

602-417-9900

Director of Insurance as an insurer's attorney to receive service of legal process against it in this State...

JEFF FINE, CLERK Clerk of Superior Court, County of Maricopa...

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD36010

In the Matter of: AALIYAH SORENSON d.o.b. 09/03/2023 Person under 18 years of age...

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes...

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry...

proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public...

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD22654

(Honorable Suzanne Marwil) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court...

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

SUMMONS CASE NO. CV2024-001241 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

Daniel Lerma Plaintiff(s), v. Summer P Nordman, et al. Defendant(s). To: John Doe Nordman WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS...

on the top of this Summons. Note: If you do not file electronically you will not have electronic access to the documents in this case. 3. If this Summons and the other court papers were served on you within the State of Arizona, your Answer must be filed within TWENTY (20) CALENDAR DAYS...

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court...

SUMMONS CASE NO. CV2024-001241 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

Daniel Lerma Plaintiff(s), v. Summer P Nordman, et al. Defendant(s). To: Summer P Nordman WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS...

SUMMONS NO. S0300CV202400113 (for publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

HOWARD MESA LAND & CATTLE CO., LLC, an Arizona limited liability company, Plaintiff, vs. (Count 1) BOBBIE J. CHASTAIN AND SPOUSE as of August 22, 1980, if married; et al.; Defendants. THE STATE OF ARIZONA TO: BOBBIE J. CHASTAIN AND SPOUSE as of August 22, 1980, if married...

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD20300027

(Honorable Jamie R. Ramirez) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF PINAL

In the Matter of: COLTON LEE COLLINS d.o.b. 09/23/2014 Person under 18 years of age. TO: ASHLEY RHIANNION WILDOSOLA A.K.A. ASHLEY RHAIIANNON WILDOSOLA and GREGORY LEE COLLINS parents and/or guardians of the above-named child...

1. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (520) 866-5400.

SUMMONS NO. S0300CV202400113 (for publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

HOWARD MESA LAND & CATTLE CO., LLC, an Arizona limited liability company, Plaintiff, vs. (Count 1) BOBBIE J. CHASTAIN AND SPOUSE as of August 22, 1980, if married; et al.; Defendants. THE STATE OF ARIZONA TO: BOBBIE J. CHASTAIN AND SPOUSE as of August 22, 1980, if married...

exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this State, the insurer shall not be required to appear, answer or plead until expiration of 40 days after of such service upon the Director...

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee. 2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served...

SUMMONS CASE NO. CC2024021089RC EAST MESA JUSTICE COURT, MARICOPA COUNTY, ARIZONA 222 E. Javelina Avenue, Suite C * Mesa, AZ 85210

A SPEEDY CASH CAR TITLE LOANS, LLC Plaintiff, vs. JENNIFER ANN HONEA AND DOE HONEA, a married couple, Defendants.

THE STATE OF ARIZONA TO: Jennifer Ann Honea And Doe Honea 2551 E McKellips Rd Lot 29 Mesa, AZ 85213

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.

FAX 602-417-9910

A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: 1/25/2024

Justice of the Peace REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.

SUMMONS CASE NO. CC2024020786RC MOON VALLEY JUSTICE COURT, MARICOPA COUNTY, ARIZONA 18380 N. 40th Street * Phoenix, AZ 85032

A SPEEDY CASH CAR TITLE LOANS, LLC Plaintiff, vs. CHYBERRE SUBERRE AND DOE SUBERRE, a married couple, Defendants.

THE STATE OF ARIZONA TO: Chyrene Suberre And Doe Suberre 13850 N 19th Av Apt #E40 Phoenix, AZ 85023

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.

SUMMONS CASE NO. CC2024021089RC EAST MESA JUSTICE COURT, MARICOPA COUNTY, ARIZONA 222 E. Javelina Avenue, Suite C * Mesa, AZ 85210

A SPEEDY CASH CAR TITLE LOANS, LLC Plaintiff, vs. JENNIFER ANN HONEA AND DOE HONEA, a married couple, Defendants.

THE STATE OF ARIZONA TO: Jennifer Ann Honea And Doe Honea 2551 E McKellips Rd Lot 29 Mesa, AZ 85213

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.

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7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22046

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS21766

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

Rule 351 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a hearing on May 14, 2024 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Michael J. Herrod for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: EVAN BENSON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Tara Vindiola and may be reached by telephone at (602) 771-0216.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney, one may be appointed by the Court.

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22046

Related to Case JD42366 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: IY'LANI UNIQUE-MARIE AUSTIN-RUSSELL d.o.b. 10/04/2022 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22050

Related to Case JD42709 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: LUIS FERNANDO VAZQUEZ CELIS d.o.b. 09/20/2018

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD43058

(Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: SOPHIA ANNALISE GRIFFITH d.o.b. 10/08/2014 JACKSON DAVIS GRIFFITH d.o.b. 01/28/2021 Person(s) under 18 years of age.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect.

6. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ROBERT NICHOLS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Mall Creek and may be reached by telephone at (602) 771-3131.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney, one may be appointed by the Court.

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22050

Related to Case JD42709 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: LUIS FERNANDO VAZQUEZ CELIS d.o.b. 09/20/2018

Person(s) under 18 years of age. TO: john doe, a fictitious name, parent of the above-named children. 1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22046

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS21766

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22046

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS21766

Related to Case JD41958 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NASEIR ASIAH PLEASANT d.o.b. 10/08/2019 Person under 18 years of age.

Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Cassandra Moreno and may be reached by telephone at (602) 771-3046.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD22668

(Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: RAUL URIAS MEDRANO d.o.b. 06/19/2009 Person under 18 years of age.

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allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ROBERT NICHOLS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Dominic Dix and may be reached by telephone at (602) 771-0683. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 27th day of February, 2024. KRISTIN K. MAYES Attorney General /s/ Robert E. Nichols ROBERT NICHOLS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3789820# DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION (NO. JD39844 SUPP) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: TAMARI MUHAMMAD d.o.b. 10/15/2023 Person under 18 years of age. TO: SHELBY HALL and ZAYD MUHAMMAD, parents and/or guardians of the above-named child. 1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a hearing on the 21st day of May, 2024 at 10:30 a.m., at the Maricopa County Superior Court, Old Courthouse/Juvenile Division, 125 West Washington Street, Phoenix, Arizona 85003, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to:

