Public Notices · Public Notices

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OMPLAINT. ate: JAN 23 2024

Date: JAN 23 2024
/s/illegible
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

MADE 10 10.2 AS POSSIBLE BEFORE A COURT PROCEEDING. A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 3/29, 4/5, 4/12, 4/19/24

SUMMONS Case No. FC2023-005100 SUPERIOR COURT OF ARIZONA IN MARICOPA

SUMMONS Case No FC2023-205100
SUPERIOR COURT OF ARIZONAIN MARICOPA
COUNTY MICHELLE BUSTAMANTE Petitioner/
Party A JESUS ALBERTO BUSTAMANTE
CRUZ Respondent / Party B WARNING: This
is an official document from the court that
affects your rights. Read this carefully. If you
on of understand it, contact a lawyer for
help. FROM THE STATE OF ARIZONA TO:
JESUS ALBERTO BUSTAMANTE CRUZ 1. A
lawsuit has been filed against you. A copy of
the lawsuit and other court papers are served
on you with this "Summons". 2. If you do not
want a judgment or order taken against you
without your input, you must file an "Answer" or "Response" in writing with the court and pay
the filing fee. If you do not file an "Answer" or "Response" the other party may be given the
relief requested in his/her Petition or Complaint.
TO file your "Answer" or "Response" take, or
send, the "Answer" or "Response" take, or
send, the "Answer" or "Response" take, or
send, the "Answer" or "Response" to the Office
of the Clerk of the Superior Court at one of the
addresses listed below. Central Court Euilding,
201 West Jefferson Street, 1st Floor, Phoenix,
AZ 85032 3. If this "Summons" and the other
court papers were served on you by a registered
process server or the Sheriff, within the State of
Arzona, your "Response" or "Answer" must be
filed within TWENTY (20) CALENDAR DAYS
from the date you were served, Int tourling the day you were
served. Service by a registered process server or the Sheriff, within the date
you were served, Int tourling the day you were
served. Service by a registered process server.

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CITY OF **PHOENIX**

City of Phoenix Planning Hearing Officer, Notice of Public Hearing. Notice is hereby given that the City of Phoenix Planning Hearing Officer will hold a hearing open to the public on April 17, 2024 at 10:

Notice is hereby given that the City of Phoenix Planning Hearing Officer will hold a hearing open to the public on April 17, 2024 at 10: 00 AM. The meeting will be held virtually. To participate, see the instructions on the agenda available on the Public Meeting Notices website: https://www.phoenix.gov/cityclerk/publicmeetings/notices.
District 2: Application # PHO-1-24-Z-37-07-2; REQUEST: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009, 2) Request to delete Stipulation 4 regarding agreements, 3) Request to delete Stipulation 5 regarding Scottsdale Road Improvements, 4) Request to modify Stipulation 7 regarding building agreements, 3) Request to delete Stipulation 8 regarding rear building setbacks, 6) Request to delete Stipulation 10 regarding street improvements, 7) Request to delete Stipulation 10 regarding archaeological assessment, 8) Request to delete Stipulation 11 regarding archaeological assessment, 8) Request to delete Stipulation 12 regarding archaeological assessment, 8) Request to delete Stipulation 12 regarding archaeological assessment, 8) Request to delete Stipulation 12 regarding archaeological assessment, 8) Request to delete Stipulation 15 regarding walls along the rear property line, 10) Technical corrections to Stipulations 2, 3, 6, 9 and 15; Location: Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue; Existing Zoning: R-0; Acreage:11.75 District 3: Application # PHO-1-24-Z-44-86-1(3); REQUEST: 1) Request to delete Stipulation 1 regarding turnaround for 15th Lane, 2) Request to delete Stipulation 2 regarding the termination of 15th Lane, Location: Approximately 300 feet west of the northwest corner of 15th Avenue and Peoria Avenue; Existing Zoning: R-34; Acreage: 1.52. Application # PHO-1-24-Z-41-81-81-99-3; REQUEST: 1) Request to modify Stipulation 3 regarding maximum density, 3) Request to modify Stipulation 3 regarding sewer odor mitigation, 5) Request to modify Stipulation 8, rega regarding maximum building height, 4) Request to delete Stipulation 6 regarding sewer odor mitigation, 5) Request to modify Stipulation 8, regarding property owner addresses; Location: Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue; Existing Zoning: R-1-6; Acreage: 2.0 <u>District 6</u>: Application # PHO-2-24--Z-86-06-6; REQUEST: 1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006; through the Planning Hearing Officer process, 2) Technical Corrections to Stipulations 7 and 9; Location: Northeast Corner of 24th Street and Camelback Road; Existing Zoning: PSC (Approved C-2 HR) CEPCSP; Acreage: 27.33. <u>District 7: Application # PHO-2-24--Z-62-13-7</u>; REQUEST: 1) Request to modify Stipulation 1 regarding general conformance with the site plan and landscape plans date stamped September 20 2017 2) Request

general conformance with the site pian and landscape plans date stamped September 20, 2017, 2) Request to modify Stipulation 2 regarding Commerce Park/General Commerce Park Development Standards along the east property line, 3) Technical

Correction to Stipulation 8; Location: Approximately 1320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road; Existing Zoning; A-1; Acreage: 9.77. District 8: Application # PHO-2-24--Z-14-19-8; REQUEST: 1) Request to modify 7to feet north of the northeast corner of 59th Avenue and Elliot Road; Existing Zoning; R-3; Acreage: 22.89. At said hearing, citizens in interest shall have an opportunity to be heard. Tricia Gomes, Deputy Director, Planning and Development Department; Jeff Barton, City Manager by Tricia Gomes, Deputy Director, Planning and Development Department. For further information or to request a reasonable accommodation, please contact Telea Galaviz at 602-534-5786, teleia galaviz @phoenix.gov, or TTY: Use 7-1-1. 3729/24

RR-3797176#

CIVIL

SUMMONS
CASE NO. CC2024019080RC
WHITE TANK JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale,
AZ 85323
A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff, vs. DESMOND JORDAN SMITH AND DOE SMITH, a married couple, Defendants. THE STATE OF ARIZONA TO: Desmond Jordan Smith And Doe Smith 19596 W Badgett Ln Litchfield Park, AZ 85340

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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical)

This court is located at (physical

3. This court is located at (physical address): 10420 W. Van Buren St. * Avondale, AZ 85323; (602) 372-8003.
4. Your answer must be in writing.
(a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http: //www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http: //www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a payment of an additional fee. (c) You payment of an additional fee. (c) You any also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff sattorney. 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)

process server or the Sheriff outside the State of Arzona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner/Altorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at Southeast Court Complex, 222 East Javellina Drive, 1st Floor, Mesa, AZ 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85303 S. If this is an action for dissolution(divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (5) judicial days in advance of the scheduled proceeding, 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (6) judicial days in advance of the scheduled proceeding, SIGNED AND SEALED this date: AUG 31 2023 Clerk of the Court BW. PATTERSON Deputy Clerk 3/29, 4/5, 4/12, 4/19/24 RR-3798279#

SUMMONS Case No. FC2024-000424
SUPERIOR COURT OF ARIZONA IN
MARICOPA COUNTY MARICELA SIAS
Petitioner / Party A JUAN MANUEL ACEVES
GUEVARA Respondent / Party B WARNING:
This is an official document from the court
that affects your rights. Read this carefully.
If you do not understand it, contact a lawyer
for help. FROM THE STATE OF ARIZONA
TO: JUAN MANUEL ACEVES GUEVARA 1. A
lawsuit has been filed against you. A copy of
the lawsuit and other court papers are served
on you with this "Summons". 2. If you do not
want a judgment or order taken against you
without your input, you must file an "Answer" or "Response" in writing with the court and pay
the filing fee. If you do not file an "Answer" or "Response" in writing with the court and pay
the filing fee. If you do not file an "Answer" or "Response" the Office
of the Clerk of the Superior Court at one of the
addresses listed below: Central Court Building,
201 West Jefferson Street, 1st Floor, Phoenix,
AZ 85003 Southeast Court Complex, 222 East
Javelina Drive, 1st Floor, Mesa, Arzona 85210
Northwest Court Complex, 14264 W Tierra
Buena Ln, Surprise, AZ 85374 Northeast Court
Complex, 18380 N, 40th st., Suite 120, Phoenix,
AZ 85033. If this "Summons" and the other
court papers were served on you by a registered
process server or the Sheriff, within the State of AZ 85032 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arzona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State

RR-3798279#

of Arizona, your Response must be filed within THRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner/Altorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85303 5. If this is an action for dissolution/(divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with lisabilities must be made to the division assigned to the case by the party needing accommodation for persons with limited English proficiency must be made to the division assigned to the case by the party needing accommodation for a scheduled proceeding, SIGNED AND SEALED this date: JAN 25 2024 Clerk of the Court By J. ORTIZ Deputy Clerk 3/29, 4/5, 4/12, 4/19/24 of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date

SUMMONS
CASE NO. CV2023-019669
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

Amada Ramirez Guzman Plaintiff(s),

v. Vestine Kayitesi, et al. Vestine Rayliesi, et al.
Defendant(s).
To: William Hourigan
WARNING: THIS AN OFFICIAL
DOCUMENT FROM THE COURT THAT
AFFECTS YOUR RIGHTS. READ THIS
SUMMONS CAREFULLY. IF YOU DO
NOT UNDERSTAND IT, CONTACT AN
ATTORNEY FOR LEGAL ADVICE.

1 A lawsuit has been filed against you.

 A lawsuit has been filed against you.
 A copy of the lawsuit and other court papers were served on you with this

A copy of the lawsuit and other court papers were served on you with this Summons.

2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of the Answer to the other party, the Plaintiff, at the address listed 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 from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service.

Requests row and the court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service.

Requests row and the court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service.

Requests row advance of a scheduled court proceeding.

GIVEN under whand and the Seal

by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date: December 14, 2023 JEFF FINE Clerk of Superior Court Byr. Y. MORALEZ Deputy Clerk Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

in advance of a scheduled court proceeding.

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Brandon Lebovitz, 55 East Lexington Avenue, Phoenix, AZ 85012, (602)975-5550 3/29, 4/5, 4/12, 4/19/24

RR-3798274#

SUMMONS
CASE NO. CC2024020787RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA,
18380 N. 40th Street * Phoenix., AZ
85032
A SPEEDY CASH CAR TITLE LOANS,
LLC,

Ne. TASHA M HOWARD AND DOE HOWARD, a married couple, Defendants. THE STATE OF ARIZONATO:
Tasha M Howard And Doe Howard 2323 W Dunlap Ave Apt 231 Phoenix, AZ 85021

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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date you were served. If you were served dutside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical

not count the day you were served with the summons.

3. This court is located at (physical address): 18380 N. 40th Street * Phoenix, AZ 85032; (6021) 372-7000.

4. Your answer must be in writing.
(a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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 AROVE

THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S)

COMPLAINT. Date: JAN 25 2024

/s/illegible
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

AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 3/29, 4/5, 4/12, 4/19/24

RR-3798242#

SEE GREEK LANGUAGE NOTICE OF HEARING FOR JD43934 THEOANIS STAMOULIS ON 5/24/24 PUBLISHING AS A DISPLAY NOTICE. 3/29, 4/5, 4/12, 4/19/24

RR-3797974#

NOTICE OF HEARING NO. JD43934

NOTICE OF HEARING
NO. JD43934
Honorable Wendy Morton
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
Theofanis Stamoulis
01/06/2008
Person under 18 years of age
TO: Evangelos Stamoulis, parent or
guardian of the above-named child.
1. Attorney Vianey Kristina Hurtado has
filed a Dependency Petition pursuant to
Title 8, of the Arizona Revised Statues,
Rule 4.1 and 4.2 of the Arizona Rules
of Civil Procedure and Rule 48 (D) of
the Rules of Procedure for the Juvenile
Court.

the Rules of Procedure for the Juvenile Court.

2. The Court has set a Publication hearing on May 24, 2024 at 9:00 a.m. at the Maricopa County Superior Court Cradle to Crayons Child Welfare Center, located at 3445 W. Durango St. Phoenix, AZ 85009, which will be held virtually through Commissioner Morton's Court Connect: https://tinyurl.com/jbazmc-juc05; or calling in at: (917) 781-4590; access code: 599-383-802#, before Commissioner Wendy Morton. The purpose is to determine Morton. The purpose is to determine whether any parent or guardian named herein is contesting the allegations in

the Petition.
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 one, 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 on the record and the evidence present 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 is established.

5. If you are receiving this Notice by submitting a written request to: Vianey K. Hurtado, 1401 W. Washington St. Suite 100, Phoenix, Arizona 85007 or you may call (602) 900-4888, or by email vianey@vianeylaw.com.

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 602-506-2040.

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 18th day of March, 2024.

//S/Vianey Kristina Hurtado Autorney Kristina Hurtado Vianey Kristina Hurtado Vianey Kristina Hurtado Vianey Kristina Hurtado Autorney Kristina Hurtado Vianey Kristi

RR-3797971#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43919 (Honorable Pamela H. Dunne) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

LONDYN AMARI CORBIN-WELLS d.o.b. 06/25/2022 JOURNEE KAILYN CORBIN

d.o.b. 06/25/2022
JOURNEE KAILYN CORBIN
d.o.b. 03/04/2021
Person(s) under 18 years of age.
TO: STARLA KAI CORBIN, TERRY
EDWARDS, CORNELIUS M WELLS,
parents and/or guardians of the abovenamed children.

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,
Rules 4.1 and 4.2 of the Arizona Rules
of Civil Procedure; and Rule 329 of
the Arizona Rules of Procedure for the
Juvenile Court.
2. The Court has set a hearing on May
20, 2024 at 9:15 am., at the Maricopa
County Superior Court, Juvenile
Division/Durango Facility, 3131 West
Durango, Phoenix, Arizona 850096292, call-in number (917) 781-4590,
conference ID 259-915-689#, before
the Honorable Pamela H. Dunne for
the purpose of determining whether
any parent or guardian named herein
is contesting the allegations in the
Petition.
3. You and your children are entitled to

is contesting the allegations in the Petition.

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, on 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 order for child support if paternity has

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: CASEY A BOWERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Makenzie Torrance and may be reached by telephone at (602) 255-3505.
7. Requests for reasonable

255-3505.

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.

public. DATED this 25th day of March, 2024. KRISTIN K. MAYES /s/ Casey Bowers CASEY A BOWERS Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797600#

Summons/Barry Handler/Unknown Heirs and Devisees of each of th Person/Attorney Filing: Christina M Morgan Mailing Address: 2266 S. Dobson Rd. Suite 100 City, State, Zip Code: Mesa, AZ 85202 Phone Number: (480)448-1334 E-Mail Address: maureen.attalla@vf-law.com State Bar Number: 027196, Issuing State: AZ In The Superior Court Of The State Of Arizona In And For The County Of Maricopa Executive Towers Association Plaintiff(s), v. Barry Handler, et al. Defendant(s). Case No. CV2024-091055 Summons To: Barry Handler; Unknown Heirs and Devisees of each of th Warning: This An Official Document From The Court That Affects Your Rights. Read This Summons Carefully. If You Do Not Understand It, Contact An Attorney For Legal Advice. 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. 2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of the Answer to the other party, the Plaintiff, at the address isted 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 from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. Given under my hand and the Seal of the Superior Court By: B. Silvernail Deputy Clerk Requests for malawyer, contact Lawyer Referral Service at 602-257-4434 or the si Summons 3/29, 4/5, 4/12, 4/19/24

RR-3797590#

RR-3797590#
DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS22079
Related to Case JD31333 SUPP
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:

MARICOPA
In the Matter of:
SEAN NGUYEN
d.o.b. 05/17/2023
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians 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 the 4th day of June, 2024, at 11:30 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 298-623-248#, before the Honorable Gregory Como 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 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 sublication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOHN L. HUMPHRIES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Jennifer Sisel and may be reached by telephone at (602) 774-5982.

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 h

public. DATED this 22nd day of March, 2024. KRISTIN K. MAYES Attorney General JOHN L. HUMPHRIES Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797577#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD20773
(HONOTABLE PAMEIA H. DUNNE)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ISAIAH FRANCISCO QUIRINO
d.o.b. 08/24/2016
ALYSON ASHLEY QUIRINO
d.o.b. 10/10/2017
Person(s) under 18 years of age.
TO: LAUREN ASHLEY GABBARD, AKA. LAUREN-ASHLEY GABBARD, DANIEL QUIRINO BASILIO, DOROTHY ANN GABBARD, parents and/or guardians of the above-named children.
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 Rules of Procedure for the Juvenile Court.
2 The Court has set a hearing on June 6, 2024 at 9:45 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 259-915-689#, before the Honorable Pamela H. Dunne for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
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 present at the hearing. You may hire your own attorney and want to be represented 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, you are advised that your failure to personally appear in court at the initial hearing, your assence and 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 for paternity, custody, or change of custody in a con

PUBLIC NOTICES

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. \$ 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: CASEY A BOWERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Eric Comerford, Bianca Dominguez and may be reached by telephone at (602) 771-7058, (602) 774-5940.

774-5940.

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

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.

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DATED this 25th day of March, 2024.
KRISTIN K. MAYES
Attorney General
Is/ Casey Bowers
CASEY A BOWERS
Assisted Afternay General Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24 RR-3797573#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD36937 (Honorable Michael J. Herrod)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:
DANIELLE MONIQUE FOSTER d.o.b. 12/20/2007
DAISIA DENISE CYNTHIA FOSTER d.o.b. 12/20/2009
Person(s) under 18 years of age.
TO: CYNTHIA LEANNA NICOLE BRYANT A.K.A. CYNTHIA LEANNA FOSTER, IRWIN LEE FOSTER, IRWIN LEE FOSTER, IRWIN LEE FOSTER, BETTY THOMAS, parents and/or guardians of the above-named children.

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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on June 13, 2024 at 11:15 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 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, status conference, or dependency adjudication, without good cause, the hearing may go forward in your absence and may result in an inding that you have waived your legal rights and have admitted the allegations in the Petition. In addition for placement in the DCS Central Registry. The DCS Central Registry The DCS Central Registry in consolidated family law matter and an order for child support if paternity custody, or change of

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.

public.
DATED this 25th day of March, 2024.
KRISTIN K. MAYES

Attorney General /s/Debbie Oelze DEBBIE M. OELZE Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797568#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD535913

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARTIN JAMES ROBERTS
d.o.b. 08/15/2010
Person under 18 years of age.
TO: MELLISSA ANNETT-VOLZ A.K.A. MELLISSA VALINE VOLZ, MARTIN WILLIAM ROBERTS, parents and/or quardians of the above-named child. 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 Publication hearing on the 11th day of June, 2024 at 10:00 a.m., at the Old Courthouse, 125 W. Washington. Phoenix. AZ 8500.3, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay Polk 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, the hearing may go forward in your absence and 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 a finding that you have waived your legal rights and have admitted the allegations of abuse and/or neglect contained in the dependency petition of placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the courfinds your child dependent based upon allegations of abuse and/or neglect contained in

7717. 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) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

public. DATED this 25th day of March, 2024. KRISTIN K. MAYES

Attorney General /s/ Tiffany S. Yang TIFFANY S. YANG Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797514#

RR-3797514#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS2021

(Related to Case JD13189)
(Honorable Michael J. Herrod)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of

MARICOPA
In the Matter of:
CARESSON BEN WINCHESTER
SESTER
d.o.b. 03/08/2023
Person(s) under 18 years of age.

TO: MICHAEL FIEGEN 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 June 12, 2024 at 11:30 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 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. CoS1AG, Phoenix, Arizona 85004. The assigned child safety worker is Deveny Casillas and may be reached by telephone at (602) 774-5950.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties a

public. DATED this 22nd day of March, 2024. KRISTIN K. MAYES Attorney General /s/Debbie Oelze DEBBIE M. OELZE Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797479#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43921 (Honorable Pamela H. Dunne) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
DIEGO DE JESUS LARIS
d.o.b. 03/27/2007
Person under 18 years of age.
TO: MARIA DEL REFUGIO LARIS,
parent and/or guardian of the abovenamed child.
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, Rules 4.1 and 4.2 of the
Arizona Rules of Civil Procedure;
and Rules 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on
May 15, 2024 at 11:30 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 259915-689#, before the Honorable
Pamela H. Dunne 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 the Court.
4. You have a right to appear as a
party in this proceeding. You are
advised that your faillure to personally

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: CASEY A BOWERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. Co51AG, Phoenix, Arizona 8504. The assigned case manager is Alexis Trinidad and may be reached by telephone at (602) 771-0639.

7. Requests for reasonable accommodation for persons with

be reached by telephone at (602) 771-0639.

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) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

that the healing be closed at an public.
DATED this 22nd day of March, 2024.
KRISTIN K. MAYES
Attorney General
/s/ Casey Bowers
CASEY A BOWERS
Assistant Attorney General
3/29, 4/5, 4/12, 4/19/24

RR-3797465#

RR-3797465#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD530348 (Honorable Suzanne Marwil)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: ALVIRA ARVIZO ALVIRA ARVIZO d.o.b. 03/03/2015 AVIER ARVIZO d.o.b. 06/03/2016 ADRIEL ARVIZO d.o.b. 06/23/2017 ALMERIA ARVIZO

d.o.b. 16/23/2017
ALMERIAARVIZO
d.o.b. 01/02/2019
CARLOS HUITZTLI ULATE
d.o.b. 09/08/2020
JULIA ALESSANDRA RICHIE CRUZ
d.o.b. 10/10/2022
Person(s) under 18 years of age.
TO: CECILIA SOTELO, FRANCISCO
ARVIZO HERNANDEZ, CARLOS
ULATE, RICHARD CRUZ, parents
and/or guardians of the above-named
children.
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, Rules 4.1 and 4.2 of the
Arizona Rules of Civil Procedure;
and Rule 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on
June 05, 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 540695-152#, before the Honorable
Suzanne Marwil for the purpose of
determining whether any parent or
quardian named herein is contesting

Suzanne Marwil for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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 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

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 children dependent based upon allegations of abuse and/or neglect contained in the dependent based upon allegations of abuse and/or neglect contained in the dependent based upon allegations of abuse and/or neglect contained 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

PUBLIC NOTICES

FAX 602-417-9910

of the Dependency Petition, Notice of Hearing, and Temporary Orders 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 case manager is Mario Soto and may be reached by telephone at (602) 771-3106.

7. Requests for reasonable

telephone at (602) 771-3106.

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.

public. DATED this 22nd day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Evan Benson EVAN BENSON Assistant Attorney

RR-3797156#

DCS'S NOTICE OF HEARING ON

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22064 Related to Case JD42844 (Honorable Michael J. Herrod) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JAYLEN REIGN DIAZ
do.b. 0.4/23/2023
Person under 18 years of age.
TO: JOSHUA DIAZ and JOHN DOE,
a fictitious name, parents and/or
guardians 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
June 10, 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 400626-682#, 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 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 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 shown, may result in a
finding that you have waived your
legal rights and have admitted the
allegations in the Petition. In addition,
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 of Termination of
Parent-Child Relationship and Notice
of Hearing by submitting a written
request

Attorney General /s/Michael E. Boyd, for: LAURA A. MILUS Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797124#

RR-3797124#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43914
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ARTURO VALDEZ HERNANDEZ
d.o.b. 02/14/2007
Person under 18 years of age.
TO: MARIA DEL CARMEN
HERNANDEZ GONZALEZ and
ARTURO VALDEZ, 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

Rule 329 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 28th day of May, 2024 at 11:45 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 Petition.

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.

