notice issued	Document served to recipient
February 20, 2026	Response or filing due	Timeline may vary by jurisdiction
February 27, 2026	Administrative follow-up	Additional notice may be sent

POTENTIAL OUTCOMES IF IGNORED

- Occupancy or property rights may change quickly.
- Fees can increase with service and filing activity.
- Missing cure windows can limit remedies.

RECORDS COMMONLY GATHERED

- Lease or loan records and payment history.
- Photos and property condition notes.
- Messages with landlord, servicer, or manager.

Consultation Intake Worksheet

Foreclosure Default Notice | Case 2026-859756 | Recipient Xavier Smooth

CHRONOLOGY OF EVENTS

PEOPLE AND ORGANIZATIONS INVOLVED

DOCUMENTS TO BRING

- Notice packet and attachments
- Prior correspondence and statements
- Payment records and receipts
- Timeline notes and key names
- Questions for first consultation

QUESTIONS FOR COUNSEL

Estimated preparation time saved when this packet is complete: 45-90 minutes.