SHAUN T. KUTER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Dominic Cantelme and may be reached by telephone at (480) 629-8285. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 1st day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Shaun T. Kuter SHAUN T. KUTER Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3789819# DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN (NO. JD42939) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: ISAAC THOMAS WOOD d.o.b. 11/17/2016 ADRIAN MATTHEW WOOD d.o.b. 08/22/2018 Person(s) under 18 years of age. TO: YVONNE NICOLE VALENCIA and JERRY ALLEN WOOD, parents of the above-named children. 1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court. 2. The Court has set a hearing on the 20th day of May, 2024 at 10:30a.m., at the Maricopa County Superior Court, Old Courthouse/Juvenile Division, 125 West Washington Street, Phoenix, Arizona 85003, call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Christopher T. Whitten for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion. 3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court. 5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Jodie Cantor and may be reached by telephone at (602) 771-0723. 6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 27th day of February, 2024. KRISTIN K. MAYES Attorney General /s/ Simon Hawks SIMON A. HAWKS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3789787# DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION (NO. JD43408) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: BRYANNA LORRANIE MARR d.o.b. 05/29/2019 Person under 18 years of age. TO: LYDON HOLT, parents of the above-named child. 1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure

for the Juvenile Court. 2. The Court has set a hearing on the 20th day of May, 2024 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075# before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Leslie Duarte and may be reached by telephone at (623) 500-5884. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 1ST day of March, 2024. KRISTIN K. MAYES Attorney General ILANA ZORFAS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3789770# PLAINTIFF ESPERANZA VALENCIA'S STATEMENT OF DAMAGES CASE NO.: CVR12203264 Assigned for all purposes to: Judge: Hon. Eric A. Keen Dept.: 6 Action Filed: August 4, 2022 SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF RIVERSIDE ESPERANZA VALENCIA, an individual, Plaintiff, vs. KINSHASA BALDWIN, an individual; J. B. HUNT TRANSPORT, INC., a Georgia corporation; and DOES 1 through 50, inclusive, Defendants. PLAINTIFF ESPERANZA VALENCIA'S STATEMENT OF DAMAGES Plaintiff Esperanza Valencia, hereby submits the following statement of damages pursuant to California Code of Civil Procedure §425.11(c): Special Damages: \$1,101,976.32 a. Past Medical Expenses: \$101,976.32; b. Future Medical Expenses: \$1,000,000.00; General Damages: \$5,000,000.00 a. Pain, Suffering, and Inconveniences: \$2,500,000.00 b. Emotional distress: \$2,500,000.00 Dated: February 29, 2024 C&B LAW GROUP LLP By: /s/ Henry Bagumyan Henry Bagumyan Attorneys for Plaintiff Esperanza Valencia C&B LAW GROUP LLP Jack Bazerkanian, State Bar No. 299031 Nicholas W. Quincey, State Bar No. 298976 Henry Bagumyan, State Bar No. 350878 2315 W. Burbank Blvd. Burbank, CA 91506 Telephone: (213) 986-3430 Facsimile: (213) 986-9860 Email: eService@cblawgroup.com 3/8, 3/15, 3/22, 3/29/24 RR-3789738#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION (NO. JD43737) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: ABRAHAM NATHANIELLE AMADOR d.o.b. 07/30/2017 Person under 18 years of age. TO: EMILLY JEAN AMADOR, and JORGE A MARTINEZ, parents and/or guardians of the above-named child. 1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a hearing on the 13th day of May, 2024 at 2:00 a.m., at the Maricopa County Superior Court, Old Courthouse/Juvenile Division, 125 West Washington Street, Phoenix, Arizona 85003, call-in number (917) 781-4590, conference ID 447-368-555#, before the Honorable Pamela Sue Gates for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: GREGORY D. COORDES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Bryn Carino and may be reached by telephone at (623) 932-8018. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 1st day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Gregory D. Coordes GREGORY D. COORDES Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3789732# NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP (CASE NUMBER JS21984) SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department PARENT/GUARDIAN NAME(S): Dyanmond Bundrage Brian Ortiz Petitioner Karen Bundrage Lloyd Bundrage Senior In the Matter of Minor(s): Gerald Matthew Ortiz 02/10/2021 This is an important notice from the court. Read it carefully. A petition about termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding. If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights. Judicial Officer: Honorable Thomas Marquait Hearing Date/Time: May 6, 2024 @

9:00 am Hearing Type: Publication Hearing Location: Court Connect Remote Appearance ***video appearance preferred Court Connect Hearing: Yes Video: https://tinyurl.com/jbazmc-juj07 Phone: (917) 781-4590, Participant Code 764 718 766 # How can I prepare for the hearing? Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date. If I have questions or concerns who can I contact? For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. 3/15, 3/22, 3/29, 4/5/24 RR-3788911# DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP (NO. JS22031) Related to Case JD42972 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: SAME'A LASHELL K'YRAIE STANCIEL d.o.b. 12/15/2019 Person under 18 years of age. TO: REJAN'AE LATRICE STANCIEL, JOSHUA DANIELS, JACK DOE and JOHN DOE, a fictitious name, parents of the above-named child. 1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a hearing on May 7, 2024 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Michael J. Herrod for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court. 5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Alexandra Gwillt and may be reached by telephone at (623) 500-5835. 6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 12th day of February, 2024. KRISTIN K. MAYES Attorney General /s/Debbie Oelze DEBBIE M. OELZE Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3784111# MARICOPA COUNTY TOWN OF CAREFREE NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN THAT the Carefree Board of Adjustment will hold a PUBLIC HEARING at 5:00 p.m. on Monday, April 8, 2024. The meeting will be held in the Town Hall Council Chambers at 33 Easy Street. Written comments may be submitted to the Carefree Town Hall prior to the public hearing, and public comments will be taken at the hearing. CASE #: 24-01-AP APPLICANT: Applicant Mr. Salvatore Palusio

100 Easy Street #5607 Carefree AZ 85377 CASE LOCATION: Maverick Circle Setbacks, Appeal to the Zoning Administrator's Decision 8610 East Maverick Circle Carefree, Arizona 85377 APN # 216-25-043 ZONING: Rural-190 Single-Family Residential GENERAL PLAN: The Carefree General Plan designates the property as Rural Residential (RR) REQUEST: APPEAL of the Zoning Administrator's interpretation of the Town of Carefree Zoning Ordinance Article VI, Intensity Schedule and Development Standards, Section 6.01 as it pertains to Rural-190 building setbacks. Application documents and plans for this case are available for public review at the Carefree Town Hall Administrative Offices, 8 Sundial Circle, Monday through Friday between 8:00 a.m. and 4:30 p.m. or call the Planning and Zoning Department at 480748873686. Written comments may be sent to: Town of Carefree, Planning Department PO Box 740 Carefree, AZ 85377 FAX: 480-488-3845 EMAIL: Samantha@carefree.org Published Friday, March 29 2024: The Record Reporter 3/29/24 RR-3798296# PROBATE NOTICE TO CREDITORS PURSUANT TO A.R.S. §14-6103 In the Matter of: QUICK LIVING TRUST, dated January 06, 2009 WILLIAM V. QUEK, Deceased. NOTICE IS HEREBY GIVEN that WILLIAM V. QUEK, Trustor of the QUICK LIVING TRUST, dated January 06, 2009, passed away on November 21, 2023. KATHLEEN CAROL LINDEN was appointed to serve as Successor Trustee ("Trustee") and is the acting Trustee of the Trust. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing of or after delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801, or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Morris Hall, PLLC, 7600 North 16th Street, Suite 105, Phoenix, AZ 85020. DATED this 9th day of January, 2024. /s/Theron M Hall, Jr. MORRIS HALL, PLLC 7600 North 16th Street, Suite 105 Phoenix, AZ 85020 3/29, 4/5, 4/12/24 RR-3798302# NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE (CASE NO. PB2023-071188) SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of: JOYCE BOWDISH WARNING This is a legal notice: your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that KATHERINE TROJAHN has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, April 17, 2024 at 9:45 AM JUDICIAL OFFICER: Commissioner Sarah Selzer PLACE: 14264 W. TIERRA BUENA LANE, SURPRISE, AZ 85374 - COURTROOM 122 TELEPHONE NO: (602) 506-1117 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you

602-417-9900

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to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

NOTICE TO CREDITORS NO. PB2024-000331 (Publication) SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

NOTICE IS HEREBY GIVEN that ANDREW P. BOONE has been appointed Personal Representative of the estate of GARY LEE JORDAN.