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. 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 is a confidential list of DCS findings that racks abuse and legations of abuse and/or neglect contained in the dependency petition, Notice by sublication, you may obtain a copy of the Dependency Petition, Notice by Submitting a written request to SHAUN T. RUTER, Office of the Attorney General, CFP/PSS, 2005
N. Central Ave. COOTAG, Phoenix, Arizona 85004 The assigned case manager is Wendy Barrios-Enriquez and may be reached by telephone at (623) 932-8024.

7.

public. DATED this 21st day of March, 2024. KRISTIN K. MAYES KRISTIN K. MAYES Attorney General /s/ Shaun T. Kuter SHAUN T. KUTER Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3797064#

RR-3797064#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22024

[Related to Case JD41866] (Honorable Marischa Gilla)

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
NOT NAMED GRAY A.K.A. MIRACLE GRAY
d.b.b. 11/04/2023
Person under 18 years of age.
TO: KENNETH BRAME and JOHN
DOE, a fictitious name, parents of the above-named children.
1. The Arizona 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.

o, 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 the 3rd day of June, 2024, at 11:00 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, one may be appointed by the Court.

4. You have a right to appear as a active in the proceeding.

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: WILBUR F. BARRY III, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Darnette Reid and may be reached by telephone at (602) 774-5944.

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.

that the hearing by construction of the public.

DATED this 22nd day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Wilbur F. Barry III WILBUR F. BARRY III Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3796963#

RR-3796963#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD16283 (HONOTABLE MICHAEL J. HERTOD) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: XOCHITL MARIA CANTU do h 06/20/2007

XOCHILL MAKIA CANTO
d.o.b. 06/20/2007
Person under 18 years of age.
TO: JESSENIA MONIQUE CANTU,
JOSE GOMEZ, MARIA HERRERA,
parents and/or guardians of the
above-named child.

above-named child.

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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on

Procedure for the Juvenille Court.

2. The Court has set a hearing on June 03, 2024 at 8:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number 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

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 paternily, 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

consolidated raimly 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: LAURA A. MILUS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Monica Ritchie and may be reached by telephone at (623).

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.

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 21st day of March, 2024. KRISTIN K. MAYES

Attorney General /s/ Laura A. Milus LAURA A. MILUS Assistant Attorney General 3/29, 4/5, 4/12, 4/19/24

RR-3796896#

RR-3796896#
DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS21838
Related to Case JD42183
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:

MARICOPA
In the Matter of:
OPAL JOYCE MARIE WASHBURN
d.o.b. 09/19/2021
Person(s) under 18 years of age.
TO: ROBERT WASHBURN, and
JOHN DOE, a floticious name, parent
and/or guardian of the above-named
child.

and/or guardian 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 the 22nd day of May, 2024 at 9:30 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 691-290-7694, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. The Court has set an initial hearing on the 31st day of January, 2023, at 945 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 691-290-7694, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

4. You and your child is 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.

5. 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, the hearing may go forward in your absence and 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 shown, may result in a finding that you have waived your fermination of your parental rights based upon the record and the evidence presented to the Court.

5. You have a receiving this Notice by publication, you may obtain a copy of the Petition

that the incoming public.
DATED this 18th day of March, 2024.
KRISTIN K. MAYES
Attorney General
/s/ Jacob Stock
JACOB L. STOCK Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3795496#

SUMMONS
CASE NO. CC2024020847RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ
85032
A SPEEDY CASH CAR TITLE
LOANS, LLC
Plaintiff

vs.
ANTHONY EDWARD HACK AND
DOE HACK, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Anthony Edward Hack And Doe Hack
10010 N 7th Place
Phoenix, AZ 85020
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 ensert to the

the court to waive or to deter 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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have unfil the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 18380 N. 40th Street * Phoenix, A2 85032; (602) 372-7000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "public Services" tab. (b) You may sist http://www.azcourts.gov/ under the "public Services" tab. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
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.

Date: JAN 25 2024

Justice of the Peace

Date: JAN 25 2024

| Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 2024 | Jan 25 20

vance@azjurist.com 3/22, 3/29, 4/5, 4/12/24

RR-3795478#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD535907 (Honorable Marvin Davis)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:
KYLL DAWN TIBBETTS do b 0.03/29/2014

d.o.b. 03/28/2014 LINCOLN CONRAD TIBBETTS, JR.

d.o.b. 03/28/2014
LINCOLN CONRAD TIBBETTS, JR.
d.o.b. 11/02/2015
DENNIS ODBER TIBBETTS
d.o.b. 10/04/2018
Person(s) under 18 years of age.
TO: TORI LYNN HILSINGER, and
LINCOLN CONRAD TIBBETTS,
parents and/or guardians of the
above-named children.
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 publication
hearing on the 24th day of June,
2024 at 9:00 a.m., at the Maricopa
County Superior Court, Southeast
Facilities Justice Center, 222 East
Javelina Avenue, Mesa, Arizona
85210, call-in number (917) 781-4590,
conference ID 194 729 321 #, before
the Honorable Marvin Davis for the
purpose of determining whether any
parent or guardian named herein
is contesting the allegations in the
Petition.
3. You and your children are entitle
to have an attorrev present at the

parent or guardian named herein is contesting the allegations in the Petition.

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 an attorney on the provided by an attorney of the provided by an attorney on the provided by an attorney of the provided by an attorney o

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 by submitting, a written request to: DARYI. WALKER, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Kara Dinel and may be reached by telephone at unknown.
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) 506-2544.
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 18th day of March, 2024.

public. DATED this 18th day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Daryl R. Walker DARYL WALKER Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3795475#

SUMMONS
CASE NO. CC2024021443RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane *
Surprise, AZ 85374
A SPEEDY CASH CAR TITLE
LOANS, LLC.
Plaintiff Plaintiff

AUSTIN DANIEL SCHLEIER AND DOE SCHLEIER, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Austin Daniel Schleier And Doe Schleier And Doe Schleier 6201 W Olive Av Apt # 1149 1149 Glendale, AZ 85302

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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical address): 14264 W. Tierra Buena Lane * Surprise, AZ 85374; (602) 372-2000.

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http: //www.azcunts.gov/ under the "Public Services" tab. (b) You may visit http: //www.azcunts.gov/ under the "Public Services" tab. (b) You may sist http: //www.azturbocourt.gov/ to fill in your answer must include the case number, the court location, and the names of the parties.

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.

Date: JAN 25 2023

Date: JAN 25 2023

/s/illegible
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.
A copy of the Summons and
Complaint may be obtained by
contacting the Plaintiff's attorney: J.
Vance Andersen, J. Vance Andersen,
P.L.C., 25823 N. 101st Avenue,
Peoria, AZ 85383, (602) 995-0490,
vance@azjurist.com

vance@azjurist.com 3/22, 3/29, 4/5, 4/12/24

RR-3795470#

RR-3795470#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD42420 REAC (Honorable Pamela H. Dunne)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
IN THE MALTE OF THE COUNTY OF MARICOPA
IN THE MARICOPA
IN T

Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on May 20, 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 259-915-689#, before the Honorable Pamela H. Dunne 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 on, if you cannot afford an attorney, one may be appointed by the Court.

4. You have a right to appear as a party in his proceeding.

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

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 way obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: BART T. GARBUTT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Benny Kesterson and may be reached by telephone at (602) 774-9782.

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 15th day of March, 2024. KRISTIN K. MAYES

Attorney General 13/22, 3/29, 4/5, 4/12/24

Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3795376#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43869 (Honorable Ashley Halvorson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ANTHONY VINCENT TUPOC YBARRA,
d.o.b. 01/22/2022
Person under 18 years of age.
TO: LORIANN NICHOLE YBARRA,
ANTHONY VINCENT VITO RUSSO,
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 Publication
hearing on the 6th day of May, 2024
at 10:15 a.m., at the Old Courthouse,
125 W. Washington, Phoenix, AZ
\$5003, call-in number (917) 781-4590,
conference ID 336-163-505#, before
the Honorable Ashley Halvorson 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

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

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 AR. 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: ERIN B. HAWKINSON, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Debra Ellis and may be reached by telephone at (602) 771-0260.

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) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

that the hearing be closed to in public. DATED this 18th day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Erin B. Hawkinson ERIN B. HAWKINSON Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3795154#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD43745
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JORGE GALLARDO, JR.
d.o.b. 09/02/2007
Person under 18 years of age.
TO: MONICA ARVIZU, JORGE GALLARDO HERMOSILLO, parents and/or guardians of the above-named child.

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 1st day of May, 2024 at 10:15 a.m., at the Maricopa County Superior Court, Old Courthouse/Juvenile Division, 125 West Washington Street, Phoenix, Arizona 85003, cali-n 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, 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 quardianship adjudication, without good cause shown, may result in a flinding 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.

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: SHAUNT T. KUTER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007A6, Phoenix, Arizona 85004. The assigned case manager is Nuha Amireh and may be reached by telephone at (602) 771-3082.

6. Requests for reasonable

may be reached by telephone at (602) 771-3082.

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.

public.
DATED this 13th day of March, 2024.
KRISTIN K. MAYES

PUBLIC NOTICES

Attorney General /s/ Shaun T. Kuter SHAUN T. KUTER Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3794933#

RR-3794933
SUMMONS
CASE NO.: CV2024-091300
SUPERIOR COURT OF ARIZONA,
CURT STALL
Plaintiff,
ys

Hamuli, vs.

ALNEY EASLEY JR, MARTHA EASLEY, MARICOPA COUNTY TREASURER (pursuant to ARS § 42-18201), JOHN DOE I-X AND JANE DOE I-X, THE UNKNOWN PERSONAL REPRESENTATIVE, HEIRS AND DEVISEES OF ANY OF THE ABOVE NAMED DEFENDANTS, IF DECEASED, Defendants

HEIRS AND DEVISEES OF ANY OF THE ABOVE NAMED DEFENDANTS, IF DECEASED, Defendants
THE STATE OF ARIZONA TO: ALNEY EASLEY, JR. MARTHA EASLEY, YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable in this action in this Court. If served in Arizona, you shall appear and defend within 20 days of service on you of the Summons and Petition/Complaint, excluding the day of service. If served outside of Arizona, you shall appear and defend within 30 days of service on you of the Summons and Petition/Complaint, excluding the day of service. Direct service is complete when made. Service by publication is complete 30 days after the first publication. Service on the Motor Vehicle Superintendent is complete 30 days after filling the Affidavit of Compliance and return receipt or Officer's Return. 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 otherwise plead until 40 days after service on the Director. YOU ARE NOTIFIED that if you fail to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.
YOU ARE NOTIFIED that if you fail to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.
YOU ARE NOTIFIED that if you must flig an Answer or other proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are must serve a copy of any Answer or response on the Plaintiff.
A copy of the pleading being served may be obtained from: Clerk of Superior Court, County of Maricopa 222 E. Javellina Mesa, AZ 85210

Clerk of Superior Court, Court, Maricopa
222 E. Javelina
Mesa, AZ 85210
Requests for reasonable accommodation for persons with disabilities must be made to the court division assigned to the case by parties at least three working days in advance of a scheduled court proceeding.

days in advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case by parties at least ten (10) judicial days prior to a scheduled court proceeding.
SIGNED AND SEALED this date
MAY 05 2024

JEFF FINE CLERK Clerk of Superior Court By Deputy Clerk: /s/G. Abella-Leon Deputy Clerk

RR-3794792#

3/22 3/29 4/5 4/12/24

Deputy Clerk
RR.3794792#
DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD43633
(Honorable Pamela H. Dunne)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
ISAIAH JESSIE NATHANIEL
ROLLIER
d.o.b. 09/17/2006
Person under 18 years of age.
TO: RACQUEL MONIQUE CHAVEZ
and JESSIE ALAN ROLLIER, parents
of the above-named child.
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, Rules 4.1 and 4.2 of the
Arizona Rules of Civil Procedure;
and Rule 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on
May 20, 2024 at 10:15 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 259915-689#, before the Honorable
Pamela H. Dunne 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 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

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 bcs central Registry. See A.R.S. §8-804.

6. If you are receiving this Notice by publication, 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: BART I. GARBUTT. Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is James Towns and may be reached by telephone at (602) 771-6320.

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 15th day of March, 2024.

public.
DATED this 15th day of March, 2024.
KRISTIN K. MAYES
Attorney General
JS Bart Garbutt
BART T. GARBUTT Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3794756#

SUMMONS CASE NO: FC2023-006122 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Gisela Ruiz Martinez & Eugenio Hernandez Agudo Name of Petitioner / Party A And

Name of Petitioner / Party A And Miguel A. Rodriguez Gamez (AKA Miguel A. Gamez Valenzuela) Name of Respondent / Party B WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Miguel A. Rodriguez Gamez (aka Miguel A. Gamez)
1. A lawauit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response" or show up in court. To file your "Answer" or "Response" at ke. or Send, it to the:
Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR
Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85010-201 OR
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR
Office of the Clerk of Superior Court, 126 file of the Clerk of Superior Court, 127 Court, 128 Court of the Clerk of Superior Court, 129 Court, 129

a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served, not counting the day you were served if you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, if you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

papers filed in this case from the Petitioner at the address listed at the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at:
601 West Jackson, Phoenix, Arizona

Gentle Certain al. Gentle Certai

days in advance of a scheduled proceeding.

7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

SIGNED AND SEALED this date

CLERK OF SUPERIOR COURT

By A. VOGELPOHL

Deputy Clerk of Superior Court

3/22, 3/29, 4/5, 4/12/24

RR-3794736#

RR-3794736#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD535902 (Honorable Ronee Korbin Steiner) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

HAKEEM KINGSTON EL-SMITH do b. 12/32/0200

HAKEEM KINGSTON EL-SMITH
d.o.b. 10/15/2023
ELIJAH ZAKYIUS PRINCETON
SMITH
d.o.b. 10/15/2023
Person(s) under 18 years of age.
TO: DANIELLE SHKAY SMITH,
SHANE STEVENS-EL AK.A. SHANE
STEVENS, parents and/or guardians
of the above-named children.
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 Publication
hearing on the 14th day of May 2024
at 10:30 a.m., at the Old Courthouse,
125 W. Washington, Phoenix, AZ
85003, call-in number (917) 7814590, conference ID 844-891-738#,
before the Honorable Ronee Korbin
Steiner for the purpose of determining
whether any parent or guardian
named herein is contesting the
allegations in the Pettion.
3. You and your children are entitle
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 shown, may result in a
finding that you have waived your
legal rights and have admitted the
allegations of abuse and/or neglect
contained in the dependency
petition, you way obtain a consolidated family law matter and an
order for child support if paternity has
been established.
5. Notice is given that DCS central
Registry. The DCS Central
Registry. The DCS Central
Registry. The Account of the period of the period of the Port of the Signity of the Dependency Petition, Notice
of Hearing, and Temporary Orders
by submitting a written request to:
MADIS

proceeding and can be made by calling (602) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the nublic

public. DATED this 15th day of March, 2024. KRISTIN K. MAYES Attorney General /s/Madison Jones MADISON JONES Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3794642#

SUMMONS
CASE NO. CV2024-090921
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
Maudette Roberts, et al.
Plaintiff(s),

v. Robert Angelo Carochi, et al.

Defendant(s).

To: Robert Angelo Carochi
WARNING: THIS AN OFFICIAL
DOCUMENT FROM THE COURT
THAT AFFECTS YOUR RIGHTS.
READ THIS SUMMONS CAREFULLY.
IF YOU DO NOT UNDERSTAND
IT, CONTACT AN ATTORNEY FOR
LEGAL ADVICE.

1. A Jawsuit has been filed against.

IT CONTACT AN ATTORNEY FOR IT CONTACT AN ATTORNEY FOR LEGAL ADVICE.

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons.

2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of the Answer to the other party, the Plaintiff, at the address listed 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 from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seate of the State of the S

court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date: February 13, 2024
JEFF FINE
Clerk of Superior Court
By: D. HILL
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Michael York, at Wattel & York, 2175 N Alma School Road Suite B107, Chandler, AZ 85224, (480)222-2020
3/22, 3/29, 4/5, 4/12/24
RR-3794641#

SUMMONS
CASE NO.: CV2024-091299
SUPERIOR COURT OF ARIZONA,
COUNTY OF MARICOPA
CURT STALL
Point # TALL

RR-3794641#

CURT STALL Plaintiff, vs. SHIRISH K SHAH, MARICOPA COUNTY TREASURER (pursuant to ARS § 42-18201), JOHN DOE 1-X AND JANE DOE 1-X, THE UNKNOWN PERSONAL REPRESENTATIVE, HEIRS AND DEVISEES OF ANY OF THE ABOVE NAMED DEFENDANTS, IF DECEASED, Defendants
THE STATE OF ARIZONA TO: SHIRISH K SHAH, YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable in this action in this Court. If served in Arizona, you shall appear and defend within 20 days of service on you of the Summons and Petition/Complaint, excluding the day of service. If served outside of Arizona, you shall appear and defend within 30 days of service on you of the Summons and Petition/Complaint, excluding the day of service. Direct service is complete when made. Service by publication is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return, Where process is served upon the Arizona

PUBLIC NOTICES

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 otherwise plead until 40 days after service on the Director. YOU ARE NOTIFIED that if you fail to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint. YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or other proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are must serve a copy of any Answer or response on the Plaintiff. A copy of the pleading being served may be obtained from: Clerk of Superior Court, County of Maricopa 222 F. Javelina

Clerk of Superior Court, Scann, Maricopa 222 E. Javelina Mesa, AZ 85210 Requests for reasonable accommodation for persons with disabilities must be made to the court division assigned to the case by parties at least three working days in advance of a scheduled court preparating

days in advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case by parties at least ten (10) judicial days prior to a scheduled court proceeding.
SIGNED AND SEALED this date:
MAY 05 2024 JEFF FINE, CLERK

Clerk of Superior Court By Deputy Clerk: /s/G. Abella-Leon Deputy Clerk 3/22, 3/29, 4/5, 4/12/24

RR-3794625#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD36010 (Honorable Michael Z. Rassas) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

In the Matter of: AALIYAH SORENSON

In the man-AALIYAH SORENSUN d.o.b. 09/03/2023 Person under 18 years of age. TO: ALYSSA VERLENE CONNOLLY A.K.A. ALYSSA FREDERICK, AARON STEPHEN FREDERICK, parents and/or guardians of the above-named

and/or guardians of the above-named child.

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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 11th day of June, 2024 at 9:15 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 691-290-769#, before the Honorable Michael Z. Rassas 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, 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 faillure 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, elemination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the count, 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, 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 ob

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.

public. DATED this 14th day of March, 2024. KRISTIN K. MAYES

Attorney General /s/ Jacob Stock for ASHLEY FRITZ Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3794615#

RR-3794615# 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

IN THE SUPERIOR COUNT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the matter of:

SAMUEL RAY SALAZAR
d.o.b. 12/08/2021
Person under 18 years of age.
TO: VANESSA NECOLE SALAZAR and MARIO RUIZ, parents and/or guardians of the above-named child.
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.
2. The Court has set a hearing on May 29, 2024, at 1:00 p.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-conference ID 540-695-152#, before the Honorable Suzanne Marwil 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 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 Motion. 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

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 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 Nayeli Vasquez and may be reached by telephone at (602) 489-0458.

6. Requests for reasonable

May be learned by telephone at (602) 489-0458.

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.

Dublic.
DATED this 14th day of March, 2024.
KRISTIN K. MAYES
Attorney General
(S/ Joseph, Bacal for Evan Benson
EVAN BENSON
Acident Attorney General

Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24 RR-3794588#

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 Nordam, et al. Defendant(s). To: John Doe Nordman

V. Summer P Nordam, et al. Defendant(s). To: John Doe Nordman WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT AN ATTORNEY FOR LEGAL ADVICE.

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. 2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efflinginformation. Mail a copy of the Answer to the other party, the Plaintiff, at the address listed

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 from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date:

MARICOPA SIGNED AND SEALED this Date: January 19, 2024 JEFF FINE Clerk of Superior Court By: T. MOLCHAN

Clerk of Superior Court
By: T. MOLCHAN
Deputy Clerk
Requests for an interpreter for persons
with limited English proficiency must
be made to the division assigned to
the case by the party needing the
interpreter and/or translator or his/her
counsel at least ten (10) judicial days
in advance of a scheduled court
proceeding.

in advance of a schéduled court proceeding.
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https: //maricopabar.org Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Mark Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480)387-7155.
3/22, 3/29, 4/5, 4/12/24

RR-3794564#

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

Daniel Lerma

v. Summer P Nordman, et al.

Summer P Nordman, et al. Defendant(s).
To: Summer P Nordam WARNING: THIS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT AN ATTORNEY FOR LEGAL ADVICE.

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons.

you. A copy of the lawsuit and other court papers were served on you with this Summons.

2. If you do not want a judgment taken against you without your input, you must file an Answer in writing with the Court, and you must pay the required filing fee. To file your Answer, take or send the papers to Clerk of the Superior Court, 201 W. Jefferson, Phoenix, Arizona 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azoourts.gov/efflinginformation. Mail a copy of the Answer to the other party, the Plantiff, at the address listed 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 from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service.

Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding.

days in advance of a scheduled court proceeding.
GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date: January 19, 2024
JEFF FINE
Clerk of Superior Court
By: T. MOLCHAN
Penuty Clerk

Clerk of Superior Court
By. T. MOLCHAN
Deputy Clerk
Requests for an interpreter for persons
with limited English proficiency must
be made to the division assigned to
the case by the party needing the
interpreter and/or translator or his/her
counsel at least ten (10) judicial days
in advance of a scheduled court
proceeding.
If you would like legal advice from
a lawyer, contact Lawyer Referral
Service at 602-257-4434 or https:
//maricopabar.org Sponsored by the
Maricopa County Bar Association.
A copy of the Summons and
Complaint may be obtained by
contacting Plaintiff's attorney: Mark
Breyer at Breyer Law Offices, P.C.,
3840 E. Ray Road, Phoenix, AZ
85044, (480)387-7155.
3/22, 3/29, 4/5, 4/12/24
RR-3794563#

RR-3794563#

DCS'S NOTICE OF HEARING ON
MOTION FOR APPOINTMENT OF
A PERMANENT GUARDIAN OF
MINOR CHILD
NO. JD202330027
(Honorable Jamie R. Ramirez)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
PINAL
In the Matter of:

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 RHANNION VILDOSOLA, and GREGORY LEE COLLINS, parents and/or guardians of the above-named child.

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 Publication hearing on the 21st day of May. 2024 at 10:00 a.m., at the Pinal County Superior Court, 971 North Jason Lopez Circle, Florence, Arizona 85132, before the Honorable Jamie R. Ramirez 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 new 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, 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

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: WILLIAM F. BEVINS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Anysa Morris and may be reached by telephone at 602-527-1277.

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 (520) 866-5400.

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

that are recurring 2-public. DATED this 14th day of March, 2024. KRISTIN K. MAYES Attorney General s/William F. Bevins WILLIAM F. BEVINS Assistant Attorney General

Assistant Attorney General 3/22, 3/29, 4/5, 4/12/24

RR-3794504#

RR-3794504#

SUMMONS
NO. S0300CV202400133
(for publication)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
COCONINO
HOWARD MESA LAND & CATTLE
CO., LLC, an Arizona limited liability
company,

Plaintiff, (Count 1) BOBBIE J. CHASTAIN AND SPOUSE as of August 22, 1980, if married; et al.;

married; et al.;

Defendants.