NOTICE TO CREDITORS NO. PB2024-000804 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

NOTICE IS HEREBY GIVEN that Kathy L. Cadaret has been appointed as Personal Representative of this Estate.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE IS HEREBY GIVEN that Dennis Bruce Cadaret died on or about January 8, 2024, and that Kathy L. Cadaret is the trustee of the Dennis and Kathy Cadaret Trust.

Curtis Ensign, P.L.L.C. 202 East Earll Drive, Suite 490 Phoenix, AZ 85012 DATED this 25th day of March, 2024.

NOTICE TO CREDITORS NO. PB2023-004420 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

In re the Matter of the Estate of: BARBARA LEONA RAYLEY a/k/a BARBARA LEONA (NONIE) RAYLEY, Deceased.

NOTICE TO CREDITORS BY PUBLICATION AND BY MAIL IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

In the Matter of MARGARET STANLEY CHENEY, Deceased; and the MARGARET STANLEY CHENEY TRUST dated 10-17-2001.

NOTICE TO CREDITORS NO. PB2023-000804 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

In re the Matter of: THE SCHRECKLER FAMILY TRUST, DATED DECEMBER 28, 2011

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE OF HEARING CASE NO.: PB2021-070317 Virtual Initial Hearing (formerly known as a "nonappearance hearing")

WARNING This is a legal notice; your rights may be affected. Este es un aviso legal.

Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

NOTICE TO CREDITORS BY PUBLICATION AND BY MAIL IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

In the Matter of MARGARET STANLEY CHENEY, Deceased; and the MARGARET STANLEY CHENEY TRUST dated 10-17-2001.

NOTICE TO CREDITORS NO. PB2023-051743 (The Honorable Vanessa N. Smith) SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

In the Matter of JOHN WILLIAM BUCHHOLZ TRUST WARNING

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE OF HEARING CASE NO.: PB2024-070408 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

WARNING This is a legal notice; your rights may be affected. Este es un aviso legal.

Charles A. Adams, P.C., 19082 N.R.H. Johnson Blvd., Suite B, Sun City West, Arizona 85375. DATED: March 25, 2024.

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB2024-070340

You are notified that: 1. Notice is being sent to those persons who have, or may have, some interest in the estate of Lois Ann Noble ("Decedent").

NOTICE TO CREDITORS CASE NO.: PB2023-051640 SUPERIOR COURT OF THE STATE OF ARIZONA

NOTICE IS GIVEN that Stephanie McCollum, LF#20560, was appointed personal representative of this estate.

NOTICE OF INITIAL HEARING REGARDING: PETITION TO APPROVE APPOINTMENT OF SUCCESSOR TRUSTEE CASE NO. PB2024-050371

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

E-109 TELEPHONE NO: (602) 506-6086 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

AVISO DE VISTA INICIAL TOCANTE A: VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS

TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACION DEL TRIBUNAL DE SUCESIONES

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

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NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

asistir a Audiencia Inicial virtualmente a menos que el Juez haya ordenado específicamente que esa persona asista a la audiencia en persona.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS

TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACION DEL TRIBUNAL DE SUCESIONES

NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

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NOTICE TO CREDITORS DENNIS BRUCE CADARET Deceased.

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the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc12a a few minutes before the Initial Hearing is scheduled to begin...

may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below.

//www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj01 into your browser...

hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person.

fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person.

RR-3797324#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2024-000874 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of ALTON ANDREW BURGESSON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that: 1. Wade Michael Burgesson has been appointed as Personal Representative of the Estate.

GUIDANT LAW, PLLC By: /s/SCOTT T. JENSEN 402 E. Southern Ave. Tempe, AZ 85282

RR-3797160#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR PETITION FOR INSTRUCTION AND FOR AUTHORITY TO RECEIVE FUNDS AND PAY FEES AND COSTS CASE NO. PB2024-000256 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

In the Matter of YAHAIIRA GUZMAN

WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that AMY DONAHUE has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR PETITION FOR INSTRUCTION AND FOR AUTHORITY TO RECEIVE FUNDS AND PAY FEES AND COSTS 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, April 24, 2024 at 11:15 a.m. JUDICIAL OFFICER: Commissioner Joseph Rhoades

PLACE: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 514 TELEPHONE NO: (602) 372-0756 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney,

RR-3797150#

NOTICE OF INITIAL HEARING REGARDING: EMERGENCY PETITION FOR APPOINTMENT OF TEMPORARY GUARDIAN AND CONSERVATOR FOR AN ADULT CASE NO. PB2024-001018 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

In the Matter of JANICE O'BRIEN

WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that CAMELBACK FIDUCIARY LLC has filed the following: EMERGENCY PETITION FOR APPOINTMENT OF TEMPORARY GUARDIAN AND CONSERVATOR FOR AN ADULT 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Monday, April 15, 2024 at 11:30 AM. JUDICIAL OFFICER: Judge Lisa VandenBerg

PLACE: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 511 TELEPHONE NO: (602) 372-6595 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app

Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app If you do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 885 933 309# For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3797136#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2024-050340 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of ROBERT VICTOR KENNEDY, JR., Deceased.

NOTICE IS GIVEN to all creditors of the Estate that: 1. MARILYN LOUISE SLOVAK has been appointed as Personal Representative of the Estate.

By: /s/ABBIE SHINDLER 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254

RR-3797133#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2024-000855 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of CAROLE L. CULLEY, Deceased.

NOTICE IS GIVEN to all creditors of the Estates that: 1. Michael J. Wylie has been appointed as Personal Representative of the Estate.

By: /s/Travis R. Campbell 3/29, 4/5, 4/12/24

RR-3797129#

NOTICE TO CREDITORS CASE NO. PB2022-051225 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of CLAUDE MORRICE THOMPSON, Deceased.

NOTICE IS HEREBY GIVEN that PHILLIP WATKINS has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.