THE STATE OF ARIZONA TO:
BOBBIE J. CHASTAIN AND SPOUSE
as of August 22, 1980, if married;
BEATRICE V. WALSH, AS TRUSTEE,
or any successor trustee, of the
Beatrice V. Walsh Revocable Living
Trust dated January 17, 2013;
RICHARD E. SEPLOW AND
MARILYN K. SEPLOW, husband
and wife;

MARIETN K. SEPLOW, HUSBAIR
and WIFE;
UNKNOWN HEIRS AND DEVISES
OR SUCCESSORS IN INTEREST OF
THE ABOVE-NAMED DEFENDANTS;
THE ABOVE NAMED DEFENDANTS
AND ANY OTHER PERSON OR
ENTITY WITH A REDEMMBLE
INTEREST IN COCONINO COUNTY
TAX PARCEL NUMBERS 5001-21020, 500-20-025, and 500-23-05)
YOU ARE HEREBY SUMMONED and YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete,

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. Service by registered or certified mail without the State of Arizona is complete upon the date of receipt of service. Service by publication is complete 30 days after the date of the date of first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4, 4.1 and 4.2; A.R.S. §§ 20-222, 28-502, 28-503. YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defeated within the impact of the service before the service of the service upon the date of the date of

A.R.S. \$\$ 20-22' 28-502' 28-503.
YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.
YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. RCP 10(d); A.R.S. \$12-311; RCP 5.
ADA Notification (Notificacion de la Ley sobre Estadounidenses con Discapacidades)
Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three (3) working days in advance of a scheduled court proceeding. (Las partes deberan presentar a la corte las solicitudes para acomodar de manera razonable a personas con discapacidades por lo menos tres (3) dias habiles antes de un procedimiento judicial regular.) Interpreter Notification (Notification de Interprete)

Interpreter Notification (Notification de Interprete)
Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case by parties at least ten (10) judicial days in advance of a scheduled court proceeding. (Las solicitudes de interprete para personas con dominio limitado del idioma ingles de ben hacerse a la officina del juez o comisionado asignado al caso por las partes por lo menos diez (10) dias judiciales antes de un procedimiento judicial regular.)

judiciales antes de un procedimiento judicial regular.)
The name and address of Plaintiff's attorney, from whom a copy of the pleadings can be obtained, is:
Mark L. Manoil
MANOIL KIME, PLC
24 West Camelback Road # A592
Phoenix, Arizona 85013
SIGNED AND SEALED THIS DATE:
3-7-2024

/s/illegible

VALERIE WYANT 3/15, 3/22, 3/29, 4/5/24

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

Plaintiff.

Plaintiff, vs.

SENNIFER 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.

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. If you were served state of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date you were served. If you were served with the last day is a Saturday, Sunday or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical address): 222 E. Javelina Avenue, Sunte C * Mesa, AZ 85210; (602) 506-8117.

4. Your answer must be in writing (a) You may obtain an answer form

Suite C'* Mesa, AZ 85210; (602) 506-8117.

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiffs 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. Date: 1/25/2024

FAX 602-417-9910

Date: 1/25/2024

/s/illegible

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.

A copy of the Summons and

Complaint may be obtained by

contacting the Plaintiff's attorney; J.

Vance Andersen, J. Vance Andersen,

P.L.C., 25823 N. 101st Avenue,

Peoria, AZ 85383, (602) 995-0490,

vance@azjurist.com

vance@azjurist.com 3/15, 3/22, 3/29, 4/5/24

RR-3793420#

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

A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff, vs.
CHYIRENE SUBERRE AND DOE SUBERRE, a married couple, Defendants.
THE STATE OF ARIZONA TO: Chyirene 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.
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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thinty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 18380 N. 40th Street Phoenix, AZ 85032; (602) 372-7000.
4. Your answer must be in writing.
(a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer must include the case number, the court location, and the names of the parities.
5. You must provide a copy of your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parities.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiffs 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.

Date: JAN 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.
A copy of the Summers and

PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 3/15, 3/22, 3/29, 4/5/24

RR-3793390#

SUMMONS
NO. CV2024-002273
(for Publication)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
QHS 401K LLC, an Arizona limited laibility company,
Plaintiff. Plaintiff,

MARY S. PORTWOOD, a widow;

MARY S. PORTWOOD, a widow; et al.,
Defendants.
THE STATE OF ARIZONA TO:
MARY S. PORTWOOD, a widow;
UNKNOWN HEIRS OR DEVISES
AND THE ESTATE OF ANY
DECEASED DEFENDANTS, I-X;
SUCCESSORS IN INTEREST OR
ASSIGNS, I-X;
THE ABOVE NAMED DEFENDANTS
AND ANY OTHER PERSON OR
ENTITY WITH A REDEEMABLE
INTEREST IN MARICOPA COUNTY
TAX PARCEL 105-01-067
YOU ARE HEREBY SUMMONED and
required to appear and defend, within
the time applicable, in this action in
this Court. If served within Arizona,
you shall appear and defend within 20
days after the service of the Summons
and Complaint upon you, exclusive of
the day of service. If served out of the
State of Arizona - whether by direct
service, by registered or certified
mail, or by publication - you shall

appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, 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. Service by registered or certified mail without the State of Arizona is complete upon the date of receipt of service. Service by publication is complete 30 days after the date of the date of first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4, 4.1 and 4.2, A.R.S. §8, 20-222, 28-502, 28-503. YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.

the Complaint.
YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. RCP 10(d); A.R.S. § 12-311; RCP.5.
ADA Notification (Notificacion de la Ley sobre Estadounidenses con Discapacidades). Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three (3) working days in advance of a scheduled court proceeding. (Las partes deberan presentar a la corte las solicitudes para acomodar de manera razonable a personas con discapacidades por lo menos tres (3) dias habiles antes de un procedimiento judicial regular.) Interpreter Notification (Notification de Interprete).

Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case by parties at least ten (10) judicial days in advance of a scheduled court proceeding. (Las solicitudes de la interceeding. de interprete para personas con dominio limitado del idioma ingles de ben hacerse a la oficina del juez o comisionado asignado al caso por las partes por lo menos diez (10) dias judiciales antes de un procedimiento

judicial regular.)
The name and address of Plaintiff's attorney, from whom a copy of the pleadings can be obtained, is:
Mark L. Manoil

MANOIL KIME, PLC 24 West Camelback Road # A592 24 West Carrierback Constitution 24 West Carrierback Constitution 25 West Carrierback Clerk

3/15, 3/22, 3/29, 4/5/24

RR-3793384#

SUMMONS CASE NO. CC2024021479RC MCDOWELL MOUNTAIN JUSTICE COURT, MARICOPA COUNTY, ARIZONA 18380 N. 40th Street * Phoenix, AZ

A SPEEDY CASH CAR TITLE LOANS, LLC.

VS.
ALI HUSSAIN AL-KHALISI AND DOE
AL-KHALISI, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Ali Hussain Al-Khalisi
And Doe Al-Khalisi
Charles Wilshire Dr Apt 5
Scottsdale, AZ 85257
L You are summoned to respond

And Doe Al-Khalisi 7101 E Wilshire Dr Apt 5 Scottsdale, AZ 85257

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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical address): 18380 N. 40th Street *Phoenix, AZ 85032; (602) 372-7000.

4. Your answer must be in writing.

(a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http: //www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http: //www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer must include the case number, the court location, and the names of the parties.

number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the

PUBLIC NOTICES

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.
Date: JAN 25 2024

Date: JAN 25 2024

/s/Michele Reagan
/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
PROCEPLING

AS POSSIBLE BEFORE A COURI PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiffs attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 3/15, 3/22, 3/29, 4/5/24

RR-3793364#

RR-3793364#

SUMMONS
CASE NO. CC2024024736RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINA AVENUE, SUITE A *
MESA A7 267210

MESA, AZ 85210
A SPEEDY CASH CAR TITLE LOANS, LLC. Plaintiff

vs.
JONATHAN FELIX AND DOE FELIX,
a married couple,
Defendants

ys.
JONATHAN FELIX AND DOE FELIX,
a married couple,
Defendants.
THE STATE OF ARIZONATO:
Jonathan Felix And Doe Felix
1960 W Keating Avenue, #438
Mesa, AZ 85202
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. If
you were served outside the State of
Arizona, the court must receive your
answer to the complaint within thirty
(30) days from the date of service.
If the last day is a Saturday, Sunday,
or holiday, you will have until the next
working day to file your answer. When
calculating time, do not count the day
you were served with the summons.
3. This court is located at (physical
address): 222 E JAVELINA AVENUE,
SUITE A * MESA, AZ 85210; (602)
372-8300.
4. Your answer must be in writing.
(a) You may obtain an answer form
from the court listed above, or on the
Self-Service Center of the Arizona
Judicial Branch website at http:
//www.azcourts.gov/ under the "Public
Services" tab. (b) You may visit http:
//www.azturbocourt.gov/ to fili in
your answer must be incurring
fee. (c) You may also prepare your
answer on a plain sheet of paper, but
your answer must include the case
number, the court location, and the
names of the parties.
5. You must provide a copy of your
answer to the plaintiff(s) or to the
jaintiff 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.
Date: JAN 30 2024

/s/illegible

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.
A copy of the Summons and
Complaint may be obtained by
contacting the Plaintiff's attorney: J.
Vance Andersen, J. Vance Andersen,
P.L.C., 25823 N. 101st Avenue,
Peoria, AZ 85383, (602) 995-0490,
vance@azjurist.com vance@azjurist.com 3/15, 3/22, 3/29, 4/5/24

RR-3793362#

RR-3793362#

NOTICE OF INITIAL HEARING ON MOTION FOR TERMINATION OF PARENT CHILD RELATIONSHIP CASE #: JD41444

(Honorable Melody G Harmon) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

XAVIER ENRIQUE URIAS BORQUEZ DOB: 11/23/2009
Person(s) under 18 years of age.

NOTICE IS HETEBY GIVEN THAT THE PETITIONER DeDe Sandler, GAL for the child and the Department of Child Safety (DCS) has filed a Motion for Termination of parent-child relationship with the Juvenile Court in Maricopa County Arizona regarding the abovenamed child and NALLELY GUADALUPE BORQUEZ MARTINEZ, RAMON ENRIQUE URIAS BORQUEZ and JOHN DOE
AN INITIAL HEARING HAS BEEN SET TO CONSIDER THIS MOTION: Date: May 16, 2024
Time: 10:15 a.m. Before: Honorable Melody G Harmon At the Maricopa County Juvenile Court located at:

85009°
Or by virtual appearance:
Video: https://tinyurl.com/jbazmc-juj06
Call in #: +1 917-781-4590
Conference ID code: 865 783 452#
NOTICE:

Conference ID code: 865 783 452# NOTICE: You have a right to appear as a party in this proceeding. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

proceeding.

The failure of a parent to appear at the Initial Hearing, the Pretrial Conference, the Status Conference or the Termination Adjudication Hearing may result in a court order terminating the parent-child relationship of that

the parent-child relationship of the parent. Failure to appear at the Initial Hearing, Pretrial Conference, Status Conference or Termination Adjudication Hearing, without good cause, may result in a finding that the parent, guardian or Indian custodian has waived legal rights and is deemed to have admitted the allegations in the Petition

Petition.
The hearings may go forward in the absence of the parent, guardian or Indian custodian and may result in the termination of parental rights based upon the record and evidence.

3/15, 3/22, 3/29, 4/5/24

RR-3793348#

RR-3793348#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43897 (Honorable Todd Lang)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JEFFREY TY POLEWYTEWA
d.o. b. 01/09/2019
JAYVIN LIONEL BEN POLEWYTEWA
d.o. b. 06/16/2021
HAZELIE ANNA RAE SAUfKIE
d.o. b. 12/22/2022
Person(s) under 18 years of age.
TO: KAILYNN JEAN SMITH, WALTON SEAN POLEWYTEWA, RUBEN SAUFKIE, JR., parents and/or guardians of the above-named children.
1. The Department of Child Safety has

RUBEN SAUFKIE, JR., parents and/or guardians of the above-named children.

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 28th day of May, 2024 at 10:30 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 683-327-907#, before the Honorable Todd Lang for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Pettion.

3. You and your children are entitled to have an attorney present at the hearing. You may hire your owntorney 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 arresultive advised that your failure to personalty

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 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 AR.S. § 8-804.

6. If you are receiving this Notice by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of Hearing, and Temporary Orders by submitting a written request to:

be reached by telephone at (602) 774-9688.
7. Requests for reasonable 774-9688.

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

aays 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.

that the hearing be closed at an public.
DATED this 11th day of March, 2024. KRISTIN K. MAYES
Attorney General
Is/ Melissa L. Covarrubias
MELISSA L. COVARRUBIAS
Assistant Attorney General Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792761#

SUMMONS
CASE NO.: FN2023-004338
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
BRENDALYN I CRUDUP APPOH
Name of Petitioner / Party A

Name or requests...
And
STEPHEN S. APPOH
Name of Respondent / Party B
WARNING: This is an official
document from the court that affects
your rights. Read this carefully. If you
do not understand it, contact a lawyer
for help.

do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: STEPHEN S APPOH
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."

you. A copy of the lawsuit and other court papers are served on you with this "Summons."

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to the:

Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR

Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR

Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR

Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR

a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served, not counting the day you were served of you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served, not counting the day you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the

first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer

redulties at the aduless isled at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at:
601 West Jackson, Phoenix, Arizona 85003
18380 North 40th Street, Phoenix, Arizona 85032
222 East Javelina Avenue, Mesa, Arizona 85210
14264 West Tierra Buena Lane, Surprise, Arizona 85210
5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a

scheduled court proceeding.
SIGNED AND SEALED this date OCT
12 2023
CLERK OF SUPERIOR COURT
JEFF FINE, CLERK
By /s/A. Bell
Deputy Clerk of Superior Court
3/15, 3/22, 3/29, 4/5/24
RR-3792756#

RR-3792756#

Deputy Clerk of Superior Court
3/15, 3/22, 3/29, 4/5/24

RR-3792756#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43909 (Honorable Todd Lang)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ADELINA IRENE SUSIE DUNLAP d.o. b. 0/27/2/2023
Person under 18 years of age. TO: KAILAH ROSE RUSSELL MOSS, MICHAEL RAY DUNLAP, 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 7th day of June, 2024 at 9:15 a.m., at the Maricopa County Superior Court Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona \$5009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Todd Lang 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

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 an attorney on 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.

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: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix. Arizona \$5004. The assigned case manager is Paul Orrin and may be reached by telephone at 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.

public.
DATED this 7th day of March, 2024.
KRISTIN K. MAYES KRISTIN K. MAYES Attorney General /s/ Melissa L. Covarrubias MELISSA L. COVARRUBIAS Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24 RR-3792709#

RR-3792709#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS21948
Related to Case JD42492
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
BROOK ANN VARNER
d.o.b. 10/07/2022
Person under 18 years of age.

do.b. 10/07/2022
Person under 18 years of age.
TO: APRIL BRITTINEE VARNER, ZACHARY JURGENS, JOHN DOE, a fictitious name, parents and/or guardians 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

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 the 29th day of April, 2024, at 10:15 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 691-290-769#, before the Honorable Michael Z. Rassas 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 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 retermination 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: ASHLEY FRITZ. Office of the Attorney Seneral, CFI/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Brittanni Fernwault and may be reached by telephone at (623) 932-8036.

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.

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.

triat the incurring to accomply the public.

DATED this 11th day of March, 2024. KINSTIN K. MAYES
Attorney General
/s/ Ashley Fritz
Assistant Attorney General

Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24 RR-3792635#

RR-3792635#

SUMMONS / (CITATORIO)

CASE NO. (NUMERO DE CASO)
FN2023-052147

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
(TRIBUNAL SUPERIOR DE ARIZONA
CONDADO DE MARICOPA)
Maria Isabele Gonzalez Garcia

CONDADO DE MARICOPA)
Maria Isabele Gonzalez Garcia
Name of Petitioner / Party A
(Nombre del/ de la Peticionante /
Parte A)
And/ (Y)
Heriberto Ruiz Chavez
Name of Respondent / Party B
(Nombre del / de la Demandado/a /
Parte B)
WARNING: This is an official
document from the court that affects
your rights. Read this carefully. If you
do not understand it, contact a lawyer
for help.

do not understand it, contact á lawyer for help. (ADVERTENCIA: Este es un documento oficial del tribunal que afecta sus derechos. Lea esto con cuidado. Si usted no lo entiende, comuníquese con un abogado para que lo/la ayude.)
FROM THE STATE OF ARIZONA A:) Heriberto Ruiz Chavez
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."

1. A lawsuit has been filled against you. A copy of the lawsuit and other court papers are served on you with this "Summons."
(Se ha entablado una demanda en su contra. Por medio de este "Citatorio" se hace entrega de una copia de la demanda y de otros documentos del tribunal.)

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" in writing with the court, and pay the filing fee. Also, the other party may be granted their request to the court if you do not file an "Answer" or "Response," or show up in court. To file your "Answer" or "Response," take, or send, it to the: (Si usted no desea que se dicte un fallo o una orden en su contra sin su participación, usted deberá someter una "Contestación" o una "Respuesta" por escrito al tribunal y pagar la cuola de registro requerida. Además, le podrá otorgar a la otra parte el alivio que pide en su Petición o Demanda si usted no presente una "Contestación" o "Respuesta" o Comparecer al tribunal. Para someter su "Contestación" o "Respuesta" a la:)

Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 or Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 or Office of the Clerk of Superior Court, 222 East Javellina Avenue, Mesa, Arizona 85210-6201 or

PUBLIC NOTICES

Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.
After filling, mail a copy of your "Response" or "Answer" to the other party at their current address.
(Después de presentar, envie por correo una copia de su "Respuesta" o "Contestación" a la otra parte a su dirección actual.)
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served, not counting the day you were served if you were served within the State of Arizona, your "Response" or "Answer" must be filed within the State of Arizona, your "Response" or "Answer" must be filed within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" outside the State of Arizona, deberá de within the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by a registered process server or the Sheriff is complete when made. Service by a registered process server or the Sheriff is complete when ma

después de la fecha de su primera publicación.)

4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, from the Clerk of Superior Court's Customer Service Center at:

(Usted puede obtener una copia de los documentos que presentó el Peticionante en la dirección que aparece en la parte superior de este documento o por medio del Secretario del Tribunal Superior en el centro de servicio al cliente:)

601 West Jackson Street, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032

Arizona 85032 222 East Javelina Avenue, Mesa,

222 East Javelina Avenue, Mesa, Arizona 85210
14264 West Tierra Buena Lane, Surprise, Arizona 85374.
5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (custody) and parenting time issues regarding minor children.
(Si ésta es una acción para la disolución, divorcio), separación legal

regardiríg minor children.
(SI ésta es una acción para la disolución (divorcio), separación legal o anulación, uno o ambos cónyuges pueden presentar una Petición para conciliación para el fin de determinar si hay algún interés mutuo en preservar el matrimonio o para mediación para intentar transar disputas pertinentes a asuntos relacionados con la toma de deciciones legales (custodio) y al

a asuntos relacionados con la toma de decisiones legales (custodia) y el tiempo de derianza para hijos menores de edad.)

6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.

(Las solicitudes para adaptaciones razonables para personas discapacitadas se deben someter a la división asignado al caso, por lo

menos tres (3) dias judiciales antes de la fecha del proceso judicial programado.)

7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. (Las solicitudes de intérprete para personas con dominio limitado del idioma inglés deben hacerse a la división asignada al caso por lo menos diez (10) días judiciales antes del proceso judicial programado.) SIGNED AND SEALED this date / (FIRMADO Y SELLADO el día:) NOV 16 2023

023
CLERK OF SUPERIOR COURT
(SECRETARIO DE ACTAS DEL
TRIBUNAL)
By / (Por) A. MITTELSTAEDT
Deputy Clerk of Superior Court
/ (Secretario auxiliar del tribunal
superior)
superior)

3/15, 3/22, 3/29, 4/5/24 RR-3792630#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD535897 (Honorable Todd Lang)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
SAVION BRYAN STERLING VEST
d.o.b. 08/19/2007
Person under 18 years of age.
TO: MELANIE DENISE VEST,
STELLA VEST, 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
4th day of June, 2024 at 9:30 a.m., at
the Maricopa County Superior Court,
Juvenile Division/Durango Facility,
3131 West Durango, Phoenix, Arizona
85009-6292, call-in number (917) 7814590, conference ID 683-327-907#,
before the Honorable Todd Lang 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

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 on 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

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: JORDAN A IGO, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Kirk Villasenor and may be reached by telephone at (480) 659-5901.

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 6th day of March, 2024.

public. DATED this 6th day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Jordan A. Igo JORDAN A IGO Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792596#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (NUMERO DEL
CASO):
23CMCV00374
NOTICE TO DEFENDANT (AVISO AL

DEMANDADO): COMPTON CANNA COUGHY CANNABIS DISPENSARY, an unknown business entity; COMPTON 20 CAP COLLECTIVE, an unknown business entity; NUGZ WITH ATTITUDE, an unknown business entity; SPECT WONDERS, INC. a ATITIODE, all distributions of the contity; SPECT WONDERS, INC, a California corporation, GREGORIO OCAMPO, an individual; MARGARITA FLORES, an individual; ANDRES FLORES, an individual; JOSEFINA DALE, an individual YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): CITY OF COMPTON, a California municipal corporation

municipal corporation

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information

your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or hone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.la whelpcalifornia org), the California Courts Online Self-Help. Center (www.courtinfo.ca.gov/selfhelp.), or by contacting your local court or county bar association. NOTE: The court has

www.coulumo.ca.gov.seimielp), of vocontacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISOI Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que proceson su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.law helpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por legal conte tiene derecho a reclamar las cuotas y los costos exentos por impoper un gravamen ans exercitos.

ley, la conte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10.000 ó más de valor reclibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Compton Courthouse, 200 W Compton Blvd., Compton, CA 902 W The name, address, and telephone number of plaintiff sitorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): David R Welch; Enso Law L.L.P., 600 Wilshire Blvd, Suite 890, Los Angeles, CA 90017; (213)314-0028
DATE (Fecha): March 10, 2023
David W. Slayton, Executive Officer/Clerk of Court, Clerk (Secretario), by R. Clifton, Deputy (Adjunto) (SEAL)

3/15, 3/22, 3/29, 4/5/24

RR-3792576#

SUMMONS
CASE NO.: CV2024-091301
SUPERIOR COURT OF ARIZONA,
COUNTY OF MARICOPA
CURT STALL

VS.
MANUEL AGUILAR, SYLVIA
AGUILAR, CRYSTAL BLU AYALA,
TATTIE LAND LP, MARICOPA
COUNTY TREASURER (pursuant
to ARS § 42-18201), JOHN DOE LX
AND JANE DOE LX. THE UNKNOWN
PERSONAL REPRESENTATIVE,
HEIRS AND DEVISEES OF ANY OF
THE ABOVE NAMED DEFENDANTS,
IF DECEASED,

Defendants

IF DECEASED,

Defendants

THE STATE OF ARIZONA TO:
MANUEL AGUILAR, SYLVIA
AGUILAR, CRYSTAL BLU AYALA,
TATTIE LAND LP
YOU ARE SUMMONED and required AGUILAR, CRYSTAL BLU AYALA, TATTIE LAND LP YOU ARE SUMMONED and required to appear and defend within the time applicable in this action in this Court. If served in Arizona, you shall appear and defend within 20 days of service on you of the Summons and Petition/Complaint, excluding the day of service. If served outside of Arizona, you shall appear and defend within 30 days of service on you of the Summons and Petition/Complaint, excluding the day of service. Direct service is complete when made. Service by publication is complete 30 days after the first publication. Service on the Arizona Motor Vehicle Superintendent is complete 30 days after filling the Affidavit of Compliance and return receipt or Officer's Return. Where process is served on the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this State, the insurer s required to appear, answer, or otherwise plead until 40 days after service on the Director YOU ARE NOTIFIED that if you fail to appear and defend within the time applicable, by default may be rendered against you for the relief demanded in the Complaint. YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary within the time required, and you must serve a copy of any Answer or response on the A copy of the pleading being served may be obtained from: Clerk of Superior Court, Maricopa 222 E. Javelina Mesa, AZ 85210
Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by parties at least three working days in advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must

In advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case by parties at least ten (10) judicial days prior to a scheduled court proceeding. SIGNED AND SEALED this date:

MAR 05 2024 Clerk of Superior Court By Deputy Clerk: /s/G. Abella-Leon 3/15, 3/22, 3/29, 4/5/24

RR-3792542#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43884 (Honorable Suzanne Marwil)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ZOEY ALEXANDRA DIONIDO
d.o.b. 04/21/2010
Person under 18 years of age.
TO: ALYSSA LORRAINE CARAMILLO
DIONIDO A.K.A. ALYSSA CORROS.
CHRISTIAN REMAR DE LEON
AQUINO, parents and/or guardians of
the above-named child.
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, Rules 4, 1 and 4, 2 of the
Arizona Rules of Civil Procedure;
and Rule 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on April
24, 2024 at 8:30 a.m., at the Maricopa
County Superior Court, Juvenile
Division/Durango Facility, 3131 West
Durango, Phoenix, Arizona 850096292, call-in number (917) 781-4590,
conference ID 540-695-152#, before
the Honorable Suzanne Marwil 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

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. 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: LISA M. TIBBEDEAUX, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Lindsey Stepp and may be reached by telephone at (602) 255-2512.