RR-3797103#

NOTICE OF INITIAL HEARING REGARDING: PETITION OF FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2024-090338 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

In the Matter of Bernice Hagen

RR-3797067#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL CASE NUMBER: PB2024-090329 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In the Matter of the Estate of ARTHUR NORMAN BAUMGARTH an Adult, deceased

NOTICE IS GIVEN THAT: 1. PERSONAL REPRESENTATIVE: CURTIS G BAUMGARTH has been appointed Personal Representative of this Estate on March 14, 2024.

2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.

3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 125 S. 56th St., Mesa, AZ 85206, Unit 154

RR-3797047#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR CASE NO. PB2024-050392 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

In the Matter of KHALISE RODRIGUEZ

WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that MARIAM FLEMING has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, May 21, 2024 at 10:30 AM JUDICIAL OFFICER: Commissioner Vanessa Smith

PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109 TELEPHONE NO: (602) 506-6086 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

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PUBLIC NOTICES

Life Solutions, LLC has filed the following: Notice otherwise prohibited by law and 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, April 1, 2024 at 11:00 AM Judicial Officer: Commissioner Sarah Selzer Place: 14264 W. Tierra Buena Lane, Surprise, AZ 85374 - Courtroom 122 Telephone No: (602) 506-1117 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

RR-3797036#

NOTICE OF HEARING CASE NO. PB2023-071139 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA ESTATE OF HAROLD WAYNE PEASE SR. NOTICE IS GIVEN that Patrick Pease filed a Petition for Instruction and Authorization to Execute Release of Deed of Trust. A hearing on the Petition will be held in the Probate Court, of the Superior Court of the State of Arizona, in and for the County of Maricopa, 14264 W. Tierra Buena Lane, Surprise, AZ 85374-Courtroom 122, before Commissioner Sarah Selzer on April 22, 2024, at the hour of 9:30 AM. All participants are to call the following number: 1-917-781-4590 and enter participant code 885 933 309#.

RR-3797021#

NOTICE TO CREDITORS NO. PB2024-050350 (For Publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of JOHN LEONARD TOPPI, JR., Deceased. Notice is given that PATRICIA ANNE BELLEW was appointed Personal Representative of this estate on March 15, 2024. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred.

RR-3796961#

Notice Of Initial Hearing Regarding: Verified Petition For Release Of Restricted Funds/Mary Bruce Superior Court Of Arizona In Maricopa County Issued And Filed: 2/29/2024 Probate Court Administration In the Matter of Mary Bruce Case No. PB2016-070063 Notice Of Initial Hearing Regarding: Verified Petition For Release Of Restricted Funds Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2024-070273 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of RHONDA STOUT WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

RR-3796958#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2024-090276 SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY In the Matter of the Estate of CARRIE ANN LESAUSKIS, Deceased. NOTICE IS GIVEN that Tammy Shaw filed a Petition for Formal Probate of Will and Appointment of Personal Representative. This is a legal notice; your rights may be affected. If you object to any part of the petition or motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three (3) calendar days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing.

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB2024-090276 SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY In the Matter of the Estate of WILLIAM J. HINKLE, Deceased. NOTICE IS GIVEN that Daniel Altabelli and Jerry Altabelli, Petitioners, have filed a Petition for Formal Probate of Will and Appointment of Co-Personal Representatives and Petition for Appointment of Successor Co-Trustees in the above-entitled court. Hearing has been set to consider said Petition on the 11th day of April, 2024, at the hour of 11:00 a.m. before Honorable Elizabeth Bingert, Courtroom 513, 101 West Jefferson Street, Phoenix, AZ 85003.

RR-3796558#

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB2024-090276 SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY In the Matter of the Estate of TAMMY SHAW, Deceased. NOTICE IS GIVEN that Tammy Shaw filed a Petition for Formal Probate of Will and Appointment of Personal Representative. This is a legal notice; your rights may be affected. If you object to any part of the petition or motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three (3) calendar days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing.

RR-3796442#

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILLS AND APPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB 2024-000185 (Initial Hearing scheduled on April 16, 2024, at 10:30 a.m., before the Honorable Elizabeth Bingert) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of JOHN BOPPART and OONAGH BOPPART, Deceased. NOTICE IS GIVEN that THE NORTHERN TRUST COMPANY, Petitioner, has filed a Petition for Formal Probate of Wills and Appointment of Personal Representative in the above-entitled court. Hearing has been set to consider said Petition on the 16th day of April, 2024, at the hour of 10:30a.m. before Honorable Elizabeth Bingert, Courtroom 513, 101 West Jefferson Street, Phoenix, AZ 85003.

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF CO-PERSONAL REPRESENTATIVES AND PETITION FOR APPOINTMENT OF SUCCESSOR CO-TRUSTEES NO. PB 2024-000099 (Non-Appearance Hearing scheduled on April 11, 2024, at 11:00 a.m., before the Honorable Elizabeth Bingert) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of WILLIAM J. HINKLE, Deceased. NOTICE IS GIVEN that DANIEL ALTOBELLI AND JERRY ALTOBELLI, Petitioners, have filed a Petition for Formal Probate of Will and Appointment of Co-Personal Representatives and Petition for Appointment of Successor Co-Trustees in the above-entitled court. Hearing has been set to consider said Petition on the 11th day of April, 2024, at the hour of 11:00a.m. before Honorable Elizabeth Bingert, Courtroom 513, 101 West Jefferson Street, Phoenix, AZ 85003.

RR-3796351#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS OF ADMINISTRATION CASE NO. PB2024-000852 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of JAMES FULBRIGHT WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

RR-3796308#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS OF ADMINISTRATION CASE NO. PB2024-000822 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of LAWRENCE MELTON WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

RR-3796349#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS OF ADMINISTRATION CASE NO. PB2024-000822 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of LAWRENCE MELTON WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that VELMA PREAYER-NEBBLETT has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS OF ADMINISTRATION 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, April 23, 2024 at 9:30 AM JUDICIAL OFFICER: Commissioner Elizabeth Bingert PLACE: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 513 TELEPHONE NO: (602) 372-0270 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc02 a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133#

RR-3796306#

NOTICE OF INITIAL HEARING ASSIGNED HON. ELIZABETH BINGERT CASE NO. PB2020-005185 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of RAY W. LEHMAN, Deceased. WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the Application that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

Notice is given that the Petitioner, including the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc01 a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

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PUBLIC NOTICES

Representative of the above-named estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the attorney for the estate: Paul E. Deloughery, 7600 N 15th St Ste 150, Phoenix, AZ 85020. DATE: March 6, 2024

RR-3792091#

SUDDEN WEALTH PROTECTION LAW, PLLC /s/Paul Deloughery Paul E. Deloughery, #022410 7600 N 15th St Ste 150 Phoenix, AZ 85020 Counsel for Michael A. Cuttino and Mario Alfonso Cuttino 3/15, 3/22, 3/29/24