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.

public.
DATED this 8th day of March, 2024.
KRISTIN K. MAYES
Attorney General
/S/ Lisa M. Tibbedeaux
LISA M. TIBBEDEAUX Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792338#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO JDS14508 SUPP (Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
BETTY-LYNN HARMONY NORRIS d.o.b. 11/23/2023
Person under 18 years of age.
TO: JOSEPH JACOBELLY, parent 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 9:00 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 287-752-75#, 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 not wantown 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, elemination 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 patentity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been 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

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.

FAX 602-417-9910

public. DATED this 8TH day of March, 2024. KRISTIN K. MAYES Attorney General ILANA ZORFAS Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792291#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD NO. JD42843 (Honorable Melody G. Harmon) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ASHTYN DAVID ROY TEAFORD
d.o.b. 10/13/2022
Person under 18 years of age.
TO: SERYNA SYLVIA HOPE
TEAFORD, parents and/or guardians of the above-named child.
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 April 25, 2024 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85092, cali-in number (917) 781-4590, conference ID 865-783-452#, before the Honorable Melody G. Harmon 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

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 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, sattlement conference, sattlus 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

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: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C0514G, Phoenix, Arizona 85004. The assigned case manager is Cameron Hernandez and may be reached by telephone at (623) 587-3642.

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 22nd day of February,

public. DATED this 22nd day of February, 2024. KRISTIN K. MAYES

Attorney General /s/ Kimberly Tryon KIMBERLY A. TRYON Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792235#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43688 (Honorable Melody G. Harmon) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
AIDAN MCGUIRK
d.o.b. 11/29/2008
Person under 18 years of age.
TO: CHAD MCGUIRK, parents and/or guardians of the above-named child.
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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on May 7, 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 865-783-452#, before the Honorable Melody G. Harmon for

be reached by telephone at (623) 500-5858.

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 8th day of March, 2024. KRISTIN K. MAYES Attorney, General.

Attorney General /s/ Jonathan E. Manley JONATHAN E. MANLEY Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792145#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22149
Related to Case JD42864
(Honorable Suzanne Marwii)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:

In the Matter of: SELENA BATRIZ

SELENA BATRIZ
d.o.b. 04/25/2023
Person under 18 years of age.
TO: JOCELYNE BATRIZ, JOHN DOE, a fictitious name, parents and/or guardians 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.

Rule 351 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on May 8, 2024, at 1:00 p.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 540-6957-152#, before the Honorable Suzanne Marwil 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

any parent or guardian harries in enemi 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 vidence 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 writter request to: LISA M. TIBBEDEAUX Office of the Attorney General. CFP

of Hearing by submitting a written request to: LISA M. TIBBEDEAUX, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Caryn Siegel and may be reached by telephone at (602) 771-0254.

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.

public. DATED this 27th day of February, 2024. KRISTIN K. MAYES Attorney General /s/ Lisa M. Tibbedeaux LISA M. TIBBEDEAUX Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24

RR-3792106#

RR-3792106#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43772 (HONOTABLE MEDICAL OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: DAVID BAZUA DE LUNA do h 06/17/2008

In the Matter of:
DAVID BAZUA DE LUNA
d.o.b. 06/17/2008
Person under 18 years of age.
TO: CLAUDIA LIZBETH DE LUNA
FRANCO, DAVID BAZUA MACHADO,
CANDELARIA BAZUA, GUADALUPE
BAZUA, parents and/or guardians of
the above-named child.
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, Rules 4.1 and 4.2 of the
Arizona Rules of Civil Procedure;
and Rule 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on
May 23, 2024 at 10:15 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 865783-452#, before the Honorable
Melody G. Harmon for the purpose
of determining whether any parent or
guardian named herein is contesting

Melody G. Harmon 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

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

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: JONATHAN E. MANLEY. Office of the Attorney General, CFP/PSS, 2005. N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Alexandra Gwilt, Irma Martinez and may be reached by telephone at (623) 500-5835, (602) 771-1196.

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 8th day of March, 2024. KRISTIN K MAYFE

public. DATED this 8th day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Jonathan E. Manley JONATHAN E. MANLEY Assistant Attorney General 3/15, 3/22, 3/29, 4/5/24 RR-3792104#

PUBLIC NOTICES

APPLICATION FOR DEFAULT
CASE NO. CV2023-053140
(Assigned to the Hon. Timothy Ryan)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
IN THE MATTER OF THE COUNTY OF
IN THE MATTER OF THE COUNTY OF
IN THE MATTER OF THE THE MATTER OF THE MATT

MARICUFA
In the Matter of:
SUZANNE HARGESHEIMER, A.K.A.
ZSUZSANNA HARGESHEIMER
Plaintiff,

vs. SCME MORTGAGE, INC. et al.

NOTICE is hereby given that Plaintiff, by and through undersigned counsel, and pursuant to Ariz. R. Civ. P. 55, respectfully requests that the Clerk of the Court enter a default judgment against the following Defendants, as they have failed to plead or otherwise defend in this action as required by Ariz. R. Civ. P. 12, within the allotted lime:

they have failed to plead or otherwise defend in this action as required by Ariz. R. Civ. P. 12, within the allotted lime:

a) SCME Mortgage. Inc. ("SCME");
b) Solace financial, LLC ("Solace");
c) Real Time Resolutions, Inc. ("Real Time");
d) Aurora Loan Services, LLC ("Aurora");
e) Mortgage Electronic Registration Systems. Inc. ("MERS"); and f) Stewart Title and Trust of Phoenix ("Stewart Title and Trust of Phoenix ("Stewart Title") Plaintiff hired a private process server to effect personal service on Real Time and Stewart TTP Was successful. Service was delivered on Real Time and Stewart TTP was successful. Service was delivered on Real Time and Stewart TTP hrough Scott Whaley, a clerk with CT Corporation. August 24, 2023. See Exhibits 1 & 2. Service was delivered on MERS through their intake desk on August 29, 2023. See Exhibits 3. Real Time, MERS, and Stewart TTP have not filed an answer or other responsive pleading in the above captioned case as required by Ariz. R. Civ. P. 12 as of January 25, 2024. Additionally, Plaintiff sought teave from the Court to serve SCME, Solace, and Aurora through publication. The Court granted such leave on November 15, 2023. See Exhibit 4. Plaintiff served SCME, Solace, and Aurora through publication. The Court franted such leave on November 15, 2023. See Exhibit 5. SCME, Solace, and Aurora through publication on December 4, 11, 18, and 27, 2023. See Exhibit 5. SCME, Solace, and Aurora have not filed an answer or other responsive pleading in the above captioned case as required by Ariz. R. Civ. P. 12 as of January 25, 2024.

This Application for Entry of Default is supported by the accompanying Affidavit of Default. Defendants are not minors and are not incompetent. Pursuant to Rule 55(B), Arizona Rules of Civil Procedure, Application/ Motion for Entry of Civil Default to Defendants SCME, Solace, Real Time, Aurora, MERS, and Stewart TTP, the parties claimed to be in default to the following last known addresses:

addresses: SCME Mortgage, Inc. ADDRESS UNKNOWN Solace Financial LLC SCME Mortgage, Inc.
ADDRESS UNKNOWN
Solace Financial, LLC
ADDRESS UNKNOWN
Real Time Resolutions, Inc.
3800 N. Central Ave., Sulfe 460
Phoenix, Arizona 85012
Aurora Loan Services, LLC
ADDRESS UNKNOWN
Mortgage Electronic Registration
Systems, Inc.
251 Little Falls Drive
Wilmington, DE 19808
Stewart Title and Trust of Phoenix
3800 N. Central Ave., Suite 460
Phoenix, Arizona 85012
NOTE: If the party claimed to be
in default fails to file a responsive
pleading or otherwise defend in this
action within ten (10) days of the
filing of this Application, the default
judgment will be entered against that
party.
AN APPLICATION FOR ENTRY OF

filing of this Application, the default judgment will be entered against that party.

AN APPLICATION FOR ENTRY OF DEFAULT HAS BEEN ENTERED AGAINST YOU:

On this date (or as soon as practicable after this filing), Plaintiff has mailed via certified mail a copy of this Application and Affidavit for Entry of Default to the last known address of Defendants, thus giving notice of default (see Affidavit and Certificate of Mailing).

APPLICATION REQUEST

1. Plaintiff filed this Application and Affidavit to give notice to all parties in this action, and the Court, that Plaintiff is beginning default proceedings against Defendant, who have failed to answer, plead, or otherwise defend this action.

2. With this document, I apply for Entry of Default. I understand my filing of this document at the Office of the Clerk of the Superior Court constitutes "Entry of Default."

3. In light of the foregoing, Plaintiff respectfully requests that at the expiration of the (10) days following the filing of Application, the Court enter Judgment by Default in favor of Plaintiff.

RESPECTFULLY SUBMITTED on this 31st day of January, 2024.

MUSHKATEL, ROBBINS & BECKER, LC

By /s/Matthew A. Gobbato

Jordan A. Brunner

By /s/Matthew A. Gobbato
Jordan A. Brunner
Attorneys for Plaintiff
ORIGINAL of the foregoing e-field this
31st day of January, 2024, with:
Clerk of the Court - Civil Division
Maricopa County Superior Court
East Court Building
101 W. Jefferson
8th Floor, Courtroom 814

Phoenix, Arizona 85003
COPY of the foregoing delivered this
31st day of January, 2024, to:
Honorable Timothy Ryan
Maricopa County Superior Court
East Court Building
101 W. Jefferson
814

101 W. Jefferson
8th Floor, Courtroom 814
Phoenix, Arizona 85003
By: Is/Rachel Wester
A copy of the Application for Default
including all Exhibits, Affidavit of
Publication and additional pleadings
relating to the case may be obtained
by contacting Plaintiff's attorneys,
Mushkatel, Robbins & Becker, PLLC,
15249 N. 99th Avenue, Sun City,
Arizona 85351, (623) 889-0691 or the
Clerk of the Court for Maricopa County
Superior court.

Superior court.

AFFIDAVIT OF PUBLICATION
Case No. CV2023-053140
(Assigned to the Hon. Timothy Ryan)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:

MARIUUFA In the Matter of: SUZANNE HARGESHEIMER, A.K.A. ZSUZSANNA HARGESHEIMER Plaintiff,

ZSUZSANNA HARGESHEIMER Plaintiff, vs. SCME MORTGAGE, INC. et al. Defendants.

1. I am the attorney for the below-designated party and file this Affidavit to comply with Rule 55, Arizona Rules of Civil Procedure.

2. The following parties in this action against who a Judgment for affirmative relief is sought have failed to plead or otherwise defend as provided for by the Arizona Rules of Civil Procedure and are hereinafter designated:

a) SCME Mortgage, Inc. ("SCME");
b) Solace Financial, LLC ("Solace");
c) Real Time Resolutions, Inc. ("Real Time");
d) Aurora Loan Services. LLC ("Aurora");
e) Mortgage Electronic Registration Systems, Inc. ("MERS"); and f) Stewart Title and Trust of Phoenix ("Stewart TITP")
3. To comply with the requirements of 50 U.S.C.A. § 520. I verify that to the best of my knowledge and believe, none or these Defendants are in the military service.

4. Since the service of a copy or the Complaint and Summons or other pleading seeking affirmative relief herein upon these parties, the statutory time, exclusive of the day of service, within which these parties may plead or otherwise defend, has passed.

of service, within which these parties may plead or otherwise defend, has passed.
WHEREFORE, Affiant demands that Default be entered against the Defendants herein designated.
AFFIDAVIT OF DEFAULT
I, Matthew A. Gobbato, Esq., counsel for Plaintiff in this action, hereby swear or affirm that:
1. Defendants SCME, Solace, Real Time, Aurora, MERS, and Stewart TTP are defendants in this action.
2. I (or my agents) served the Summons, Complaint, or other court occurrents on all above-named defendants according to law.
3. Defendants are a party against whom Plaintiff seeks judgment lor affirmation of relief.
4. Defendants have failed to file an answer, plead, or otherwise defend in this action.
5. I filed this Application and Affidavit for Default on January 25, 2024 (or as soon as practicable afterwards), which constitutes official Entry of Default.
This Affidavit is expected in support of the above Application for Entry of Default.
PLEASE take notice that Plaintiff has this date (or as soon as practicable afterwards) filed with the Clerk of

Delault.

PLEASE take notice that Plaintiff has this date (or as soon as practicable afterwards) filed with the Clerk of the Court an Application tor Entry of Default and supporting Affldavit, copies of which are attached hereto and pursuant to which the Clerk of the Court has been requested to enter the default of Defendants for failure to plead or otherwise defend the claims in this action within the time required by the Arizona Rules of Civil Procedure. Be further advised that the default of Defendants shall become effective unless Defendant pleads or otherwise defends prior to the expiration of ten (10) days from the date thereof.

FURTHER AFFIANT SAYETH NOT. DATED this 31st day of January, 2024.

MISHKATEL ROBBINS & BECKER

2024. MUSHKATEL, ROBBINS & BECKER, PLLC
By /s/Matthew A. Gobbato
Jordan A. Brunner
Attorneys for Plaintiff
STATE OF ARIZONA)

) ss.
County of Maricopa
County of Maricopa
SUBSCRIBED, SWORN TO and
ACKNOWLEDGED before me, the
undersigned Notary Public. on this
31st day of January, 2024. by Matthew
A. Gobbato.
/s/Rachel Wester

Expires March 10, 2025

JUDGMENT
Case No. CV2023-053140
(Assigned to the Hon. Timothy Ryan)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
SUZANNE HARGESHEIMER, A.K.A.
ZSUZSANNA HARGESHEIMER
Plaintiff,
vs.

SCME MORTGAGE, INC. et al.

Defendants.
THIS CAUSE HAVING COME ON
REGULARLY TO BE HEARD on the
date set forth below, the Court having
determined that all of the Defendants
having an interest in the property
which is the subject of this lawsuit
having been served with a Summons
and Complaint;
whether personal or through
publication; and all of the Defendants
have failed to answer and a default
has been properly entered.
The Court then having reviewed the
pleadings received by the Court on
behalf of the Plaintiff:
IT IS THE FINDING OF THE COURT
that all of the allegations in Plaintiffs
Complaint as to the Defendants
SCME, Solace, Aurora, Real Time
Resolutions, Inc. ("Real Time"),
Mortgage Electronic Registration
Systems, Inc. ("MERS"), and Stewart
Title and Trust of Phoenix ("Stewart
TTP"), are true.
THE COURT DOES FURTHER MAKE
AN EXPRESS DETERMINATION that
there is no just reason for delay and
expressly directs that Judgment
be entered in favor of the Plaintiff
and against the Defendants SCME,
Solace, Aurora, Real Time, MERS,
and Stewart TTP
THE COURT DOES. THEREFORE,
ENTER THIS JUDGMENT:
A. Plaintiff, Suzanne Hargesheimer, is
the owner in fee simple of the property

THE COURT DOES, THEREFORE, ENTER THIS JUDGMENT:
A. Plaintiff, Suzanne Hargesheimer, is the owner in fee simple of the property described as:
Legal Description: Lot 56, ROSE GARDEN ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 217 of Maps, Page 16.
Subject To: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. Parcel Number: 209-09-657
Address: 920 W. Ross Ave., Phoenix, AZ 85027
B. Establishing that the Defendants SCME, Solace, Aurora, Real Time, MERS, and Stewart TTP, have no right, title, interest or claim in or to the above described property, and hat the Defendants SCME, Solace, Aurora, Real Time, MERS, and Stewart TTP, are forever barred and estopped from having or claiming any right, title or interest in or to

Aurora, Real Time, Marios, and Stewart TTP, are forever barred and estopped from having or claiming any right, title or interest in or to those premises previously described adverse to Plaintiff.

C. The Deed or Trust recorded under instrument number 2007-0274982 is hereby released and there is no obligation due or owed under the Deed of Trust.

IT IS FURTHER ORDERED that pursuant to Rule 54(b) no further matters remain pending ns to Defendants SCME, Solace, Aurora, Real Time, MERS, and Stewart TTP, and Judgment is entered. and Judgment is entered.
DONE IN OPEN COURT this _ day

2024. ASSIGNED JUDICIAL OFFICER MARICOPA COUNTY SUPERIOR COURT

3/22, 3/29, 4/5, 4/12/24 RR-3791812#

SUMMONS
CASE NO. CC2024021477RC
MARYVALE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale,
AZ 85323
A SPEEDY CASH CAR TITLE
LOANS, LLC

Plaintiff.

Vs.
STEVEN DANIEL GRADILLAS AND DOE GRADILLAS, a married couple, Defendants. THE STATE OF ARIZONA TO:
Steven Daniel Gradillas And Doe Gradillas And Doe Gradillas 3045 N 67th Av Apt # 3111 Phoenix, AZ 85033

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. If you were served distinct of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical address): 10420 W. Van Buren St. Avondale, AZ 85323; (602) 372-8002.

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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. Date: 01/25/2024

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.
A copy of the Summons and
Complaint may be obtained by
contacting the Plaintiff's attorney: J.
Vance Andersen, J. Vance Andersen,
PL.C., 25823 N. 101st Avenue,
Peoria, AZ 85383, (602) 995-0490,
vance@azjurist.com

vance@azjurist.com 3/8, 3/15, 3/22, 3/29/24

RR-3791076#

SUMMONS
CASE NO. CC2024024501RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane *
Surpise, AZ 85374
A SPEEDY CASH CAR TITLE
LOANS, LLC
Plaintiff.

Plaintiff,

vs. STEPHANIE J NEZ AND DOE NEZ, a married couple, Defendants

vs.
STEPHANIE J NEZ AND DOE NEZ, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Stephanie J Nez And Doe Nez 3511 W Rovey Ave Apt 1
Phoenix, AZ 85019
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. If you were served distight this properties of the court in the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 14264 W. Tierra Buena Lane * Surprise, AZ 85374; (602) 372-2000.
4. Your answer must be in writing. (a) You may obtain an answer form

adules* Surprise, AZ 85374; (602) 372-2000.

4. Your answer must be in writing.
(a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http: //www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http: //www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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.

Date: JAN 30 2023

/s/illegible

Justice of the Peace

/s/illegible
Justice of the Péace
REQUEST FOR REASONABLE
ACCOMMODATION FOR PERSONS
WITH DISABILITIES MUST BE
MADE TO THE COURT AS SOON
AS POSSIBLE BEFORE A COURT
PROCEEDING.
A copy of the Source

PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 3/8, 3/15, 3/22, 3/29/24 RR-3791075#

SUMMONS
CASE NO. CC2024019202RC
MARYVALE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale,
AZ 85323
A SPEEDY CASH CAR TITLE
LOANS, LLC
Plaintiff

Vs.
YOELAY TAMAYO DIAGO AND DOE DIAGO, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Yoelay Tamayo Diago And Doe Diago 6231 N 67th Av Apt 246 Glendale, AZ 85301
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 complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you dere served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service.

602-417-9900 If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons. 3. This court is located at (physical address): 10420 W. Van Buren St. Avondale, AZ 85323; (502) 372-8002. 4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (c) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (b) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (c) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (c) You may sisit http://www.azcutrs.gov/ under the "Public Services" tab. (c) You may sisit http://www.azcutrs.gov/ of the Peace sisit http://www.azcutrs.gov/ under the sisit http://www.azcutrs.gov/ of the Peace sisit http://www.azcutrs.go

Date: 01-23-24

/s/A. Gastelum
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
RECORDING.

PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azilust.com

SUMMONS
CASE NO. CC2023244298RC
IN THE JUSTICE COURT, SAN
MARCOS PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA
201 East Chicago Street, Chandler,
Arizona 85225 (602) 372-3400
WESTERN AMERICAN LOAN, INC.,
an Arizona corporation,
Plaintiff,

WESTERN AMERICAN LOAN, INC., an Arizona corporation,
Vs.
ALEXIS ANDREA MILLER-REDDING and DOE SPOUSE MILLER-REDDING, a marital community,
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
ALEXIS ANDREA MILLER-REDDING
ONE SPOUSE MILLER-REDDING
ONE S

RR-3791074#

AS POSSIBLE PROCEEDING

vance@azjurist.com 3/8, 3/15, 3/22, 3/29/24

PUBLIC NOTICES

4811 East Julep, Mesa, Arizona 85205 (602) 506-8117 WESTERN AMERICAN LOAN, INC., an Arizona corporation, Plaintiff,

vs.
TAHANI K. ZAIN and DOE SPOUSE
ZAIN, a marital community,
Defendant(s).
THE STATE OF ARIZONA TO THE
ABOVE NAMED DEFENDANT(S):
TAHANI ____ K. ZAIN

ZAIN, a mantal community.

THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
TAHANI K. ZAIN

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. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thinty (30) days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thinty (30) days from the date of service; fit the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

3. This court is located at (physical address): 4811 East Julep, Mesa, Arizona 85205 (602) 506-8117.

4. Your answer must be in writing, (a) You may obtain an answer form from the court itsled above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.aczourts.gov/ under the "Public Services" tab. (b) You may visit http://www.aczourts.gov/ under the "Public Services" tab. (b) You may isit http://www.aczourts.gov/ under the "Public Services" tab. (b) You may isit http://www.aczourts.gov/ under the "Public Services" tab. (b) You may for paper, but your answer must include the case number, the court location, and the names of the parties.

5. You must provide a copy of your answer to the plaintiff's attorney identified above. 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.

Date: DEC -8 2023

THE PLAINTIFF(S) COMPLAINT.
Date: DEC-8 2023

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.
A copy of the Summons and
Complaint may be obtained by
contacting the Plaintiff's attorney:
Southwest Legal Associates, 4854
East Baseline Road, Suite 104, Mesa,
Arizona 85206, (480) 265-9355
3/8, 3/15, 3/22, 3/29/24

RR-3790971#

RR-3790971#

RR-3790971#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS21862
Related to Case JD41669
(Honorable Christopher Whitten)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:

STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
GASPARE SMITH
d.o.b. 06/03/2020
Person under 18 years of age.
TO: KYEMA SMITH, ADÖLF PENA
RODRIGUEZ, 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 the
9th day of May, 2024 at 9:30a.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 591182-803#, before the Honorable
Christopher Whitten 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

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. 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 Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DANNY R ABRIL, Office of the Attorney General, CFP/PSS, 2005. N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Iselin Hagevik and may be reached by telephone at (602) 771-3074.
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,

DATED this 27th day of February

2024. KRISTIN K. MAYES Attorney General Attorney General /s/ Robert E. Nichols ROBERT NICHOLS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790522#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43788 (Honorable Michael Z. Rassas) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

In the Matter of:
RYAN BUTCHER
d.o.b. 09/04/2007
Person under 18 years of age.
TO: LAJADA EMERSON, ROBERT
BUTCHER, MARY KELLY, parents
and/or guardians of the above-named
child.
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, Rules 4 1 and 4.2 of the
Arizona Rules of Civil Procedure;
and Rule 329 of the Arizona Rules of
Procedure for the Juvenile Court.
2. The Court has set a hearing on the
29th day of April, 2024 at 9:45 a.m.,
at the Maricopa County Superior
Court, Juvenile Division/Durango
Facility, 3131 West Durango, Phoenix,
Arizona 85009-629; call-in number
(917) 781-4590, conference ID 691290-769#, before the Honorable
Michael Z. Rassas 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 the Court.
4. You have a right to appear as a
party in this proceeding. You ar
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 establishmed.
5. Notice is given that DCS is
proposing to substantiate any
allegations of abuse and/or neglect
contained in the dependency petit

manager is Nubia Rivera and may be reached by telephone at (623) 932-8000.

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 4th day of March, 2024 KRISTIN K. MAYES Attorney General /s/ Jacob Stock JACOB L. STOCK Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790521#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD40527 SUPP (Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: NOT NAMED MORRIS d.o.b. 01/19/2024

Person under 18 years of age.

RR-3790521#

In the Matter of:
NOT NAMED MORRIS
d. b. 0.1/19/2024
Person under 18 years of age.
TO: BRENDA L MORRIS A.K.A.
BRENDA LEIGH MORRIS A.K.A.
BRENDA LEIGH MORRIS A.K.A.
BRENDA LEIGH MORRIS A.M.A.
BRENDA LEIGH MORRIS and
DANIEL JOSEPH HEDGECOCK,
parents of the above-named child.
1. The Arizona 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 9:30a.m., at
the Maricopa County Superior Court,
Old Courthouse/Juvenile Division, 125
West Washington Street, Phoenix,
Arizona 85003, cali-in number (917)
781-4590, conference ID 591182-803#, before the Honorable
Christopher Whitten 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

custody, of change of ucstody 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: WILBUR F. BARRY III. Office of the Attorney General, CFP/PSS, 2005. Central Ave. CO07AG, Phoenix, Arizona 85004. The assigned case manager is Keisha Boateng and may be reached by telephone at (602) 774-5914.

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.

public. DATED this 27th day of February,

KRISTIN K. MAYES Attorney General /s/ Wilbur F. Barry III WILBUR F. BARRY III Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790491#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43766 (Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

INAND FOR THE COUNTY OF MARICOPA
In the Matter of:
NOT NAMED CHAVEZ A.K.A.
LILYANNA CHAVEZ
d.o.b. 12/31/2023
Person under 18 years of age.
TO: JENNIFER EVE CHAVEZ,
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 23rd day of May, 2024 at 11:00a.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 Whitten for the purpose

Christopher Whitten 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, 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. 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, your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, your child dependent based upon allegations, you may obtain a copy of the Dependency Petition, Notice by submitting a written request to: ROBERT NICHOLS, Office of the Attorney General, CFP/PSS, 2005 N. Central Registry is Justine Harte and may be reached by telephone at (602) 255-254.

255-2554.

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.

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-3790478#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43630
(Honorable Christopher Whitten)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:
HARLYNN RENE SHEFFER d.o.b. 09/30/2011
Person under 18 years of age.
TO: SAMANTHA RENE SHEFFER and CORY LEE DORRIS, 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 27th day of June, 2024 at 9:30a.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 591-182-803#, before the Honorable Christopher Whitten 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 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 an inding 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

FAX 602-417-9910

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 ROBERT NICHOLS, Office of the Attorney General, CFP/PSS, 2005. N. Central Ave. CO07AG, Phoenix, Arizona 85004. The assigned case manager is Megan Okamoto and may be reached by telephone at (602) 255-4544.

7. Requests for reasonable for persons with

The property of the priority at the hearing be closed by the property of the p

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-3790469#

RR-3790469#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD30355
(Honorable Pamela H. Dunne)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JONATHAN PEDRO SANDOVAL, JR. d.o.b. 04/09/2008
Person under 18 years of age.
TO: MELISA ASHLEY SMITH and JONATHAN PEDRO SANDOVAL, parents of the above-named child.
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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on April 22, 2024 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, cali-in number (917) 781-4590, conference ID 259-915-689#, before the Honorable Pamela H. Dunne for the purpose of determining whether any parent or quardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have a starray apprent or parents and three years and the salve and starray parent at the

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, 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

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: CASEY A BOWERS, Office of the Attorney General, CF/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Walter Castaneda and may be reached by telephone at (623) 333-7920.

Date: DEC 8 - 2023

/s/illegible

REQUEST FOR REASONABLE

ACCOMMODATION FOR PERSONS
WITH DISABILITIES MUST BE
MADE TO THE COURT AS SOON
AS POSSIBLE BEFORE A COURT
PROCEEDING.
A copy of the Summons and
Complaint may be obtained by
contacting the Plaintiff's attorney:
Southwest Legal Associates, 4854
East Baseline Road, Suite 104, Mesa,
Arizona 85206, (480) 265-9355
3/8, 3/15, 3/22, 3/29/24

RR-3791023# RR-3791023# SUMMONS
CASE NO. CC2023-244334RC
IN THE JUSTICE COURT, EAST
MESA PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three workin days in advance of a scheduled coul

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

public.
DATED this 4th day of March, 2024.
KRISTIN K. MAYES Attorney General /s/ Casey Bowers CASEY A BOWERS

RR-3790463#

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

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.
TO: ARACELY MEDRANO, and
RAMON URIAS LOPEZ, parents of the above-named child.
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 May 7, 2024 at 11:00 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 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 motion.
3. You and your child are entitled

is contesting the anegations 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.

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.

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: DEBBIE M. OELZE, Office request to: DEBBIE M. UELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned

Phoenix, Arizona 850U4. The assigned case manager is Vivianna Lopez and may be reached by telephone at (623) 826-6973.

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

uays 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.

public. DATED this 27th 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-3790458#

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:

MARICOPA
In the Matter of:
NASEIR ASAIAH PLEASANT
d.o.b. 10/08/2019
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents of the above-named child.
1. The Department of Child Safety,
QCS 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 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.
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, the hearing may go forward in your fail to appear without good cause, the hearing may go forward in your 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: 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.

public. DATED this 28th day of February,

2024. KRISTIN K. MAYES KRISTIN K. MAYES Attorney General /s/ Evan Benson EVAN BENSON Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790454#

RR-3790454#
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:

the Matter of:
'LANI UNIQUE-MARIE AUSTIN-

IYLANI UNIQUE-MARIE AUSTIN-RUSSELL
d.o.b. 10/04/2022
Person under 18 years of age.
TO: ISAC ANDRE RUSSELL 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 June 3, 2024 at 9:30 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, the hearing may go forward in your absence and may result in a finding that you have waived your legal rights and have admitted 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 Chester Yamat and may be reached by telephone at (602) 771-0031.

PUBLIC NOTICES

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 26th day of February,

2024. KRISTIN K. MAYES KRISTIN K. MAYES Attorney General /s/Debbie Oelze DEBBIE M. OELZE Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790452#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. J943058

(Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

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. 10/08/2012

Person(s) under 18 years of age. TO: RENAE ELIZABETH KINNER and JUSTIN DAVID GRIFFITH, 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 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.

2. The Court has set a hearing on the 20th day of May, 2024 at 10:45a.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 591-82-803#. before the Honorable Christopher 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, 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 absence and may result in remination of your parental rights based upon the record and the evidence presented to the Court.

of your parental rights based upon the record and the evidence presented to the Court.

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 Motion to Terminate Parent-Child Relationship, 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 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 Mali 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.

public. DATED this 27th day of February. ZUZ4. KRISTIN K. MAYES Attorney General /s/ Robert E. Nichols ROBERT NICHOLS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790444#

RR-3790444#
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:

MARICOPA
In the Matter of:
LUIS FABIAN VAZQUEZ CELIS
d.o.b. 09/20/2018
LUISA FERNANDA 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.

2. The Court has set a hearing on the 22nd day of May, 2024, at 11:00 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 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 children 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.

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: MiRANDA L. NICKELSON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Jesus Sandoval-Ocampo and may be reached by telephone at (602) 774-9788.

6. Requests for reasonable accommodation for persons with disabilities

public. DATED this 27th day of February,

KRISTIN K. MAYES Attorney General /s/ Miranda L Nickelson MIRANDA L. NICKELSON Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790426#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43727 (Honorable Pamela H. Dunne)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ANGIE RODRIGUEZ
d.o.b. 06/18/2006
Person under 18 years of age.
TO: MARIA ESMERALDA
RODRIGUEZ VILLA, and ELSIEO
RODRIGUEZ VILLA, and ELSIEO
RODRIGUEZ VILLA, and ELSIEO
RODRIGUEZ, parents of the abovenamed child.
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, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on May 20, 2024 at 9:45 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 259-915-689#, before the Honorable Pamela H. Dunne 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

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 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: CASEY A BOWERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. CD51AG, Phoenix, Arizona 85004. The assigned case manager is Kelly Amorino and may be reached by telephone at (602) 214-1770.

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 4 day of March, 2024.

public. DATED this 4 day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Casey Bowers CASEY A BOWERS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790415#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43620 (Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

MARICOPA
In the Matter of:
ROYJAE CLARK
d.o.b. 08/16/2014
LATAVIOUS MARSALLE CLARK
d.o.b. 06/16/2019
AIRREUS AMIR COLLINS
d.o.b. 05/25/2021
DA'SHAUN KHALID KELLY
d.o.b. 07/30/2022
Person(s) under 18 years of age.
TO: SHAKIRA MONEEK CLARK,
ADARIUS COLLINS, TYRESE
ADKINSON, DAVON KELLY and
LASELLE WISEMAN OLIVER,
parents of the above-named children.
1. The Arizona 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
6th day of May, 2024 at 10:00a.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 591182-803#, before the Honorable
Christopher Whitten for the purpose
of determining whether any parent or
guardian named herein is contesting
the allegations in the Petition.
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 the Court.
4. You have a right to appear as
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, one may be appointed
by the Court.
4. You have a right to appear as
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.
5. Notice is given tha DCS is
proposing

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.

771-3046.

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.

public. DATED this 27th day of February,

2024. KRISTIN K. MAYES Attorney General /s/ Wilbur F. Barry III WILBUR F. BARRY III

Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790412#

RR-3/90412#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD42490
(Honorable Michael J. Herrod)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the matter of:

MARICOPA
In the matter of:
KAYDEN RAY REEVES
d.o.b. 09/27/2022
Person under 18 years of age.
TO: KAITLIN ALYSE REEVES,

Person under 18 years of age.

TO: KAITLIN ALYSE REEVES, parents of the above-named child.

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 Tile, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on May 2, 2024 at 10:30 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 Motion.

3. You and your child are entitled

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 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 Motion. 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

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 Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: LAURAA. MILUS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix. Arizona \$50.04. The assigned child safety worker is Kaitlyn Kelsey and may be reached by telephone at (602) 771-0199.

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 1st day of March, 2024.

public.
DATED this 1st day of March, 2024.
KRISTIN K. MAYES

Attorney General /s/Debbie Oelze for Laura Milus LAURA A. MILUS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790399#

RR-3790399#
DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22154
Related to Case JD42490 (Honorable Michael J. Herrod)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KAYDEN RAY REEVES
d.o.b. 09/27/2022
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parent 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

PUBLIC NOTICES

2, 2024 at 10:30 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

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 second of the court.

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: LAURAA. MILUS, Office of the Attorney General, CFP/PSS, 2005

N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Kaitlyn Kelsey and may be reached by telephone at (602 T771-0199.)

6. Requests for reasonable accommodation for persons with

771-0199.

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.

public.
DATED this 1st day of March, 2024.
KRISTIN K. MAYES Attorney General /s/Debbie Oelze for Laura Milus LAURA A. MILUS Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790398#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD534715 (Honorable Ashley Halvorson) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA IN the matter of:

KHALEAH DRAKE d.o.b. 09/17/2016
Person under 18 years of age.

KHALEAH DRAKE
d.o.b. 09/17/2016
Person under 18 years of age.
TO: JASMINE DRAKE and KYLE
DRAKE, parents and/or guardians of
the above-named child.
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.
2. The Court has set a Publication
hearing on the 13th day of May, 2024,
at 11:00 a.m., at the Old Courthouse,
125 W. Washington, Phoenix, AZ
85003, call-in number (917) 781-4590,
conference ID 336-63-505#, before
the Honorable Ashley Halvorson 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
parry in this proceeding. You are

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 causes 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, 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.

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 Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ERIN B. HAWKINSON, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Deanna Mendoza and may be reached by telephone at (480) 454-2954.

6. Requests

telephone at (480) 454-2954.
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) 506-2544.
7. You have the right to make a

public DATED this 4th day of March, 2024. KRISTIN K. MAYES Attorney General /s/ Erin B. Hawkinson ERIN B. HAWKINSON Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 RR-3790351#

RR-3790351#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS520602

(Related to Case JD528154 R SUPP) (Honorable Jay Polk)

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: JORDAN RAY JOINER d.o.b. 11/21/2017

Person under 18 years of age.

d.o.b. 11/21/2017
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians 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 Tile 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 24th day of April, 2024, at 11:30 a.m., at the Old Courthouse, 125 West Washington, Phoenix, Arizona 85003, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay Polk 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 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: KATHLEEN E. MARTONCIK, Office of the Attorney General, CFP/PSS, 120 W. Takeney St. Amene, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Amber Warfield and may be reached by telephone at (602) 771-3111.

public. DATED this 4th day of March, 2024. KRISTIN K. MAYES RRISTIN K. MAYES Attorney General /s/ Kathleen E. Martoncik KATHLEEN E. MARTONCIK Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790239#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD31657 REAC (Honorable Gregory Como) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: ISABELLA QUIRIE d.o.b. 03/21/2010 ARMANI CORMACK d.o.b. 02/13/2013 NOAH MASSIAH CORMACK d.o.b. 06/17/2019 PESTON DEAN HILL d.o.b. 06/17/2019 Person(s) under 18 years of age. TO: BRITTANY ANNE MARIE QUIRIE JUSTIN DAVIS, PAUL EVERTON CORMACK, AND PA

Gregory Como for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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 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, rou given children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed 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: JOHN L. HUMPHRIES, Office of the Attorney General, CFP/PSS,

public. DATED this 5th day of March, 2024. KRISTIN K. MAYES Attorney General JOHN L. HUMPHRIES Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790183#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. J0534276 SUPP (Honorable Jay Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: MARICOPA In the Matter of: MARICOPA In the Matter of: MARIA JOSEFINA MARTINEZ d.o.b. 07/15/2023
Person under 18 years of age. TO: SELINA CUEVAS, and CRISTIAN BELLO 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 publication hearing on the 13th day of May, 2024 at 10:30 a.m., at the Old Courthouse, 125 West Washington, Phoenix, Arizona 85003, cali-n number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay Polk 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, 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, 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 proposin

for placement in the DCS Central Registry. 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: KATHLEEN E. MARTONCIK, Office of the Attorney General, CFP/PSS. 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Julia Schmucker and may be reached by telephone at (602) 774-9540.

may be reached by telephone at (602)
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) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.

public.
DATED this 4th day of March, 2024.
KRISTIN K. MAYES
Attorney General
/s/ Kathleen E. Martoncik Attorney General /s/ Kathleen E. Martoncik KATHLEEN E. MARTONCIK Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3790170#

SUMMONS
CASE NO. CV2023-093775
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

John Jacobson Plaintiff(s),

Marcus Fulton

Warcus Fulton
Defendant(s).
To: Marcus Fulton
WARNING: THIS AN OFFICIAL
DOCUMENT FROM THE COURT
THAT AFFECTS YOUR RIGHTS.
READ THIS SUMMONS CAREFULLY.
IF YOU DO NOT UNDERSTAND
IT, CONTACT AN ATTORNEY FOR
LEGAL ADVICE.

1. A lawsuit has been filed against
you. A copy of the lawsuit and other
court papers were served on you with
this Summons.
2. If you do not want a judgment taken
against you without your input, you
must file an Answer in writing with the
Court, and you must pay the required
filing fee. To file your Answer, take
or send the papers to Clerk of the
Superior Court, 201 W Jefferson St
Phoenix AZ 85003 or electronically
file your Answer through one of
Arizona's approved electronic filling
systems at http://www.azcourts.gov/
efillinginformation. Mail a copy of
the Answer to the other party, the
Plaintiff, at the address listed 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

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 from the date of service, not counting the day of service. If this Summons and the other court papers were served on you outside the State of Arizona, your Answer must be filed within THIRTY (30) CALENDAR DAYS from the date of service, not counting the day of service. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least 3 working days in advance of a scheduled court proceeding. GIVEN under my hand and the Seal of the Superior Court of the State of Arizona in and for the County of MARICOPA SIGNED AND SEALED this Date: August 09, 2023
JEFF FINE Clerk of Superior Court By: B. SILVERNAIL Deputy Clerk

Dy. B. SILVERIVALL
Deputy Clerk
Requests for an interpreter for persons
with limited English proficiency must
be made to the division assigned to
the case by the party needing the
interpreter and/or translator or his/her
counsel at least ten (10) judicial days
in advance of a scheduled court
proceeding

in advance of a schéduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https: //maricopabar.org Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Amber Hunter, 4710 E. Falcon Drive Ste 207, Mesa AZ 85215, 602-786-6933 3/8, 3/15, 3/22, 3/29/24

RR-3790133#

RR-3790133#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP AND MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN NO. JS22152 No. JD42345 (Honorable Michael Z. Rassas) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF

FAX 602-417-9910

MARICOPA MARICOPA In the Matter of: MANUEL ANGEL BARRAGAN d.b. 10/06/2022 FABIAN ANGEL SILVA-BARRAGAN d.b.b. 12/19/2020 VIVIANA ELEMA BARRAGAN

FABIAN ANGEL SILVA-BARRAGAN d.o.b. 12/19/2020
VIVIANA ELENA BARRAGAN d.o.b. 08/23/2017
SOPHIA MARIE MCCLELLAND d.o.b. 11/04/2015
LESLIE ROSE MCCLELLAND d.o.b. 11/04/2015
LESLIE ROSE MCCLELLAND d.o.b. 10/19/2010
Dersons under 18 years of age. TO: ELIZABETH BARRAGAN-MC CLELLAND d.o.b. 10/19/2010
Persons under 18 years of age. TO: ELIZABETH BARRAGAN, KENNETH EUGENE MC CLELLAND, SR. A.K.A. KENNETH EUGENE MCCLELLAND SR. A.K.A. KENNETH EUGENE MCCLELLAND SR. HOUSTON SILVA, JOHN DOE, a fictitious name, parents 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 and Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §8 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court and Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes S§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court and Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes S§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court and Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes S§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court and Motion and Motion.

2 You and your child(ren) are entitled bave an attorney present at the

Motion.

3. You and your child(ren) 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 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. 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 orguardianship 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.

6. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship or Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting awritten request to: JACOB L. STOCK, Office of the Attorney General, CFP, PSS, 2005 N. Central Ave. CO51AG, Phoenix, Arizona 85004. The assigned child safety worker is Emily Hazelman and may be reached by telephone at (602) 774-5857.

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

public. DATED this 28th day of February,

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43760 (Honorable Pamela Sue Gates) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

INVAID FOR THE COUNTY OF MARIYKATE JANE NICHOLAS d.o.b. 10/05/2022
Person under 18 years of age.
TO: STACY V GRACE EVANS, and VINCENT JOSEPH NICHOLAS, 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

RR-3789942#

2024. KRISTIN K. MAYES

Attorney General /s/ Jacob Stock JACOB L. STOCK Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24 Rule 329 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 22nd day of April, 2024 at 11:30 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 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 on, if you cannot afford an attorney, one may be appointed by the Court.

4. You have a right to appear as a carty in this proceeding.

attorney or, ir 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 submitting a written request to: MOLLY LATHROP, Office of the Attorney General, CFP/PSS, 2005. N. Central Ave. CO07AG, Phoenix, Arizona 85004. The assigned case manager is Allyson Smith and may be reached by telephone at (602) 774-9505.

7. Requests for reasonable accommodation for persons with disabilities must be made to the

be reached by telephone at (602) 774-9505.

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.

public.
DATED this 1st day of March, 2024.
KRISTIN K. MAYES
Attorney General
MOLLY LATHROP

Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3789846#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43768 (Honorable Christopher Whitten) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:

DEJANAE ANDREA TALTON d.o.b. 11/10/2008

REBEKAH RENEE TALTON d.o.b. 08/11/2011

EMMA EARL TALTON d.o.b. 09/02/2010

Person(s) under 18 years of age. TO: TONIKA RENEE MAYFIELD A.K.A. TONIKA RENEE MAYFIELD A.K.A. TONIKA TALTON, parents of the above-named children.

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 24th day of May, 2024 at 10:00a.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 Whitten for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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 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, retrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you 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

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. Co07AG, Phoenix, Arizona 85004. The assigned case manager is Dominic Dix and may be reached by telephone at (602) 771-0883.

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

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,

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

NO. JD39844 SUPP (Honorable Adele Ponce) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
TAMARI MUHAMMAD
JOB 10.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 Addele Ponce 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

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 carty in the presenting the proceedings.

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 you 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

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.

that the rearing be closed to the public.
DATED this 1st day of March, 2024.
KRISTIN K. MAYES
Attorney General
I/S IShaun T. Kuter
SHAUN T. KUTER
SHAUN T. KUTER Assistant Attorney General 3/8, 3/15, 3/22, 3/29/24

RR-3789819#

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
(Honorable Christopher T. Whitten)
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. 1/17/20/16
ADRIAN MATTHEW WOOD
d.o.b. 1/17/20/16
ADRIAN MATTHEW WOOD
d.o.b. 0/17/20/16
ADRIAN MATTHEW WOOD
d.o.b. 0/17/20/16
ADRIAN MATTHEW 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 3/44 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, 1/25
West Washington Street, Phoenix,
Arizona 85003, cali-in number (917)
781-4590, conference ID 591782-803#, before the Honorable
Christopher T. Whitten for the purpose
of determining whether any parent or
quardian 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 on way hire your own
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 proceediing. You ar
advised that your failure to personally

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

guardiansim) based upon the recourt.

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/PS. 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,

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 (Honorable Marischa Gilla) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of:
BRYANNA LORRANIE MARR do.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

PUBLIC NOTICES

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 quardian 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 order for child support the acceptance. order for child support if paternity has

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

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#

RR-3789770#

PLAINTIFF ESPERANZA
VALENCIA'S STATEMENT OF
DAMAGES
CASE NO: CVRI2203264
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;

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: Is/ Henry Bagumyan
Henry Bagumyan
Attorneys for Plaintiff
Esperanza Valencia
C&B LAW GROUP LLP
Jack Bazerkanian, State Bar No.