NOTICE TO CREDITORS BY PUBLICATION

NO. PB2024-050310 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of CAROLYN ANN STANTON, Deceased. NOTICE IS GIVEN to all creditors of the Estate that: 1. DAVID WARREN PEARCY, JR. has been appointed as Personal Representative of the Estate. 2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred. 3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to DAVID WARREN PEARCY, JR., care of Kevin A. Ganser of GANSER LAW OFFICES, 8787 E. Pinnacle Peak Road, Suite 220, Scottsdale, Arizona 85255. DATED this 8th day of March, 2024. GANSER LAW OFFICES By: /s/Kevin A. Ganser 8787 E. Pinnacle Peak Road, Suite 220 Scottsdale, Arizona 85255 Counsel for Personal Representative 3/15, 3/22, 3/29/24

RR-3792064#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2024-050281 ARIZONA SUPERIOR COURT MARICOPA COUNTY In the Matter of the Estate of COLLEN ANN WARD, Deceased. NOTICE IS GIVEN to all creditors of the Estate that: 1. James Paul Moyement has been appointed as Personal Representative of the Estate. 2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred. 3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to James Paul Moyement, care of Hallie Tessendorf of Dana Whiting Law PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260. DATED this 26 day of FEBRUARY, 2024. DANA WHITING LAW PLLC By: /s/HALLIE TESSENDORF 8817 E. Bell Road, Suite 201 Scottsdale, AZ 85260 Counsel for Personal Representative 3/15, 3/22, 3/29/24

RR-3792030#

PUBLIC AUCTION/SALES NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: VILLA WEST Body Style: 12 X 64 MH Model Year: 1978 MVR VIN: A27395 MVR VIN: B27395 ADOT Assigned VIN: TBD Date and Time of Sale: 4/29/24 10:00:00 AM Location of Sale: Space No. 99 AIOP BRENTWOOD WEST LLC DBA BRENTWOOD 3104 E BROADWAY ROAD MESA, AZ 85204 Name of landlord: AIOP BRENTWOOD WEST LLC Amount of Claimed Lien: \$6,930.00 as of April 29, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable

to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: January 10, 2013 Name(s) of Tenant(s): ANGIE ANDERSON DIAMOND Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. AIOP BRENTWOOD WEST LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3798299#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: CASA REAL Body Style: 8 X 40 MH Model Year: 1983 VIN: 11T40T2C0D0018518 Date and Time of Sale: 4/29/24 10:00:01 AM Location of Sale: Space No. 131 BREIT PARKHAVEN MHC, LLC DBA PARKHAVEN ESTATES 5933 E MAIN STREET MESA, AZ 85206 Name of landlord: BREIT PARKHAVEN MHC, LLC Amount of Claimed Lien: \$5,380.00 as of April 29, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: February 8, 2024 Name(s) of Tenant(s): HELEN L DUNN Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. BREIT PARKHAVEN MHC, LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3798289#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: CHATEAU Body Style: 14 X 70 MH Model Year: 1979 VIN: 1078470S9078 Date and Time of Sale: 4/29/24 10:00:01 AM Location of Sale: Space No. 364 CPI EL MIRAGE MESA OWNER LLC SAGUARO SUN 305 S VAL VISTA DRIVE MESA, AZ 85204 Name of landlord: CPI EL MIRAGE MESA OWNER LLC Amount of Claimed Lien: \$13,596.00 as of April 29, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a

RR-3798286#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: CHAMPION Body Style: 13'10X66"2 MH Model Year: 1983 VIN: 423845S4619UTCBC Date and Time of Sale: 4/29/24 10:00:01 AM Location of Sale: Space No. 233 MHP #25, LLC TEMPE CASCADE MHP 2340 E UNIVERSITY DRIVE TEMPE, AZ 85288 Name of landlord: MHP #25, LLC Amount of Claimed Lien: \$4,369.00 as of April 29, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid

\$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: October 8, 2021 Name(s) of Tenant(s): HOWARD R EDMOND Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. CPI EL MIRAGE MESA OWNER LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3798287#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: GENER Body Style: 10 X 50 MH Model Year: 196 MVR VIN: GLJ0S5239 Level 1 VIN: GLK0S5239 Date and Time of Sale: 4/29/24 10:00:01 AM Location of Sale: Space No. 035 MAR-MHP-ALMA GARDENS LLC ALMA GARDENS MOBILE HOME PARK 530 S ALMA SCHOOL ROAD MESA, AZ 85210 Name of landlord: MAR-MHP-ALMA GARDENS LLC Amount of Claimed Lien: \$4,118.00 as of April 29, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: February 10, 2021 Name(s) of Tenant(s): RANDOLPH RAEDEL Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. MAR-MHP-ALMA GARDENS LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3797166#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: VILLA NOVA Body Style: 12 X 60 MH Model Year: 1973 VIN: 2110 Date and Time of Sale: 4/12/24 10:00:01 AM Location of Sale: Space No. 4 CPI IMPERIAL BROADMOOR OWNER, L.L.C. S U N S P I R E 2600 E ALLRED AVENUE MESA, AZ 85204 Name of landlord: CPI IMPERIAL BROADMOOR OWNER, L.L.C. Amount of Claimed Lien: \$5,284.00 as of April 12, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: January 28, 2018 Name(s) of Tenant(s): MILTON M GABALDON Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for

RR-3795419#

NOTICE OF TRUSTEE'S SALE Title No. 240084065 Trustee's Sale No. 172932 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/28/2004 in Instrument No. 20040086713, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201

government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: January 1, 2007 Name(s) of Tenant(s): EDGAR A WEIR, ALMA C WEIR Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. MHP #25, LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3798285#

NOTICE OF SALE AT PUBLIC AUCTION The following-described personal property of ICKYSTICKYVICKI LLC dba Parrish's Restaurant its tenant(s) or subtenant(s), will be sold by Landlord, DCR SURPRISE REALTY LLC, pursuant to A.R.S. § 33-361, 33-362 and 33-1023, or otherwise, at public auction to the highest bidder, at 4425 South Mountain Road, Suite 112, Mesa, Arizona 85212 on Friday, March 29, 2024 at 10:00 a.m., and the proceeds will be applied to the payment of rent and other charges owing and due: All goods, furniture, equipment, inventory, supplies and other personal property located at 4425 South Mountain Road, Suite 112, Mesa, Arizona 85212 that is moveable (i.e. not bolted, nailed, built-in, screwed in, wired, or plumbed into the walls, ceiling, or floor). The sale shall be made for cash, payable at the time of sale, without any covenant or warranty, express or implied, regarding title, possession or encumbrances. DATED this 21st day of March, 2024. SANFORD J. GERMAINE, P.C. By: /s/Sanford J. Germaine Sanford J. Germaine 4634 North 44th Street Phoenix, Arizona 85018 (602) 953-5588 (602) 953-5590 fax sgermaine@germaine-law.com Attorneys for Landlord 3/27, 3/29/24

RR-3795419#

NOTICE OF TRUSTEE'S SALE Title No. 240109434-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/9/2020 and recorded on 10/13/2020, as Instrument No. 20200977191, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES

sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. CPI IMPERIAL BROADMOOR OWNER, L.L.C. By: /s/illegible Park Manager Dated: March 11, 2024 3/22, 3/29/24

RR-3795476#

NOTICE OF SALE OF MOBILE HOME NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien: Vehicle/Mobile Home ("Personal Property") Make: IMPERIAL Body Style: 10 X 43 MH Model Year: 1966 VIN: S2734XX VIN: S2734XXU Date and Time of Sale: 4/18/24 10:00:00 AM Location of Sale: Space No. 118 MCP LONGHAVEN ESTATES LLC DBA LONGHAVEN ESTATES 5201 W CAMELBACK ROAD PHOENIX, AZ 85031 Name of landlord: MCP LONGHAVEN ESTATES LLC Amount of Claimed Lien: \$8,836.00 as of April 18, 2024 The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park. Date of Rental Agreement: June 1, 2022 Name(s) of Tenant(s): ALBERT HENRY CURRY Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023. MCP LONGHAVEN ESTATES LLC By: /s/illegible Park Manager Dated: March 18, 2024 3/22, 3/29/24

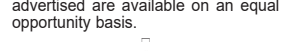
RR-3795419#

TRUSTEE'S SALES PUBLISHERS STATEMENT: All real estate advertised herein is subject to the Federal Fair Housing Act which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

RR-3797079#

TS#: 121717-AZ Order #: 240109434-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/9/2020 and recorded on 10/13/2020, as Instrument No. 20200977191, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES

RR-3797079#



EQUAL HOUSING OPPORTUNITY

NOTICE OF TRUSTEE'S SALE Title No. 240084065 Trustee's Sale No. 172932 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/28/2004 in Instrument No. 20040086713, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201

602-417-9900

OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 64, OF BEVERLY ESTATES, ACCORDING TO BOOK 64 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 138-03-006 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1916 E 2ND AVE MESA, AZ 85204 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/27/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$198,000.00 CURRENT BENEFICIARY: UNITED WHOLESAL MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/19/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 19, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMS UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/29, 4/5, 4/12, 4/19/24

RR-3797014#

TS#: 121852-AZ Order #: 240122094-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/16/2007 and recorded on 5/18/2007, as Instrument No. 20070583726, the subject Deed of Trust was modified by Loan Modification recorded on 8/22/2012 as Instrument 2012-0751360, and later modified by Loan Modification recorded on 2/2/2015 as Instrument 20150064988 in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 210, OF WESTWOOD HEIGHTS UNIT THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,

RECORDED IN BOOK 90 OF MAPS, PAGE 39. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 157-16-030 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7102 NORTH 17TH DRIVE PHOENIX, AZ 85021 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/27/2024 Sale Time: 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JERRY E. AMAYA AND HEATHER LEEPER 7102 NORTH 17TH DRIVE PHOENIX, AZ 85021 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$206,000.00 CURRENT BENEFICIARY: CITIGROUP MORTGAGE LOAN TRUST 2021-A c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.HOMESARCH.COM Automated Sale Line: (800) 758-8052 Dated: 3/19/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 19, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMS UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/29, 4/5, 4/12, 4/19/24

RR-3797013#

NOTICE OF TRUSTEE'S SALE Title No. 230550497 Trustee's Sale No. 170752 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/12/2021 in Instrument No. 20210036697, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 06/20/2024 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 2205, OF MARYVALE TERRACE NO. 13, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 19. PURPORTED STREET ADDRESS: 5828 W Montecito Ave, Phoenix, AZ 85031 TAX PARCEL NUMBER(S): 144-46-008-0 ORIGINAL PRINCIPAL BALANCE: \$245,471.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION

2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: Rafael M Yanez Luna, an unmarried man 7953 W Coolidge St Phoenix, AZ 85033 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Christina Harper, Esq. 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: March 20, 2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S. Section 33-803(a)(2). The Trustee's regulator is the Arizona State Bar. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee or the Mortgagee's attorney. A-4812997 03/29/2024, 04/05/2024, 04/12/2024, 04/19/2024 3/29, 4/5, 4/12, 4/19/24

RR-3797011#

TS#: 120536-AZ Order #: 240033579-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/24/2017 and recorded on 5/31/2017, as Instrument No. 20170397195, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 57, UNIT 5 OF REPLAT OF ARROYO NORTE-UNITS 5, 6 & 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1129 OF MAPS, PAGE 23; EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 202-23-301 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3830 W LANHAM DRIVE NEW RIVER, AZ 85087 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/27/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR

COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: TADEUSZ BOROWSKI 3830 W LANHAM DRIVE NEW RIVER, AZ 85087 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$423,611.00 CURRENT BENEFICIARY: MCLP ASSET COMPANY, INC. c/o Selene Finance Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/18/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 18, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMS UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/29, 4/5, 4/12, 4/19/24

RR-3796955#

TS#: 121689-AZ Order #: 240115298-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/16/2015 and recorded on 11/20/2015, as Instrument No. 20150830118, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. UNIT 27, OF TRACT G, OF SUN CITY UNIT FIFTEEN C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 128 OF MAPS, PAGE 16. TOGETHER WITH AN UNDIVIDED ONE-FIFTIETH (1/50) INTEREST IN AND TO THE COMMON AREA OF TRACT G DESIGNATED ON SAID PLAT. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 200-58-397 STREET ADDRESS OR IDENTIFIABLE LOCATION: 13613 N NEWCASTLE DRIVE SUN CITY, AZ 85351 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/27/2024 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING

INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: LEANORA BETH MCALEESE 13613 N NEWCASTLE DRIVE SUN CITY, AZ 85351 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$111,000.00 CURRENT BENEFICIARY: CARRINGTON MORTGAGE SERVICES LLC c/o CELINK 3900 Capital City Blvd Lansing MI 48906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 3/19/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 19, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMS UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/29, 4/5, 4/12, 4/19/24

RR-379654#

NOTICE OF TRUSTEE'S SALE Title No. 240136028 Trustee's Sale No. 173662 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/07/2021 in Instrument No. 20210390200, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 06/20/2024 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: The South 125 feet of the East 100 feet of Tract A, of ALTO DESIERTO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps, Page 48. PURPORTED STREET ADDRESS: 720 E Desert Lane, Phoenix, AZ 85042 TAX PARCEL NUMBER(S): 300-19-001E1 ORIGINAL PRINCIPAL BALANCE: \$269,037.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: Eduardo A Robles, unmarried man 720 E Desert Lane Phoenix, AZ 85042 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee:

FAX 602-417-9910

Christina Harper, Esq. 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: March 19, 2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S. Section 33-803(a)(2). The Trustee's regulator is the Arizona State Bar. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4812925 03/29/2024, 04/05/2024, 04/12/2024, 04/19/2024