Jack Bazerkanian, State Bar No. 299031 Nicholas W. Quincev State Bar No.

Jack Bazerkaniani, 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#

RR-3789738#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD43737

DEPENDENCY PETITION
NO. JD43737
(Honorable Pamela Sue Gates)
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
quardians 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 10:00
a.m., at the Maricopa County Superior
Court, Old Courthouse/Juvenile
Division, 125 West Washington
Street, Phoenix, Arizona 85003,
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

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

attorney and wall to the 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 count, as well as an order of patemity, custody, or change of custody in a consolidated family law matter and an order for child support if patemity has been established.

5. Notice is given that DCS is proposing to substantiate any

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. COOTAG, 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) 506-4530.

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

that the nearing be closed to 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-378973

RR-3789732#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP CASE NUMBER JS21984 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

SUPERIOR COUNTY

SUPERIOR COUNTY

Juvenile Department

PARENT/GUARDIAN NAME(S):
Dyamond 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 Marquoit

Hearing Date/Time: May 6, 2024 @

9:00 am
Hearing Type: Publication Hearing
Location: Court Connect Remote
Appearance ***video appearance

Location: Court Connect Remote Appearance ***video appearance preferred Court Connect Hearing: Yes Video: https://ltinyurl.com/jbazmc-juj07 Phone: (917) 781-4590, Participant Code 764 718 766 # How can I prepare for the hearing? Any supporting documentation must be filled 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 guestions concerning filling.

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#

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

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 850096292, 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

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, 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. OELIZE. Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Alexandra Gwill 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.

public. DATED this 12th day of February,

2024. KRISTINIK MAVES KRISTIN N. WINDLE 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 32 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 Paluscio

100 Easy Street #5607 Carefree AZ 85377
CASE LOCATION: Maverick Circle Setbacks,
Appaal to the Zoning Administrator's Decision
610 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 perfains 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 480748873868. Written
comments may be sent to Town of Carefree, zuning 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
1 the Matter of the:

In the Matter of the: QUICK LIVING TRUST, dated January

In the Matter of the:
QUICK LIVING TRUST, dated January
06, 2009.
WILLIAM V. QUICK, Deceased.
NOTICE IS HEREBY GIVEN that
WILLIAM V. QUICK, 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 or other 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.
7600 North 16th Street, Suite 105
Phoenix, AZ 85020.
3/29, 4/5, 4/12/24

RR-3798302#

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 DEPORATE COURT

In the Matter of JOYCE BOWDISH WARNING JOYCE BOWDISH 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.

Any written response must comply

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:

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

2024 at 9:45 AM JUDICIAL OFFICER: Commissioner

JÜDICIAL 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

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

S. 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. 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.965/microsoft-deams/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 inyurl.com/jbazmc-pcc12a 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.

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 urtroom Conference ID#: 885 933

For more information about Court Connect, please see https://superiorc ourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3798301#

NOTICE TO CREDITORS NO. PB2024-000331

NO. PB2024-000331 (Publication) SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of: GARY LEE JORDAN,

GARY LEE JORDAN,

Deceased.

NOTICE IS HEREBY GIVEN that
ANDREW P. BOONE has been
appointed Personal Representative
of the estate of GARY LEE JORDAN.
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 by delivering or mailing a written statement of the claim to the Personal Representative at the following

Representative at the following address:
Estate of Gary Lee Jordan c/o Christopher L. Raddatz, Esq. Gammage & Burnham, P.L.C.
40 N. Central Avenue, 20th Floor Phoenix, AZ 85004
DATED: March 25, 2024.
GAMMAGE & BURNHAM, P.L.C.
By: /s/Christopher L. Raddatz
40 N. Central Avenue, 20th Floor Phoenix, AZ 85004
Attorney for Personal Representative 3/29, 4/5, 4/12/24

RR-3798300#

NOTICE TO CREDITORS
NO. PB2024-000804
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of
DENNIS BRUCE CADARET.

In the Matter of the Estate of DENNIS BRUCE CADARET,
Deceased.
NOTICE IS HEREBY GIVEN that Kathy L. Cadaret has been appointed as Personal Representative of this 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 undersigned attorney for the Personal Representative as follows:
Curtis Ensign
Curtis Ensign, PLLC
Attorney for Kathy L. Cadaret
Personal Representative of the Estate of Dennis Bruce Cadaret
202 East Earll Drive, Suite 490
Phoenix, AZ 85012
DATED this 25th day of March, 2024.
/s/Curtis Ensign
Attorney for Personal Representative 3/29, 4/5, 4/12/24
RR-3798298#

RR-3798298#

NOTICE TO CREDITORS

NOTICE TO CREDITORS
In the Matter of:
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
dated November 28, 2022. All persons
having claims against Dennis Bruce
Cadaret and/or the Dennis and Kathy
Cadaret Trust dated November 28,
2022 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. Claims must be presented
by delivering or mailing a written
statement of the claim to the attorney
for the Trustee of the Dennis and
Kathy Cadaret Trust dated November
28, 2022, as follows:
Kathy L. Cadaret, Trustee, Dennis and
Kathy Cadaret Trust dated November
28, 2022 c/o Curtis Ensign

o Curtis Ensign

PUBLIC NOTICES

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

RR-3798297#

RR-3798297#

NOTICE TO CREDITORS
NO. PB2023-004420

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In re the Matter of the Estate of:
BARBARA LEONA RAILEY a/k/a
BARBARA LEONA (NONIE) RAILEY,
Deceased.
NOTICE IS HEREBY GIVEN that
Genelle Gahr has been appointed

NOTICE IS HEREBY GIVEN that Genelle Gahr has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 143-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the law offices of Bellah Law, 5622 West Glendale Avenue, Glendale, Arizona 85301. DATED this 25th day of March, 2024. /s/Genelle Gahr Personal Representative

RR-3798295#

NOTICE TO CREDITORS BY PUBLICATION AND BY MAIL
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of MARGARET STANLEY CHENEY, Deceased; and the

MARGARET STANLEY CHENEY, Deceased, and the MARGARET STANLEY CHENEY TRUST dated 10-17-2001. NOTICE IS GIVEN to all creditors of MARGARET STANLEY CHENEY and the MARGARET STANLEY CHENEY TRUST dated October 17, 2001 (the "Trust") that:

1. MARGARET STANLEY CHENEY (The "Decedent") died on March 2, 2024. The assets of her Estate were funded into the Trust; and, therefore, there are no probatable assets; however, the Trust is responsible for any legitimate debts of the Decedent, if such debts are timely presented to the Trustee; and allowed by the Trustee.

2. MARY JANE MARGARET SALYER

ustee. MARY JANE MARGARET SALYER

2. MARY JANE MARGARET SALYER is the duly appointed and acting sole Trustee under the Trust.
3. Claims against the Estate and/or the Trust must be presented within four (4) months after the first published notice to creditors or within sixty (60) days after mailing or delivery of this Notice to Creditors by Mail, if later, or be forever barred under applicable Arizona law.
4. Claims against the Decedent and

Arizona law.

4. Claims against the Decedent and Trust may be presented by delivering or mailing a written statement of the claim to the Trustee, in care of Gerald F. Ehrlich, Esq., SPENCER FANE LLP, 2415 E. Camelback Road, Suite 600, Phoenix, AZ 85016.

DATED this 25th day of March, 2024.

SPENCER FANE LLP

By: /s/Gerald F. Ehrlich

SPÉNCER FANE LLP
By: /s/Gerald F. Ehrlich
2415 E. Camelback Road, Suite 600
Phoenix, Arizona 85016
Counsel for Successor Trustee
3/29, 4/5, 4/12/24

RP. 3708/204#

RR-3798294#

NOTICE TO CREDITORS
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In re the Matter of:
THE SCHRECKLER FAMILY TRUST, DATED DECEMBER 28, 2011
NOTICE IS GIVEN that William J. Schrecker, Jr. and Christopher S. Schreckler, are the acting Trustees of the Schreckler Family Trust, dated December 28, 2011, by Trustors, William J. Schreckler and Darlene Schreckler, both deceased. All persons having claims against the trust or the Estate of Darlene Schreckler, 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. Claims must be presented by delivering or mailing a written statement of the claim to attorney for the Successor Trustee, at the address listed below:
McDonald Warner
Katle L. Warner
16421 N. Tatum Blvd., Suite 207
Phoenix, AZ 85032
DATED this 25th day of March, 2024
/s/Katie L. Warner
16421 N. Tatum Blvd., Suite 207
Phoenix, AZ 85032
Attorney for Co-Trustees
16421 N. Tatum Blvd., Suite 207
Phoenix, AZ 85032
RR-3798293#

3/29, 4/5, 4/12/24

RR-3798293#

NOTICE OF HEARING
CASE NO.: PB2021-070317
Virtual Initial Hearing (formerly known as a "nonappearance hearing")
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Setate of:

In the Estate of: CAROLYN CARSON,

CAROLYN CARSON,
MARNING
This is a legal notice; your rights may
be affected. Este es un aviso legal.
Sus derechos podrían ser afectados.
Any written response my 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 unless otherwise prohibited by law and 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. NOTICE IS GIVEN that Kelly Klecker has filed with the Court a Petition for Subsequent Appointment of Personal Representative. COURT HEARING. A virtual Initial Hearing (formerly known as a "nonappearance hearing"), regarding Petition for Subsequent Administration and Appointment of Successor Personal Representative (filed February 9, 2024) is set for April 19, 2024 at 11:00 am. before the Honorable Sarah Selzer. Do not appear in person. Petitioner is NOT required to attend the hearing. Any interested person who does not oppose the relief requested in the Petition is likewise not required to attend the hearing. However, any interested person who pooses the relief requested in the Petition and who has not filed a written response to the Petition at least seven (7) calendar days before the hearing must attend the hearing virtually using the Court Connect application and notify the Court of such person's opposition will be deemed to have been waived and the Court may grant the relief requested in the Petition in other vive and the Petition of the Petitio

TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-ppc12a a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install Microsoft Teams application on a camera-enable computer, smartphone, or tablet devise using the following method prior to the time set for the Initial Hearing:

prior to the time set for the Initial Hearing:
Go to the following link:
https://www.microsoft.com/
en-us/microsoft-86/microsoft-teams/
download-app
If you have a camera-enabled computer device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc12a 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

ron-4590 Courtroom Conference ID# 885 933 309# 781-4590

309#
For more information about Court Connect, please see https://superior court.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3798292#

NOTICE TO CREDITORS FOR PUBLICATION CASE NO. PB2023-051743 (The Honorable Vanessa N. Smith) SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of: THEODORE EDWARD WILLIAMS, aka TED WILLIAMS, Peressed

Deceased Deceased.

NOTICE IS GIVEN THAT:

1. Myra Annette Smith-Williams was appointed Personal Representative of this Estate on 3/20/2024.

appointed Presonal Representative of this Estate on 3/20/2024.

2. All persons having claims against the Estate are required to present their claims within four (4) months after the date of first publication of this notice or the claims will be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the Co-Personal Representatives at the following address:

Myra Annette Smith-Williams c/o Juliann DuBerry

Myra Annette Smith-Williams
c/o Juliann DuBerry
ANDERSEN PLLC
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED March 25, 2024.
ANDERSEN PLLC
By: /s/Juliann DuBerry
Attorneys for Myra Annette SmithWilliams

NOTICE TO CREDITORS NO. PB2024-070408 SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY In the Matter of the Estate of BARBARA J. ROUSE, Decease:

BARBARA J. ROUSE,
Deceased.
NOTICE IS HEREBY GIVEN that
NATHAN B. GREGOR has been
appointed Personal Representative of
this 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 Personal Representative at c/o

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

/s/Nathan B. Gregor NATHAN B. GREGOR

Personal Representativ /s/Charles A. Adams Charles A. Adams Attorney for Personal Representative 3/29, 4/5, 4/12/24

RR-3798283#

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB2024-070340 SUPERIOR COURT OF ARIZONA IN AND FOR MARICOPA COUNTY In the Matter of the Estate of LOIS ANN NOBLE, Deceased

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").

2. Decedent died on February 5, 2024.

2. Decedent died on February 5, 2024.
3. Sandra Kath filed an Application for Informal Appointment of Personal Representative in the above-named court, requesting that the will of decedent dated on October 8, 2021, be admitted to informal probate and that she be appointed personal representative of the estate.
4. On MAR 11 2024, the registrar admitted the will to informal probate and appointed Sandra Kath as personal representative of the estate without bond.
5. An heir of decedent wishing to contest the probate has four (4) months from the receipt of this notice to commence a formal testacy proceeding.
6. Paners relating to the estate are on

proceeding.

6. Papers relating to the estate are on file with the Court and are available for inspection. DATED: 2/28/24

3/29 4/5 4/12/24

/s/Sandra Kath RR-3798281#

NOTICE TO CREDITORS CASE NO.: PB2023-051640 SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: GARY WITTING,

GARY WITTING,

Deceased.

Notice is given that Stephanie
McCollum, L##20560, was appointed
personal representative of this 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 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 personal representative to the following address:

Stephanie McCollum, Personal Representative

Stepnanie Miconium, 1 6.35m.
Representative Estate of Gary Witting, Deceased (70 THEUT SCARINGELLI & KUPISZEWSKI PLC 14001 N. 7th Street, Suite B-104 Phoenix, Arizona 85022 DATED: March 25, 2024, THEUT SCARINGELLI 0& KUPISZEWSKI PLC By /s/Lawrence F. Scaringelli, Esq. 3/29, 4/5, 4/12/24 RR-3798280#

RR-3798280#

RR-3798280#

NOTICE OF INITIAL HEARING
REGARDING: PETITION TO
APPROVE APPOINTMENT OF
SUCCESSOR TRUSTEE
CASE NO. PB2024-050371
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
In the Matter of
JOHN WILLIAM BUCHHOLZ TRUST
WARNING

JOHN WILLIAM BUCHHOLZ TRUST 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

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:

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 MAKE-A-WISH FOUNDATION OF AMERICA has filed the following:

FOUNDATION OF AMERICA has filed the following:
PETITION TO APPROVE APPOINTMENT OF SUCCESSOR TRUSTEE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, April 30, 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 in trutally, 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

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/ bazmc-pcc11 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.soft/com/en-us/microsoft.soft/com/en-us/microsoft.go/microsoft-eams/download-applif 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-pcc11 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#: 738 643 491#

For more information about Court Connect, please see https://superiore

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3798277#

RR-3798277# AVISO DE VISTA INICIAL TOCANTE A: VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS NÚMERO DE CASO PB2024000871 TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES En el asunto de: JEWELL MOORE, ET AL ADVERTENCIA Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected. Usted no está obligado a comparecer

This is a legal notice; your rights may be affected.
Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, O ustedo su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso. Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia: (1) el juez podrá conceder el remedio

la audiencia:
(1) el juez podrá conceder el remedio
solicitado en el pedimento sin
necesidad de ninguna otra diligencia,

(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que interponga una Solicitud de Aviso, según lo expuesto en el Título 14 de las Leyes Vigentes de Arizona.

1. Se avisa que GEICO SECURE INSURANCE COMPANY ha interpuesto lo siquiente:

1. Se avisa que GEICO SECURE INSURANCE COMPANY ha interpuesto lo siguiente: VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR. AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS 2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considera el Pedimento. Los detalles se encuentran a continuación: FECHA: miércoles, 08 de mayo 2024 HORA: 9:15 AM FUNCIONARIO JUDICIAL: la juez comisionada Elizabeth Bingert UBICACIÓN: 101 W JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 573 NUM. DE TELEFONO: (602) 372-0270

0270 De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado. Cualquier persona interesada, incluyendo el Peticionante y el abogado del Peticionante, puede

asistir a Audiencia Inicial virtualmente a menos que el Juez haya ordenado especificamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia en de forma virtual, utilica Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado especificamente que asista a la Audiencia Inicial en persona. deberá hacerlo presentándose en la ubicación indicado anteriormente a la ubicación indicado anteriormente a la hora de la Audiencia Inicial.

3. COURT CONNECT y MICROSOFT TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazme-pcc02 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación paras descargar en instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación paras descargar en instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial. Ten des un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-pcc02 en la barra de direcciones del navegador unos minutos antes del comienzo de la Vista Inicial. Tenga en cuenta que no podrá acceder a todas las herramientas si decide usar el navegador en lugar de la aplicación Microsoft Teams. Si no cuenta con un dispositivo con cámara, puede asistir a la Vista linicial. Tenga en cuenta son un elefono, marcando estos

FAX 602-417-9910

κιμουσοπ leams. Si no cuenta con un dispositivo con cámara, puede asistir a la Vista Inicial por teléfono, marcando estos números:

números: Teléfono de la sala de audiencia: 1-917-781-4590 Código de conferencia para la sala de audiencia: 454 344 082# Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace: https://superiorcourt.maricopa.gov/court-connect

RR-3798276#

RR-3798276#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS
CASE NO. PB2024-000871
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of JEWELL MOORE, ET AL WARNING
This is a legal notice; your rights ma

JEWELL MOORE, EI TAL
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

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 bearing:

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 GEICO SECURE INSURANCE COMPANY has filed the following:

SECURE INSUÑANCE COMPANY has filed the following:
VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINORS' CLAIMS AND DISBURSING OF FUNDS
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, May 8, 2024 at 9:15 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 101 W. JEFFERSON

2024 at 9:15 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.
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

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. 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
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-pcc02 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.

use a web browser ramer 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 4500

room Conference ID#: 454 344

U82#
For more information about Court
Connect, please see https://superiorc
ourt.maricopa.gov/court-connect
3/29, 4/1, 4/3/24

RR-3798275#

NOTICE TO CREDITORS

NOTICE TO CREDITORS
CASE NO: PB2024-000434
ARIZONA SUPERIOR COURT.
MARICOPA COUNTY
In the Matter of the Estate of:
DAVID F. SHEPARD
An adult person, deceased
NOTICE IS HEREBY GIVEN that
MARY E. TURNER has been
appointed 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. Claims
must be presented by delivering
or mailing a written statement of
the claim to MARY E. TURNER,
C/O KATHLEEN A. NIELSEN, P.C.,
Kathleen A. Nielsen, Attorney, 4500
TEMPE, AZ 85282.
DATED this 21st day of March 2024.
KATHLEEN A. NIELSEN, P.C.,
Kathleen A. Nielsen, Nielsen, Nielsen,

DATED this 21st day of March 2024. KATHLEEN A. NIELSEN, P.C. /s/Kathleen A. Nielsen By: KATHLEEN A. NIELSEN Attorney for Personal Representative 3/29, 4/5, 4/12/24

RR-3797730#

RR-3797730#

NOTICE OF HEARING
REGARDING PETITION FOR
PERMANENT APPOINTMENT OF
GUARDIAN FOR AN ADULT
CASE NO. PB2024-070333
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
In the Matter of
JOHN DOE PURPORTED
FATHER OF:
IZEL GONZALE?

JOHN DOE PURPORTED FATHER OF: IZEL GONZALEZ 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. 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 contact the division assigned to the case at the time of the hearing using the following instructions: At least 30 minutes before the time of the hearing, call the assigned Judicial Officer's division at the phone number listed below and request instructions on how to appear electronically at the hearing. 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

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 CLAUDIA V. VALLE has filed a Petition for PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT.
2. COURT HEARING. A court hearing has been scheduled to consider the

has been scheduled to consider the Petition as follows: DATE and TIME: Friday, May 31, 2024

at 9:00 AM PLACE: 14264 W. Tierra Buena Lane, Surprise, AZ 85374 Courtroom 122 JUDICIAL OFFICER: Commissioner Sarah Selzer

TELEPHONE NO: 602-506-1117 DATED: 3/19/2024

DATED: 3/19/2024 /s/Claudia V. Valle Petitioner's or Petitioner's Attorney's

Signature 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. 3729, 4/1, 4/3/24

RR-3797659#

PUBLIC NOTICES

NOTICE TO CREDITORS OF IN PROBATE
Case No.: PB2024-050368
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA MARICOPA In the Matter of the Estate of: David Robert Truax Jr,

NOTICE IS GIVEN:

1. Christian Truax, has been appointed Personal Representative of this estate.

this estate.

2. 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 country. notice or the claims will be forever barred. A.R.S. §§14-3801 through

3. To present the claim, claimant must

either:
a. Deliver or mail a written statement
of the claim to the Personal
Representative at the following
address:

address: 17613 N. 14th Street Phoenix, Arizona 85022 b. Commence a proceeding against the personal representative in the following courts: Superior Court, Maricopa County,

Superior Court, Maricopa County, State of Arizona 222 E. Javelina, Mesa, Arizona 85210 Dated: 3/11/2024 /s/Christian Truax

3/29, 4/5, 4/12/24

RR-3797607#

Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative/Howard Owens Superior Court Of Arizona In Maricopa County Issued And Filed: 3/20/2024 Probate Court Administration In the Matter of Howard Owens Case No. PB2024-000885 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative 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. 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 unless otherwise prohibited by law and 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 Claudia Owens has filed the following: Petition For Formal Probate Of Will And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, May 1, 2024 at 10:00 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, Any interested person, includi

you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3797593#

Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And For Appointment Personal Representative/Donald Whitson

Representative/Donald Whitson Superior Court Of Arizona In Maricopa County Issued And Filed: 3/21/2024 Probate Court Administration In the Matter of Donald Whitson Case No. PB2024-070393 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And For Americant Research Hearing Regarding: Petition For Formal Probate Of Will And For Appointment Personal Representative 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. 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 unless otherwise prohibited by law and 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 Tile 14, Arizona Revised Statutes. 1. Notice is given that Neal Whitson has filed the following: Petition For Formal Probate Of Will And For Appointment Personal Representative 2. Court Hearing. An initial hearing has been probate of Will And For Appointment Personal Representative 2. Court Hearing, An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, April 22, 2024 at 10:15 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 Jury. Any interested person, including Jury. Any interested person, including 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-pcc12a 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 methods prior to the time set for the Initial Hearing is S65/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-pcc12a into your prowser 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

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-3797592#

Letters Of Personal Represntative/
Mary Jane Book
Andrew G. Morrison (SBN 031006)
Harowitz & Morrison, PLLC 1430 East
Missouri Ave. Ste B269 Phoenix, AZ
45014 Phone: (480) 456-1144 Email:
Andrew@HMAZLaw.com Counsel for
Applicant In The Superior Court Of
The State Of Arizona In And For The
County Of Maricopa In the Matter
of the Estate of Mary Jane Book,
Deceased. No. PB2024-000359
Letters Of Personal Representative
Notice Is Given to all creditors of the
Estate that: 1. Lyle R. Book 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 Lyle R. Book, c/o Harowitz &
Morrison, PLLC, 1430 East Missouri

Ave. Suite B269, Phoenix, AZ 85014 Dated this 27th day of February, 2024. Harowitz & Morrison, PLLC By /s/ Andrew G. Morrison, Attorney for Personal Representative 3/29, 4/5, 4/12, 4/19/24

RR-3797591#

Notice Of Initial Hearing Regarding: Petition For Adjudication Of Intestacy Of Tardy Probate, Determination Of Heirs And Appointment Of Personal Representative/Anna O'Carroll Superior Court Of Arizona In Maricopa County Issued And Filed: 2/21/2024 Probate Court Administration In the Matter of Anna O'Carroll Case No. PB2024-050214 Notice Of Initial Hearing Regarding: Petition For Adjudication Of Intestacy Of Tardy Probate, Determination Of Heirs And Appointment Of Personal Representative 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 AR. S. \$14-540 (1D). 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 unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition nuless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Terry Wellman has filed the following: Petition For Adjudication of Intestacy of Tardy Probate, Determination Of Heirs And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petitiona follows: Date and Time: Tuesday, April 23, 2024 at 9:00 AM Judical 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 duy demanded, a par

RR-3797589#

NOTICE OF INITIAL HEARING
REGARDING: PETITION
FOR FORMAL PROBATE
AND APPOINTMENT OF THE
PERSONAL REPRESENTATIVE
CASE NO. PB2024-000394
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
IN the Matter of

ADMINISTRATION
In the Matter of
ARLENE NORDICK
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:

with Rule 19te) of the AltZolfa 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, Aizona Revised Statutes.

1. Notice is given that GEORGE FORD has filed the following: PETITION FOR FORMAL PROBATE AND APPOINTMENT OF THE PERSONAL REPRESENTATIVE.

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Thursday, May 16, 2024 at 10:45 AM 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 hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered that person to attend the hearing in person. To attend the hearing in pers

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. 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: (May. Microsoft Compen-us/microsoft-365/microsoft-leams/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-pcc01 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#: 465 286

Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133#

133#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3797579#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL PROBATE OF WILL
AND FORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE
CASE NO. PB2023-070391
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
In the Matter of
GORDON LYMAN WHITE
WARNING

In the Matter of GORDON LYMAN WHITE 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 CERTIFLED ICIARY SERVICES, INC has filed the following:

FIDUCIARY SERVICES, INC has filed the following:
PETITION FOR FORMAL PROBATE OF WILL AND 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 24, 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
unless the Count has a constitution of the line of th

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled

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. 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.fot/microsoft.gom/en-us/microsoft.fot/microsoft.gom/en-us/microsoft.gom/fownload-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-pcc12a 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#

Courtroom Conference ID#: 885 933 309#

Sus#
Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3797457#

NOTICE OF INITIAL HEARING REGARDING: PETITION TO WAIVE THE SECOND AND FINAL ACCOUNTINGS TERMINATION OF GUARDIANSHIP AND CONSERVATORSHIP AND EXONERATION OF BOND CASE NO. PB2020-071450 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of

PROBATE COURT ADMINISTRATION
In the Matter of CONNIE ELSWICK
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. § 14-540 (ID). 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 lie a timely response or attend the hearing:
(1) the court may grant the relief

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 NICOLLE MANNION has filed the following:
PETITION TO WAIVE THE SECOND AND FINAL ACCOUNTINGS TERMINATION OF GUARDIANSHIP AND CONSERVATORSHIP AND EXONERATION OF BOND

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, May 1, 2024 at 9:15 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 frail by jury in any proceeding in which any controverted question of fact arises as to which any party has 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 location stated above at the time of

PUBLIC NOTICES

the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS

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/ joazmc-pcc12a 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

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-pcc12a into your prowser 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.micropa.gov/court-connect 3/29, 4/1, 4/3/24

NOTICE TO CREDITORS BY

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 BURGESON,
Deceased.
NOTICE IS GIVEN to all creditors of
the Estate that:

beceased.
The Estate that:
Wade Michael Burgeson has been appointed as Personal Representative of the Estate.
Claims against the Estate.

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 mailling a written statement of the claim to Wade Michael Burgeson, care of Scott T. Jensen of Guidant Law, PLC, 402 E. Southern Ave., Tempe, AZ 85282.

DATED this 19 day of March, 2024.

GUIDANT LAW, PLC

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

Counsel for Personal Representative 3/29, 4/5, 4/12/24

RR-3797160#

RR-3797160#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR PETITION FOR INSTRUCTION AND FOR AUTHORITY TO RECELVE FUNDS AND PAY FEES AND COSTS CASE NO. PB2024-000256 SUPERIOR COUNTY OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of YAHAIRA GUZMAN WARNING This is a legal notice; your rights may

YAHAIRA GUZMAN
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.

Any written response must comply

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 RECELVE FUNDS AND PAY FEES AND COSTS

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Weednesday, April 24, 2024 at 11:15 a.m.

JUDICIAL OFFICER: Commissioner Joseph Rhoades
PLACE: 101

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,

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.

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyuri.com/ jbazmc-pcc01 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.965/microsoft.edams/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 tinyuri.com/jbazmc-pcc01 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#: 465 286 133#

Courtroom Conference ID#: 465 286 133#

133#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

RR-3797150#

NOTICE OF INITIAL HEARING
REGARDING: EMERGENCY
PETITION FOR APPOINTMENT
OF TEMPORARY GUARDIAN AND
CONSERVATOR FOR AN ADULT
CASE NO. PB2024-001013
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
In the Matter of

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 podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. §14-540/1(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

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:

FIDUCIARY LLC nas lifed 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
VandenBerg
VIACE: 101 W. JEFFERSON

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 in person. To attend the hearing in triutally, 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

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled 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 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 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#: 818 562

Courtroom Conference ID#: 818 562 090# For more inf

090#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/1, 4/3/24

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.,

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 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 MARILYN LOUISE SLOVAK, care of Abbie Shindler of Buchalter, A Professional Corporation, 15279 N. Scottsdale Road, Suite 400, Scottsdale, AZ 85254.

DATED this 22nd day of March, 2024.

BUCHALTER, A PROFESSIONAL CORPORATION

DEPARTMENT OF THE STORY OF THE

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,

NOTICE I. 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.

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 Michael J. Wylie, care of Travis R.

a written statement of the claim to Michael J. Wylie, care of Travis R. Campbell, Legal AZ, 432 E. Southern Ave., Tempe, AZ 85282. DATED this 22nd day of March, 2024. LEGAL AZ By: /s/Travis R. Campbell Counsel for Personal Representative 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

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. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Emilty J. Styskal, LAW OFFICES OF EMILY J. STYSKAL, PLLC, 3333 N. Hayden Road, Suite 5, Scottsdale, Arizona 85251. Personal Repieserias OF EMILY
J. Styskal, LAW OFFICES OF EMILY
J. Styskal, LAW OFFICES OF EMILY
J. STYSKAL, PLLC, 3333 N. Hayden
Road, Suite 5, Scottsdale, Arizona
85251.
DATED this 22nd day of March, 2024
LAW OFFICES OF EMILY J.
STYSKAL, PLLC
By/Js/Emily J. Styskal
Attorney for Personal Representative
3/29, 4/5, 4/12/24

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 COUNTY
ADMINISTRATION
In the Matter of
Bernice Hagen
WARNING
This is a legal notice; your rights may
be affected.

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.

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

file a timely response or attenumentaring:
(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 Loris Moss has filed the following:
Petition of formal appointment of Personal Representative.

Petition of formal appointment of Personal Representative
2. COURT HEARING. An initial learing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, April 24, 2024 at 9:00 AM
JUDICIAL OFFICER: Commissioner Janette Corral

Janette Corral PLACE: 222 E. JAVELINA AVENUE, MESA, AZ 85210 - COURTROOM

MESA, AZ 85210 - COURTROOM 302
TELEPHONE NO: (602) 372-0425
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 Petition 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 in COURT CONNECT. MICROSCET

including stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

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/ ibazmc-pcc10 a few minutes before the Initial Hearing is scheduled to being. 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
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/lbazmc-pcc10 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#: 728-539 63#

781-4590
Courtroom Conference ID#: 728
539 63#
For more information about Court
Connect, please see
https://superiorcourt.maricopa.gov/

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And the Arrival of th

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. S. COURT CONNECT / MICROSOFT TEAMS: If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ibazme-pcc03 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 the following method prior to the time set for the Initial Hearing; Go to the following link: https://www.microsoft.com/enus/microsoft-365/microsoft-teams/download-app if you have a camera-enabled device, but do not want to install the Microsoft Teams 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 smply by typing tinyuri.com/jbazmc-pcc03 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#: 880 692 825 # For more information about Court Connect, please see: https://superiorcourt.maricopa.gov/ # For more information about Court Connect, please see: https://superiorourt.maricopa.gov/ court-connect DATED this 13th day of March, 2024. DYER BREGMAN FERRIS WONG & CARTER, PLLC By: /s/KELLY L. KRAL CHARLES M. DYER Attorneys for Petitioner 3/27, 3/29, 4/1/24

RR-3797067#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE

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 AND ACUM GEOGRAPH

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. Address: 125 S. 56th St., Mesa, AZ 85206.

DEADLINE TO MAKE CLAIMS.

85206
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
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

creditors.
DATED: 3-22-24
/s/Curtis G. Baumgarth
Personal Representative
3/29, 4/5, 4/12/24
RR-3797047# RR-3797047#

NOTICE OF INITIAL HEARING
REGARDING: PETIITON
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

KHALISE RODRIGUEZ
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.

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

or 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 MARIAH FLEMING has filed the following: PETIITON 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
TEI FPHONE NO: (602) 506-6086

PHOENIX, AZ 8002Z - GODETHOCHE 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

FAX 602-417-9910

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

the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to dinyurl.com/ jbazmc-pcc11 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 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-pcc11 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-enable device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see https://superiore

491#
For more information about Court Connect, please see https://superiorc ourt.maricopa.gov/court-connect 3/29, 4/5, 4/12/24

RR-3797042#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINMENT OF CONSERVATOR
FOR MINOR
CASE NO. PB2024-050388
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
In the Matter of

ADMINISTRATION
In the Matter of
NAYAH AND NAVAEH MENDOZA
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
y following the instructions provided
in this notice.
Any written response must comply

your attorney must attend the nearing y 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 LILIANA GALLEGOS has filed the following: PETITION FOR APPOINMENT 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

PHOENIX, AZ 85032 - COURTROOM E-109

FELEPHONE 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.

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS

3. COURT CUNNEUT / MILITOSOFI.
TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ jbazmc-pcc11 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 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-pcc11 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-enable device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 738 643 491#

491#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/29, 4/5, 4/12/24

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#. To access the meeting wit
deo access the parties shall log in to
tinyurl.com/[bazmc-pcc12a (no www.
before the tinyurl info). This is a legal

309#. To access the meeting with video access the parties shall log in to tinyurl.com/jbazmc-pcc12a (no www. before the tinyurl into). This is a legal potice; Your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. 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 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. DATED: March 19, 2024 /s/Kirsten Copeland 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. 3/27, 3/29, 4/1/24

RR-3797021#

RR-3797021#

NOTICE TO CREDITORS
NO. PB2024-050350
(FOP PUBLICATION OF 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. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at c/o Nicole Pavilik Law Firm. PLC. 706 E. Bell personal representative at c/o Nico Pavlik Law Firm, PLC, 706 E. Be Road, Suite 126, Phoenix, Arizor 85022.

ROBAL, Sulte 120, Pridefitx, Arizoria 85022. DATED: March 22, 2024 NICOLE PAVLIK LAW FIRM, PLC /s/Nicole Pavlik Attorney for Personal Representative 3/29, 4/5, 4/12/24

RR-3796961#

3/29, 4/5, 4/12/24

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 yo 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 unless otherwise prohibited by law and 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 Esteemed

PUBLIC NOTICES

Life Solutions, LLC has filed the following: unless 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. Unless the above-named Judicial Officer orders otherwise, the Petitioner (and, if the Petitioner is represented, the Petitioner's attorney) is not required to attend the Initial Hearing. Any interested person who does not opposed the relief requested in the Petition to attend the Initial Hearing. Any interested person who opposes the relief requested in the Petition with the court a written response at least seven (7) calendar days before the Initial Hearing Or the interested person's attorney must attend the Initial Hearing However, any interested person who opposes the relief requested in the Petition must Either file with the court a written response at least seven (7) calendar days before the Initial Hearing Or the interested person who appose at the time of the Initial Hearing Or virtually using Court Connect as described in Section 3 below. Any interested person who plans on attending the Initial Hearing or virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing Ny 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 unless you file a Demand for Notice pursuant to Tie Dem

RR-3796958#

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

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.

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 RHONNA D SALTZMAN 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: Monday, April 22, 2024 at 10:00 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.
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

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. For the best experience, download and install the Microsoft

begin. For the best experience, download and install the Microsoft Teams application on a cameraenabled 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:
Jewww.microsoft-deams/download-app
If you have a camerae-nabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc12a 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

Courtroom Phone Number 781-4590
Courtroom Conference ID#: 885 933

309#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/27, 3/29, 4/1/24

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 CARRIE ANN LESAUSKIS, Decease

Deceased.

NOTICE IS GIVEN that Tammy Shaw filled a Petition for Formal Probate of Will and Appointment of Personal Representative.

of Will and Appointment of Personal Representative.
This is 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 pobjection at least three judicial 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.
A hearing is set to consider the petition on the 16th day of April, 2024, at 10:00 a.m., before the probate Commissioner Janette Corral, Maricopa County Courthouse, located at 222 E. Javelina, Mesa, Arizona. DATED: 03/19/24

/s/Tammny Shaw
8206 West Gelding Drive, Peoria,
State of Arizona
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.
3/27, 3/29, 4/1/24

RR.3796442# /s/Tammy Shawing Drive, Peoria,

RR-3796442#

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILLS AND PPOINTMENT OF PERSONAL REPRESENTATIVE NO. PB 2024-000185

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.

BOPPART,

NOTICE IS GIVEN that THE NORTHERN TRUST COMPANY, Pelitioner, has filed a Petition for Formal Probate and Appointment of Personal Representative in the above-entitled court.

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. 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. 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 file with the court a written response at least 7 calendar days before the hearing date, or you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions: Call (602) 372-0270. 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 m 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.

DATED this 19 day of March, 2024.

Is/Megan Selvey

Attomey for Petitioner 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-3796351#

RR-3796351#

RR-3796351#

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF CO-PERSONAL REPRESENTATIVES AND PETITION FOR APPOINTMENT OF SUCCESSOR CO-TRUSTEES CO-TRUSTEES (AND PETITION FOR APPOINTMENT OF SUCCESSOR CO-TRUSTEES (AND PETITION FOR APPOINTMENT OF SUCCESSOR CO-TRUSTEES (AND PETITION FOR APPOINTMENT OF SUCCESSOR CO-TRUSTEES (AND THE SUPERIOR COURT OF THE SITTE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of: WILLIAM J. HINKLE, Deceased.

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.

This is a legal notice; your rights may be affected. (Este es un aviso legal. Sus derechos podrian ser afectados.) The Petitioner is not required to attend this hearing. Any interested person who does not oppose the relief requested in the Petition likewise is not required to attend the hearing. However, any interested person who opposes the relief requested in the Petition and who has not filed a written response to the Petition at least seven (7) calendar days before the hearing must attend the hearing and notify the court of such person's opposition will be deemed to have been waived and the Court may grant the relief requested in the Petition; otherwise, such person's opposition will be deemed to have been waived and the Court may grant the relief requested in the Petition without further proceedings. See Ariz. R. Prob. P. 17(a) and (b) (1) if you do not file a timely response or attend the hearing:

(1) the court may grant the relief requested in the Petition proceedings.

not file a timely response or attend the hearing:
(1) the court may grant the relief requested m 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.
DATED this 19 day of March, 2024.
/s/Megan Selvey
Attomey for Petitioners
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.
//25, 3/27, 3/29/24

RR-3796349# RR-3796349#

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

In the Matter of LAWRENCE MELTON WARNING

LAWRENCE MELTUM
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.

Any written response must comply

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.

14, AILCONA REVISED STATUTES.

1. Notice is given that VELMA PREAYER-NEBBLETT has filed the

PREAYER-NEBBLETT has med 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 Flizabeth Bingert

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.
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-enable
computer smartphone or tablet

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. 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/s65/microsoft-deams/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-pcc02 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#: 454 344
OB2#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR

RR-3796308#

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.

Any written response must compley with Rule 15(e) of the Arizona Rules

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:

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.

I. Notice is given that LAWRENCE COCHRAN has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL 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: Thursday, May 16, 2024 at 10:30 AM 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, 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.

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled

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/ bazmc-pcc01 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.fot/microsoft.gom/en-us/microsoft.fot/

Courtroom Conference ID#: 465 286 133#

133#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

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.

Deceased

RAY W. LEHMAN

Decased.

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 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.

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 relier 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 East Valley Fiduciary Services, Inc., License No. 20592 ("Applicant" or "EVFS") has filed the following: Applicant for Removal of Personal Representative and Appoint of East Valley Fiduciary Services, Inc. in Subsequent Administration (without notice). WARNING

Subsequent Administration (without notice).

2. COURT HEARING: An initial hearing has been scheduled to consider the Application as follows: DATE and TIME: Thursday, May 23, 2024 at 11:00 a.m.

JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 101 W. Jefferson Street
Courtroom No. 513 Phoenix, AZ 85003

PLACE: 10 i W. Jefferson Street Courtroom No. 513 Phoenix, AZ 85003
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.
Unless the above-named Judicial Officer orders otherwise, the Applicant (and, if the Applicant is represented, the Applicant attorney) is not required to attend the Initial Hearing. Any interested person who does not oppose the relief requested in the Applicantion is likewise not required at attend the Initial Hearing. However, any interested person who opposes the relief requested in the Applicantion is likewise not required at attend the Initial Hearing. However, any interested person who opposes the relief requested in the Application must EITHER file with the court a written response at least seven (7) calendar days before the Initial Hearing OR the interested person or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom

PUBLIC NOTICES

described above at the time of the Initial Hearing OR virtually using the Court Connect as described in Section 3 below. Any interested person who plans on attending the Initial Hearing virtually should call the assigned Judicial Officer's division at Initial Hearing virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing.

Any written responses 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:

hearing: (1) the court may grant the relief requested in the Application without

(1) the court may grant the relief requested in the Application without further proceedings; and, (2) you will not receive additional notices of the court proceedings related to the Application unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statules.

3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled

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. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet prior to the time set for the Initial Hearing.

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 inyurl.com/jbazmc-pcc02 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

Coutroom Conference ID#: 454 344 082#

/81-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see https://superiorc

Connect, please see https://superiorc ourt.maricopa.gov/court-connect DATED: March 20, 2024: SPENCER FANE LLP SPENCER FANE LLP By: /s/ illegible Gerald F. Ehrlich Joel F. Newell Attorneys for East Valley Fiduciary Services, Inc. (AZ Fid. Lic. #20592) 3/27, 3/29, 4/1/24

RR-3796295#

RR-3796295#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN CASE NO. PB2020-051148

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of AUDREY GABRIEL 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.

Any written response must comply with Rule 15(e) of the Arizona Rules

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 DANIEL MAZZA has filed the following:
PETITION FOR APPOINTMENT OF GUARDIAN.

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, April 3, 2024 at 10:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 18380 N. 40TH STREET.

vanessa Smith PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM

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

iitial Hearing. DURT CONNECT / MICROSOFT

zams you have a camera-enabled omputer, smartphone, or tablet

device, you should go to tinyurl.com/
jbazmc-pcc11 a few minutes before
the Initial Hearing is scheduled to
begin. For the best experience,
download and install the Microsoft
Teams application on a cameraenabled 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/microsoft365/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-pcc11 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 amplication.

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#: 738 643 491#

491#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/25, 3/27, 3/29/24

RR-3796280#

AVISO DE VISTA INICIAL
TOCANTE A: PETITION FOR
FORMAL PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
NÚMERO DE CASO PB2024050358
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL
DE SUCESIONES
En el asunto de:

ADMINISTRACIÓN DEL TRIBUNAL
DE SUCESIONES
En el asunto de:
HAROLD BROOKS
ADVERTENCIA
Éste es un aviso legal. Sus derechos
podrían ser afectados.
This is a legal notice; your rights may
be affected.
Usted no está obligado a comparecer
a esta audiencia, excepto según lo
dispuesto en la fracción 14-5401(D)
de las Leyes Vigentes de Arizona.
No obstante, si se opone al remedio
solicitado en el pedimento, deberá
interponer una réplica por escrito a
más tardar 7 días naturales antes
de la fecha de la audiencia, O usted
o su abogado deberá asistir a la
audiencia, siguiendo las instrucciones
complir con la Regla 15(e) del Código
de Procedimiento de Sucesiones de
Arizona. Si no interpone una réplica
de manera oportuna o si no asiste a
la audiencia:
(1) el juez podrá conceder el remedio
solicitado en el pedimento sin
necesidad de ninguna otra diligencia,
y
usted no recibirá avisos

(1) el juez podrá conceder el remedio solicitado en el pedimento sin necesidad de ninguna otra diligencia, y (2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que interponga una Solicitud de Aviso, según lo expuesto en el Título 14 de las Leyes Vigentes de Arizona.

1. Se avisa que ERIK ANDERSON ha interpuesto lo siguiente: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación: FECHA: lunes, 20 de mayo de 2024 HORA: 10:30 AM FUNCIONARIO JUDICIAL: la juez comisionada Vanessa Smith UBICACIÓN: 18380 N. 40TH STREET. PHOENIX. AZ 85032 - COURTROOM E-109

NUM. DE TELEFONO: (602) 506-6086

De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si es solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado. Cualquier persona interesada, incluyendo el Peticionante, puede asistir a Audiencia Inicial virtualmente a menos que el Juez haya ordenado especificamente que esa persona asista e la audiencia de forma virtual, utilice Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado especificamente que asista a la Audiencia Inicial en persona, debrá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la Audiencia Inicial inteligente.

3. COURT CONNECT y MICROSOFT TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página.

3. COURT CONNECT y MICROSOFI TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-pcc11 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación paras descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial: Ir a este enlace: https://www.microsoft.com/en-us/microsoft-165/microsoft-164/download-app
Si usted tiene un dispositivo con cámara, pero no desea instalar la

aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-pcc11 en la barra de direcciones del navegador unos minutos antes del comienzo de la Vista Inicial. Tenga en cuenta que no podrá acceder a todas las herramientas si decide usar el navegador en lugar de la aplicación Microsoft Teams.

Microsoft Teams. Si no cuenta con un dispositivo con cámara, puede asistir a la Vista Inicial por teléfono, marcando estos

RR-3796276#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2024-050358 SUPERIOR COUNT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of HAROLD BROOKS WARNING

HAROLD BROORS
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.

Any written response must comply

by following and many 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:

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 ERIK ANDERSON has filed the following: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Monday, May 20, 2024 at 10:30 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109
TEI EPHONE NO: (602) 506-6086

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

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 iritually, 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

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-pcc11 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.forems/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-pcc11 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 Pone ID#: 738 643 491#

781-4590 Courtroom Conference ID#: 738 643 491#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 325, 3/27, 3/29/24 RR-3796272#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINTMENT OF SPECIAL
ADMINISTRATOR TO SECURE
4524 N 66 STREET #7,
SCOTTSDALE, ARIZONA 85257
CASE NO. PB2023-004711
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT
ADMINISTRATION
In the Matter of

FRUDATE COURT
ADMINISTRATION
In the Matter of
DARELEN KANZ
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.
Any written response must comply
with Pulle 15(A) of the Arizone Pulse

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:

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 LYNN KEELING has filed the following: PETITION FOR APPOINTMENT OF SPECIAL ADMINISTRATOR TO SECURE 4524 N 66 STREET #7, SCOTTSDALE, ARIZONA 85257
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, April 30, 2024 at 9:30 AM JUDICIAL OFFICER: Commissioner Elizabeth Bingert PLACE: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 513

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. 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.

the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled

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. 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.656/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-pcc02 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#: 454 344 082#

781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see https://superiorcourt.maricopa_gov/court-connect 327, 3/29, 4/1/24 RR-3796113#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF SUCCESSOR TRUSTEE CASE NO. PB2023-071654 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of

In the Matter of SHERAN LEE VOSS 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. § 14-540 (ID). 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:

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.