RR-3796509#

TS#: 121212-AZ Order #: 240078587-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/31/2023 and recorded on 4/3/2023, as Instrument No. 20230168135, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. THE NORTH 50 FEET OF THE SOUTH 120 FEET OF LOT 1, BLOCK 2, OF BUCKEYE ROAD ACRES ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 29 OF MAPS PAGE 41. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 105-09-026 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1414 S 28TH AVE PHOENIX, AZ 85009 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/20/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JOSEPH NJERI 1414 S 28TH AVE PHOENIX, AZ 85009 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$392,755.00 CURRENT BENEFICIARY: NEXBANK c/o Mortgage Disposition Department 1 Corporate Drive Suite 360, Lake Zurich, IL 60047 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/15/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the

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PUBLIC NOTICES

instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Karita Robinson NOTARY PUBLIC
3/29, 4/5, 4/12, 4/19/24

RR-3794178#

TS#: 121149-AZ Order #: 8789512 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/18/2008 and recorded on 7/3/2008, as Instrument No. 20080589647, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE BELOW DATE, TIME AND PLACE. LOT 265, CAREFREE, ARIZONA, A SUBDIVISION RECORDED IN BOOK 80 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 216-83-265 9 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7135 EAST CAREFREE DRIVE CAREFREE, AZ 85377 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/14/2024 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: EVANGELOS G. SKOUBIS, TRUSTEE OF THE EVANGELOS G. SKOUBIS REVOCABLE LIVING TRUST DATED FEBRUARY 2, 1995 7135 EAST CAREFREE DRIVE, CAREFREE, AZ 85377 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$1,186,750.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2019-RM3 c/o PHH Mortgage Corporation 1661 Worthington Road Suite #100 West Palm Beach, FL 33409 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 3/7/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 07, 2024 before me, Christina Poeppel Notary Public, personally appeared HANSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust

Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/22, 3/29, 4/5, 4/12/24

RR-3793613#

TS#: 121493-AZ Order #: 240109483-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/27/2015 and recorded on 3/23/2015, as Instrument No. 20150191006, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE BELOW DATE, TIME AND PLACE. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 4, MISSOURI RANCH, ACCORDING TO BOOK 582 OF MAPS, PAGE 33, MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 102-11-313 0 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5545 N 83RD DRIVE GLENDALE, AZ 85305 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/14/2024 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: DONALD JERNIGN 5545 N 83RD DRIVE GLENDALE, AZ 85305 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$492,000.00 CURRENT BENEFICIARY: CARRINGTON MORTGAGE SERVICES LLC c/o CELINK 101 W. Louis Henna Blvd Suite 450 Austin, TX 78728 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 3/7/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 07, 2024 before me, Christina Poeppel Notary Public, personally appeared HANSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust

RR-3793612#

TS No. 2024-00001-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 11/24/2004 and recorded on 12/08/2004 as Instrument No. 20042361067, Book 12444 Page 4383 and rerecorded on as in the official records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE EAST ENTRANCE TO THE SUPERIOR COURT BUILDING, 110 WEST CONGRESS, TUCSON, AZ 85701, IN PIMA COUNTY, ON 05/07/2024 AT 11:30 AM OF SAID DAY: Legal Description: LOT 16 OF EDGEBROOKE VILLAGE, PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, IN BOOK 34 OF MAPS, PAGE 66. Purported Street Address: 4685 NORTH WOODSIDE DRIVE, TUCSON, AZ 85705 Tax Parcel Number: 104042700 Original Principal Balance: \$ 100,800.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : ALVARO CASTELLON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 4685 NORTH WOODSIDE DRIVE, TUCSON, AZ 85705 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: 01/09/24 Yosemite Lopez, Trustee Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF GEORGIA COUNTY OF FULTON On 1/19/24, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Yosemite Lopez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Delia Madrid NOTARY PUBLIC
3/29, 4/5, 4/12, 4/19/24

RR-3792812#

TS No. 2024-00002-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 03/09/2005 and recorded on 03/17/2005 as Instrument No. 20050520801, Docket 12511 Page 3127 in the official records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF

YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE EAST ENTRANCE TO THE SUPERIOR COURT BUILDING, 110 WEST CONGRESS, TUCSON, AZ 85701, IN PIMA COUNTY, ON 04/30/2024 AT 11:30 AM OF SAID DAY: Legal Description: PARCEL 79 OF VALLEY VIEW HEIGHTS, ACCORDING TO THE INSTRUMENT RECORDED MARCH 24, 1971 IN DOCKET 3959, PAGE 239, BEING A REVISION OF VALLEY VIEW HEIGHTS, A SUBDIVISION OF PIMA COUNTY, ARIZONA, AS SHOWN BY MAP RECORDED IN BOOK 21 OF MAPS AND PLATS AT PAGE 52, PIMA COUNTY, ARIZONA. Purported Street Address: 2731 SOUTH CALLE YUCATAN, TUCSON, AZ 85730 Tax Parcel Number: 136214650 Original Principal Balance: \$ 80,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ3 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : Alvaro Castellon, A Married Man as His Sole and Separate Property 2731 SOUTH CALLE YUCATAN, TUCSON, AZ 85730 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: January 17, 2024 Yosemite Lopez, Trustee Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF GEORGIA COUNTY OF FULTON On January 17, 2024, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Yosemite Lopez, Trustee Sale Assistant , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Delia Madrid NOTARY PUBLIC
3/22, 3/29, 4/5, 4/12/24

RR-3792792#

TS No. 2023-00246-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 08/10/2005 and recorded on 08/15/2005 as Instrument No. 20051571230, Book 12616 Page 6449 and rerecorded on as in the official records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER,

PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER IN THE COURTYARD BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, in Maricopa County, on 04/30/2024 at 12:00 PM of said day: Legal Description: Lot 16, WOOD TRACT, according to Book 61 of Maps, Page 27, records of Maricopa County, Arizona. Purported Street Address: 8656 WEST MOUNTAIN VIEW ROAD, PEORIA, AZ 85345 Tax Parcel Number: 142-38-022 Original Principal Balance: \$ 204,800.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2005-11, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2005-11 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : CYNTHIA A. KOKESH, AN UNMARRIED WOMAN 8656 WEST MOUNTAIN VIEW ROAD, PEORIA, AZ 85345 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: 01/17/24 Yosemite Lopez, Trustee Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF GEORGIA COUNTY OF FULTON On 01/17/24, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Yosemite Lopez, Trustee Sale Assistant , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Delia Madrid NOTARY PUBLIC
3/22, 3/29, 4/5, 4/12/24

RR-3792787#

TS No. 2023-00277-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 08/10/2005 and recorded on 08/15/2005 as Instrument No. 20051571230, Book 12616 Page 6449 and rerecorded on as in the official records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER,

THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE EAST ENTRANCE TO THE SUPERIOR COURT BUILDING, 110 WEST CONGRESS, TUCSON, AZ 85701, IN PIMA COUNTY, ON 04/23/2024 AT 11:30 AM OF SAID DAY: Legal Description: LOT 10 OF WEST STAR ESTATES, A SUBDIVISION PF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 55 OF MAPS AND PLATS AT PAGE 14 THEREOF. Purported Street Address: 6677 SOUTH STAR DIAMOND PLACE, TUCSON, AZ 85746 Tax Parcel Number: 210-32-2740 Original Principal Balance: \$ 216,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 2005-11, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2005-11 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MAX H KEMPTON AND CAMMY L KEMPTON, HUSBAND AND WIFE 6677 SOUTH STAR DIAMOND PLACE, TUCSON, AZ 85746 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: January 9, 2024 Yosemite Lopez, Trustee Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF GEORGIA COUNTY OF FULTON On January 9, 2024 before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Yosemite Lopez, Trustee Sale Assistant , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Karita Robinson NOTARY PUBLIC
3/15, 3/22, 3/29, 4/5/24

RR-3792778#

TS # 24-012 Maricopa County Loan #20712 Notice Of Trustee's Sale Recorded: 01/17/24 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 6-1-2022 in Maricopa County, Arizona Recorder's Number 2022-0469278. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA

602-417-9900

SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 18, 2024, AT 11:00 AM ARIZONA TIME: See Exhibit "A" attached hereto. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Global Works, LLC, an Arizona limited liability company, 42334 W. Chambers Dr. Maricopa, AZ 85138. Original Principal Balance: \$236,000.00 Tax Parcel Number: 118-42-239 Identifiable Location: 535 W. Thomas Rd, Unit 204 Phoenix, AZ 85013. Name And Address Of Beneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 N. Scottsdale Rd. #200 Scottsdale, AZ 85254. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W. Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 1-17-2024 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 1-17-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Mackenzie Potter Notary Public My Commission Expires December 7, 2025 Exhibit A File No.: 70220311-kb The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Unit 204, Of Lofts On Thomas, A Condominium, According To Amended And Restated Declaration Of Condominium Recorded As 2014-0224398, First Amendment Recorded As 2014-0422693 And Second Amendment Recorded As 2014-0514421, All Of Official Records And Plat Recorded As Book 842 Of Maps, Page 4, Amended As Book 870 Of Maps, Page 30, As Book 1143 Of Maps, Page 28 And As Book 1179 Of Maps, Page 39, Records Of Maricopa County, Arizona. 3/15, 3/22, 3/29, 4/5/24

RR-3792640#

TS#: 120169-AZ Order #: 240032023-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/16/2023 and recorded on 3/17/2023, as Instrument No. 20230137002, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 31, OF FOX CROSSING UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 461 OF MAPS, PAGE 3. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 303-81-031 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3861 S NEBRASKA ST CHANDLER, AZ 85248 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/13/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: AARON LARocca 9848 OLLA AVENUE, MESA, AZ 85212 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$665,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern

Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/5/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 05, 2024 before me, Christina Poeppel Notary Public, personally appeared HANSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/22, 3/29, 4/5, 4/12/24

RR-3792212#

TS#: 121264-AZ Order #: 240083445 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/11/2023 and recorded on 8/14/2023, as Instrument No. 20230423925, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 189, OF TERRAVISTA - PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1615, PAGE 18. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 400-34-851 STREET ADDRESS OR IDENTIFIABLE LOCATION: 8624 S 258TH DR BUCKEYE, AZ 85326 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/13/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: FRANCISCO CORTES SR. 11432 E SHERIDAN ST., AVONDALE, AZ 85392 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$313,213.00 CURRENT BENEFICIARY: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 635 Woodward Ave Detroit, MI 48226-1906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/5/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the

truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 05, 2024 before me, Christina Poeppel Notary Public, personally appeared HANSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/22, 3/29, 4/5, 4/12/24

RR-3792210#

NOTICE OF TRUSTEE'S SALE Title No. 240071399 Trustee's Sale No. 172738 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 09/21/2022 in Instrument No. 20220724026, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 06/06/2024 at 12:00 PM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 81, STAPLEY GREENS "PAD" UNITS ONE AND TWO AMENDED, ACCORDING TO BOOK 306 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NOS. 87-144086, 87-320304, 91-493031, 91-493033, 91-493034 AND 91- 581242, ALL OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. PURPORTED STREET ADDRESS: 1836 N Stapley Dr Unit 81, Mesa, AZ 85203 TAX PARCEL NUMBER(S): 136-25-620 9 ORIGINAL PRINCIPAL BALANCE: \$399,628.00 Name and Address of Beneficiary: EQUITY PRIME MORTGAGE LLC 500 S. Broad Street, Suite 100A Meriden, CT 06450 Name and Address of Original Trustor: Angela Schurz, A Married Woman, as Her Sole and Separate Property 1836 N Stapley Dr Unit 81 Mesa, AZ 85203 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Christina Harper, Esq. 2999 N. 44th Street Suite 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: March 6, 2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S Section 33-803(a)(2). The Trustee's regulator is the Arizona State Bar. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt

Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4811853 03/15/2024, 03/22/2024, 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

RR-3792206#

NOTICE OF TRUSTEE'S SALE Title No. 240089063 Trustee's Sale No. 172930 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 06/22/2022 in Instrument No. 20220519011, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 06/06/2024 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 71, SIERRA MONTANA PARCEL 19, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 601 OF MAPS, PAGE 47. PURPORTED STREET ADDRESS: 17514 W Caribbean Ln, Surprise, AZ 85388 TAX PARCEL NUMBER(S): 502-88-071 8 ORIGINAL PRINCIPAL BALANCE: \$460,750.00 Name and Address of Beneficiary: Matrix Financial Services Corporation P.O. Box 19409 Charlotte, NC 28219-9409 Name and Address of Original Trustor: Hasan Talib, a married man with 17514 W Caribbean Ln Surprise, AZ 85388 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Christina Harper, Esq. 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: March 6, 2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S Section 33-803(a)(2). The Trustee's regulator is the Arizona State Bar. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4811895 03/15/2024, 03/22/2024, 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

RR-3792203#

personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4811876 03/15/2024, 03/22/2024, 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

NOTICE OF TRUSTEE'S SALE Title No. 240090529 Trustee's Sale No. 172963 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/18/2013 in Instrument No. 20130356976, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 06/11/2024 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 115, WESTOWN UNIT 2, ACCORDING TO BOOK 83 OF MAPS, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA. PURPORTED STREET ADDRESS: 3038 West Wethersfield Road, Phoenix, AZ 85029 TAX PARCEL NUMBER(S): 149-41-116 8 ORIGINAL PRINCIPAL BALANCE: \$120,614.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: Michelle Barrera, a single woman 3038 West Wethersfield Road Phoenix, AZ 85029 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Christina Harper, Esq. 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800)758-8052 Dated: March 7, 2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S Section 33-803(a)(2). The Trustee's regulator is the Arizona State Bar. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4811902 03/15/2024, 03/22/2024, 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

RR-3792201#

#TS 24-034 Notice Of Trustee's Sale Recorded: 02/13/24 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 11-9-2022 in Maricopa County, Arizona Recorder's Number 2022-0827995. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S