Notice is given that PATRICK WEATHERSBY has filed the following: PETITION FOR APPOINTMENT OF SUCCESSOR TRUSTEE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, April 17, 2024 at 9:30 AM
JUDICIAL OFFICER: Commissioner Sarah Selzer

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 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 the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS

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. 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-dom/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-pcc12a 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 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

781-4590 ourtroom Conference ID#: 885 933

309#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 3/27, 3/29, 4/1/24

RR-3796056#

NOTICE OF HEARING ON
PETITION FOR TITLE 14
GUARDIANSHIP OF A MINOR
CASE NUMBER JG512986
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
LIVENIE DEPARTMENT

Juvenile Department
PARENT/GUARDIAN NAME(S): Anthony Moore
Jessica O'Brian -Mother
Petitioner Name Victoria Moore
In the Matter of Minor(s):
Goline Marie Moore 10/26/2011

Petitioner Name Victoria Moore In the Matter of Minor(s):
Goline Marie Moore 10/26/2011
This is an important notice from the court. Read it carefully. This is a legal notice. Your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. A petition requesting a Title 14 Guardianship has been filed with the court, and a hearing has been scheduled related to your child(ren). You are not required to attend this hearing. 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. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not lie a timely response or attend the telephonic 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. Facility Assignment: Southeast Juvenile Court Center | 1810 S. Lewis St. Mesa, AZ 85210 Judicial Officer: Honorable Harriet Bernick Hearing Date/Time: 4/17/2024 @ 10:

Definick
Hearing Date/Time: 4/17/2024 @ 10:
00 AM
Hearing To: Hearing Type: Guardianship Title 14
Relative

- Relative
Hearing Location: Court Connect
Remote Appearance
Court Connect Hearing: Yes

FAX 602-417-9910

Video: https://tinyurl.com/jbazmc-JUC09
Phone: (917) 781-4590, Participant Code 248 804 623
How can I prepare for the hearing? If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing.

you must file it with the clerk of Court at least seven calendar days before the hearing. 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. If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un interprete para alguna de las partes interesades, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 dias antes de la fecha en la cual su audiencia ha sido programada.

RR-3796042#

NOTICE OF EARING ON GUARDIANSHIP MOTION NO. JG13267 (Honorable Harriet Bernick) IN THE SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY the matter of

IN MARICOPA COUNTY
In the matter of
Alison Lynn Deal
d.o.b. 09.30.2018
Person under 18 years of age.
TO: Father, Jamie Lee Hubbard of the
above-named CHILD, ALISON DEAL.
1. Kathy Deal-Sharp has filed a
Guardianship Motion pursuant to
Title 14.
2. The court has set Initial

1. Kathy Deal-Sharp has filed to Guardianship Motion pursuant to Title 14.
2. The court has set Initial Guardianship Hearing, Title 14.
2. Relative on the 28th day of March 2024 at 1:30 pm via video: https: //tinyuri.com/jbazmc-JUC09 Phone: (917) 781-4590, Participant Code 248 804 623#.
3. You are entitled to have an attorney present at the hearing.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear at the initial hearing of guardianship, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Guardianship Motion. In addition, if your fail to appear without good cause, the hearing may go forward in your absence.
5. If you are receiving this Notice by publication, you may obtain a copy of the Guardianship Motion and Notice of Hearing by submitting a written request to SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department Case Number 105 13267
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. 3/25, 3/27, 3/29/24

RR-3796009#

NOTICE TO CREDITORS
CASE NO.: PB2024-070377
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
David Dean Shada,
Deceased

in the Matter of the Estate of:
David Dean Shada,
Deceased.

1. PERSONAL REPRESENTATIVE.
Jeffrey Paulsen was appointed
Personal Representative of this Estate
on 3/15/2024.

2. DEADLINE TO MAKE CLAIMS.
All persons having claims against the
Estate are required to present their
claims within four (4) months after the
date of the publication of this Notice or
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:
Jeffrey Paulsen
C/O Paulsen & Reissner, PLLC
6635 W Happy Valley Rd, Ste A104238
Glendale, AZ 85310-2609

238
Glendale, AZ 85310-2609
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known

Paulsen & Reissner, PLLC /s/Joel N. Reissner, Esq. Attorney for Personal Representative(s)

3/22. 3/29. 4/5/24 RR-3795471#

RR-3795471#

NOTICE TO CREDITORS
CASE NO.: PB2024-000766
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In re the Matter of the Estate of
PATRICIA ANN COSTELLO
Deceased.
NOTICE IS HEREBY GIVEN that Elite
Fiduciary Services, LLC, Licensed
Fiduciary #20896, by and through
Patricia Grenier, Licensed Fiduciary
#20658 has been appointed Personal
Representative of this Estate. All
persons having claims against the
Estate are required to present their

claims within the time prescribed in A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Matthew A. Gobbato, Mushkatel, Robbins, & Becker, P.L.L.C., 15249 N. 99th Avenue, Sun City, Arizona, 85351. DATED this 19th day of March, 2024. MUSHKATEL, ROBBINS & BECKER, P.L.L.C.

By /s/Matthew A. Gobbato 15249 North 99th Avenue Sun City, Arizona 85351 Attorneys for Personal Representative 3/22, 3/29, 4/5/24

RR-3795463#

RR-3795463#

NOTICE TO CREDITORS CARROLL TRUST DATED MAY 4,

ALESE CARKOLL.
Pursuant to A.R.S. § 14-6103, all persons having claims against the CARROLL TRUST DATED MAY 4, 2016 are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, or the claim will be forever barred. Claims must be presented to the Successor Trustee at the following address: Kojuan Almond 11103 Rodeo Ct. Upper Marlboro, MD 20772
DATED: March 16, 2024.
/s/Kojuan Almond, Trustee 3/22, 3/29, 4/5/24

RR-3795448#

RR-3795448#

NOTICE TO CREDITORS NO. PB2023-071644 SUPERIOR COURT OF ARIZONA IN AND FOR MARICOPA COUNTY

NAND FOR MARICOPA COUNTY
In the Matter of the Estate of
DOLORES LEE THORNTON,
Deceased.

Notice is given that Christopher Lee
Thornton was appointed personal
representative of this 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 personal
representative at Pennington Law,
PLLC, 15331 West Bell Road, Suite
318, Surprise, Arizona 85374.

DATED: 3-15-2024
PENNINGTON LAW, PLLC
/s/Andre L, Pennington, Esq.

/s/Andre L. Pennington, Esq. Gregory Tomczak, Esq. Attorneys for Christopher Lee Thornton

3/22, 3/29, 4/5/24

RR-3795444#

NOTICE TO CREDITORS CASE NO. PB2024-000798 IN THE SUPERIOR COURT OF TH STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: SOPHIA DMYTERKO,

In the Matter of the Estate of: SOPHIA DMYTERKO,
Deceased.
NOTICE IS HEREBY GIVEN that EAST VALLEY FIDUCIARY SERVICES, INC., License No. 20592, a professional licensed fiduciary, 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. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Emily J. Styskal, LAW OFFICES OF EMILY J. STYSKAL, PLLC, 3333 N. Hayden Road, Suite 5, Scottsdale, Arizona 85251.

DATED this 8th day of March, 2024. LAW OFFICE OF EMILY J. STYSKAL By: /s/Emily J. Styskal Attorney for East Valley Fiduciary Services, Inc. 3/29, 4/5/24

3/22, 3/29, 4/5/24

RR-3795431#

NOTICE TO CREDITORS NO. PB2023-004355 SUPERIOR COURT OF ARIZONA COUNTY OF MARICOPA In the Matter of the Estate of SEAN TIMOTHY HYDE,

In the Matter of the Estate of SEAN TIMOTHY HYDE,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this 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 within sixty (60) days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of Laura M. Trujillo, Esq., Sacks Tierney P.A., 4250 North Drinkwater Boulevard, 4th Floor, Scottsdale, Arizona 85251-3693.
DATED: 3/18/2024.

SWendy Hyde, Personal Representative

/s/Wendy Hyde, Personal Representative 3/22, 3/29, 4/5/24

RR-3795416#

PUBLIC NOTICES

NOTICE TO CREDITORS
CASE NO.: PB2024-070369
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
Kenneth Robert Finkelstein,
Deceased

Kenneth Robert Finkelstein,
Deceased.

1. PERSONAL REPRESENTATIVE.
Barbara Larko was appointed
Personal Representative of this Estate
on 3/14/2024.
2. DEADLINE TO MAKE CLAIMS.
All persons having claims against the
Estate are required to present their
claims within four (4) months after the
date of the publication of this Notice or
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:
Barbara Larko

Barbara Larko C/O Paulsen & Reissner, PLLC 6635 W Happy Valley Rd, Ste A104-

238
Glendale, AZ 85310-2609
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known

creditors.
DATED this March 18, 2024.
Paulsen & Reissner, PLLC
/s/Joel N. Reissner, Esq.
Attorney for Personal
Representative(s)
3/22, 3/29, 4/5/24

RR-3795329#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-090290
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of
DOUGLAS RAY BASSETT,
Decease

Deceased.
NOTICE IS GIVEN to all creditors of

NOTICE IS GIVEN to all creditors of the Estate that:

1. Eric Duane Bassett 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 Eric Duane Bassett, 3875 E. Cullumber St. Mesa, AZ 85234.

DATED this 18 day of March, 2024.

//signed// Eric Duane Bassett, Personal Representative
3/22, 3/29, 4/5/24

RR-3795295#

NOTICE TO CREDITORS
CASE NO: PB2024-090331
(For Publication)
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
GUY FRANK BREWER,

Decease

In the Matter of the Estate of:
GUY FRANK BREWER,
Deceased
Notice is given that KATHY DENISE
BREWER was appointed Personal
Representative of this estate. All
persons having claims against the
estate are required to present their
claims within (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 Personal
Representative at Copper Canyon
Law, LLC, 43 East First Avenue,
Mesa, AZ 85210.
Dated This 15th day of March, 2024
COPPER CANYON LAW LLC
(SPER CANYON L

RR-3794952#

NOTICE TO CREDITORS
CASE NO. PB2024-000843
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
JOYCE ALICE QUISENBERRY,
Deceased

JOYCE ALICE QUISENBERRY,

NOTICE IS HEREBY GIVEN that
DIANE JOYCE QUISENBERRY
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. Claims must be presented
by delivering or mailing a written
statement of the claim to the
Personal Representative, c/o Emily
J. Styskal, LAW OFFICES OF EMILY
J. STYSKAL, PLLC, 3333 N. Hayden
Road, Suite 5, Scottsdale, Arizona
85251.

J. STYSKAL, PLLC, 3333 N. Flayusin, Road, Suite 5, Scottsdale, Arizona 85251.

DATED this 15th day of March, 2024.
LAW OFFICES OF EMILY J. STYSKAL, PLLC
By:/s/Emily J. Styskal
Attorney for Personal Representative 3/22, 3/29, 4/5/24

RR-3794805#

RR-3794805#

NOTICE TO CREDITORS
NO. PB2024-070340
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of
LOIS ANN NOBLE,
Decease:

Deceased.

Notice is given that Sandra Kath was appointed personal representative of this 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 written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374. DATED: March 5th, 2024. PENNINGTON LAW, PLLC By /s/Andre L. Pennington, Esq. Attorney for Sandra Kath 3/22, 3/29, 4/5/24 RR-3794696#

RR-3794696#

NOTICE TO CREDITORS
NO. PB2024-000811
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In re the Matter of the Estate of:
AURORA PEREZ,
Decedent

In re the Matter of the Estate of:
AURORA PEREZ,
Decedent.
NOTICE IS HEREBY GIVEN that
Arturo Soltero has been appointed
as Personal Representative of this
Estate. All persons having claims
against the Estate are required to
present their claims within the time
prescribed in A.R.S. §14-3803, or the
claims will be forever barred. Claims
must be presented by delivering or
malling a written statement of the
claim to the Personal Representative
at the law offices of Bellah Law, 5622
West Glendale Avenue, Glendale,
Arizona 85301.
DATED this 15th day of March, 2024
/s/Arturo Soltero

/s/Arturo Soltero Personal Representative 3/22, 3/29, 4/5/24

NOTICE TO CREDITORS BY PUBLICATION NO. PB2024-090233
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of LEONIE G. WHITELOCK,
Deceased.
NOTICE IS GIVEN to all creditors of

NOTICE IS GIVEN to all creditors of

the Estate that:

1. Samantha Moyes has been appointed as Personal Representative of the Estate.

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 Samantha Moyes, 200 E Verona Avenue, Unit 20, Verona, Wisconsin 53593.

53593.

DATED this 14 day of March, 2024.

By: /s/Samantha Moyes
375 E Frances Lane
Gilbert, Arizona 85295
Personal Representative
3/22, 3/29, 4/5/24

RR-3794684#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-090266
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
Christopher J. Wilhelm, Sr.,
Deceased.
NOTICE IS GIVEN to all creditors of
the Estate that:

the Estate that:
1. Christopher J. Wilhelm, Jr. has been appointed as Personal Representative

Christopher J. Wilnelm, Jr. has been appointed as Personal Representative of the Estate.
 Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
 Claims against the Estate may be resented by delivering or mailing a written statement of the claim to Christopher J. Wilhelm, Jr., care of Jeffrey A. LaClair of Phelps LaClair, PLC, 7227 E. Baseline Road, Suite 103. Mesa. Arizona 85209.

PLC, 7227 E. Baseline Road, Suite 103, Mesa, Arizona 85209.

DATED this 12th day of March, 2024. Phelps LaClair, PLC By: /s/Jeffrey A. LaClair 7227 E. Baseline Road, Suite 103 Mesa, Arizona 85209.

Counsel for Personal Representative 3/22, 3/29, 4/5/24

RR-3794636#

NOTICE TO CREDITORS CASE NO.: PB2024-070311 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In re the Matter of the Estate of CAROL JEANNE BRADLEY, Doceasi

In re the Matter of the Estate of CAROL JEANNE BRADLEY,
Deceased.
NOTICE IS HEREBY GIVEN that Jeff Ploeger and Two Rivers Bank & Trust have been appointed Co-Personal Representatives of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Co-Personal Representatives, Jeff Ploeger and Two Rivers Bank & Trust, c/o Matthew A. Gobbato, Mushkatel, Robbins & Becker, PLLC at 15249 N. 199th Avenue, Sun City, Arizona 85351. DATED this 15th day of March, 2024. MUSHKATEL, ROBBINS & BECKER, PLL.C.
By /s/Matthew A. Gobbato

15249 N. 99th Avenue Sun City, Arizona 85351 Attorney for Co-Personal Representatives 3/22, 3/29, 4/5/24

RR-3794617#

NOTICE TO CREDITORS
CASE NO.: PB2024-070353
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
Ora Ariabell Ratliff,
Deceased

Deceased.

Deceased.

PERSONAL REPRESENTATIVE.
Barbara Ann Miller was appointed
Personal Representative of this Estate
on 3/8/2024.

DEADLINE TO MAKE CLAIMS.
All persons having claims against the

DEADLINE TO MAKE CLAIMS.
All persons having claims against the
Estate are required to present their
claims within four (4) months after the
date of the publication of this Notice or
be forever barred.
 NOTICE OF CLAIMS. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at:
Barbara Ann Miller
 C/O Paulsen & Reissner, PLLC
6635 W Happy Valley Rd, Ste A104238

238
Glendale, AZ 85310-2609
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

document creditors.
DATED this March 15, 2024.
Paulsen & Reissner, PLLC
/s/Joel N. Reissner, Esq.
Attorney for Personal
Representative(s)

3/22, 3/29, 4/5/24 RR-3794606#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-050237
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of JOSEPH BALLANTYNE,

In the Matter of the Estate of JOSEPH BALLANTYNE, Deceased. NOTICE IS GIVEN to all creditors of the Estate that:

1. Thomas George Ballantyne 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 Thomas George Ballantyne, care of Keith R. Lyman of Lyman Law Office, 2550 W. Union Hills Dr. Ste. 350, Phoenix, AZ 85027.

DATED this 14th day of March. 2024.

LYMAN LAW OFFICE

By: Is/Reith B. Lyman

LYMAN LAW OFFICE
By:/s/Keith R. Lyman
KEITH R. LYMAN
2550 W. Union Hills Dr. Ste. 36027
Counsel for Personal Representative
3/22, 3/29, 4/5/24

RR-3794474#

Notice Of Initial Hearing Regarding: Petition For Adjudication Of Testacy. Determination Of Heirs. And Appointment Of Personal Representative/Edmond Emil Vanderginst Superior Court Of Arizona In Maricopa County Issued And Filed: 3/12/2024 Probate Court Administration In the Matter of Edmond Emil Vanderginst Case No. PB2024-000826 Notice Of Initial Hearing Regarding: Petition For Adjudication Of Testacy, Determination Of Heirs, And Appointment Of Personal Representative 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 youttorney must attend the hearing 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 unless 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 Thomas Joseph Vanderginst has filed the following: Petition For Adjudication Of Testacy, Determination Of Heirs, And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, April 24, 2024 at 9:00 AM Judiciation Offcer: Commissioner Jeffrey Altieri Place: 101 W. Jeffreson Street, Phoenix, AZ 85003 - Courtroom 512 Telephone No: (602) 506-3381 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 arrises 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-pcc03 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. 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-pcc03 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#: 860 692 825 #For more information about Court Connect, please see https://superiorcourt.micropa.gov/court-connect 3/27, 3/29, 4/1/24

RR-3794253#

RR-3794253#

NOTICE TO CREDITORS
REFERENCE is made to the Steven
J. Simonian Trust Agreement u/t/a
Dated September 9, 2011 (the "Trust")
NOTICE IS HEREBY GIVEN that
RONALD K. SIMONIAN, has
accepted the office of Successor
Trustee of the Trust by reason of the
death of the Surviving Settlor of the
Trust, Steven J. Simonian. All persons
having claims against the Estate of
Steven J. Simonian and/or the Trust
are required to present their claims
within four months after the date of the
first publication of this notice or within
sixty (60) days of the mailing or other
delivery 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 Trustee, Ronald K. Simonian c/o
Blake & Pulsifer, PLC, 2177 E. Warner
Road, Suite 107, Tempe, Arizona
85284.
DATED this 11TH day of MARCH, Road, Suite 107, Tempe, Arizona 85284. DATED this 11TH day of MARCH, 2024.

BLAKE & PULSIFER, PLC
By: /s/Marc D. Pulsifer
2177 East Warner Road, Suite 107
Tempe, Arizona 85284
Attorneys for Trustee
3/15, 3/22, 3/29/24

RR-3793421#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL

CASE NUMBER: P82024-070140
SUPERIOR COURT OF ARIZONA MARICOPA COUNTY
In the Matter of the Estate of RENEE RAE RODGERS
an Adult. deceased

RENEE RAE RODGERS an Adult, deceased NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: RONALD R. RODGERS has been appointed Personal Representative of this Estate on FEB. 8, 2023.

Address: 7719 W. ACOMA DR., PEORIA, AZ 85381

2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are regulared 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

Notice of the claims will be forever 3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 7719 W. ACOMA DR. PEORIA, AZ 85381

4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

creditors.
DATED: 3/4/2024
/s/Ronald R. Rodger
Personal Representativ.
3/15, 3/22, 3/29/24

RR-3793419 RR-3793419#

NOTICE TO CREDITORS
CAES NO. PB2024 - 000723
SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA
In the Matter of the Estate of
STEVEN J. SIMONIAN,

STEVEN J. SIMONIAN, Deceased.

NOTICE IS HEREBY GIVEN that RONALD K. SIMONIAN has been appointed Personal Representative of this 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 within sixty (60) days of the mailing or other delivery 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 Personal Representative, in care of Blake & Pulsifer, PLC, 2177 East Warner Road, Suite 107, Tempe, Arizona 85284.

BLAKE & PULSIVER, PLC By: /s/Marc D, Pulsifer 2177 East Warner Road, Suite 107 Tempe, Arizona 85284 Attorneys for Personal Representative 3/15, 3/22, 3/29/24

RR-3793408#

RR-3793408#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL

CASE NUMBER: PB2024-000380
SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of CHARLES R. CASTLE an Adult, deceased NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: HEATHER KEARNS has been appointed Personal Representative of this Estate on 2/27/24. Address: 32 W MOUNTAIN SAGE DRIVE, PHOENIX AZ 85045
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

barred.

3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 32 W MOUNTAIN SAGE DRIVE, PHOENIX, AZ 85045

4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

/s/Heather Kearns Personal Representative 3/15, 3/22, 3/29/24

RR-3793400#

NOTICE TO CREDITORS
NO. PB2024-070286
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of
LEE MONROE OWENS,

Deceased.

Notice is given that Kimberly Owens was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first (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 personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374. DATED: FEB 27 2024
PENNINGTON LAW, PLLC
//SANATre L. Pennington, Esq. Attorney for Kimberly Owens 3/15, 3/22, 3/29/24
RR-3793398#

RR-3793398# NOTICE TO CREDITORS
NO. PB2024-070341
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of
PAUL C. CLIFT JR.,
Decease:

PAUL C. CLIFT JR.,
Deceased.
Notice is given that Stephanie R. Clift and Donna J. Clift were appointed co-personal representatives of this 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 personal representative at Pennington

written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374. DATED: March 5th, 2024

PENNINGTON LAW, PLLC
//s/Andre L. Pennington, Esq.
Attorney for Stephanie R. Clift and Donna J. Clift

RR-3793393#

RR-3793393#

NOTICE TO CREDITORS
NO. PB2024-070342
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of
WILLIAM CARLISLE SILVA,
Deceased.
Notice is given that Gwendolyn M. M.
Joy-Payne was appointed personal
representative of this 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 personal
representative at Pennington Law,
PLLC, 15331 West Bell Road, Suite
318, Surprise, Arizona 85374.
DATED: March 5th, 2024
PENNINGTON LAW, PLLC
/s/Andre L. Pennington, Esq.
Attorney for Gwendolyn M. M. JoyPayne
3/15, 3/22, 3/29/24
RR-3793391#

RR-3793391#

PUBLIC NOTICES

NOTICE TO CREDITORS
NO. PB2024-050277
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
WILLIAM H. HARDY,
Deceased

WILLIAM H. HARDY, Decassed.
Notice is given that RICARDO G. MAALOUF was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in maining or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801(A) or claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Morris Hall, PLLC, 7600 N 16th St, Ste 105, Phoenix, AZ 85020. 85020.

DATED this 28th day of February,

/s/illegible (#030118) for Michael A. Halliday MORRIS HALL, PLLC 7600 N 16th St, Ste 105 Phoenix, AZ 85020

3/15, 3/22, 3/29/24

RR-3793379#

RR-3793379#

NOTICE TO CREDITORS
(for publication)
In the Matter of the
THE KR JEFFORDS TRUST,
ESTABLISHED U/TI/A DATED
AUGUST 27, 2015, AS AMENDED
NOTICE IS HEREBY GIVEN pursuant
to A.R.S. §§ 14-6103 and 14-38014
that Shelly Jamison is the Trustee of
the above-referenced Trust created
by Kathleen R. Jeffords, who is now
deceased, as Trustor and as Trustee
(the "Trust"). All persons having claims
against Kathleen R. Jeffords or the
Trust must present their claims within
four 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
Trustee, c/o Maynard Cronin Erickson
& Curran, P.L.C., Attn: Daniel G.
Cronin, Esq., 3200 North Central
Avenue, Suite 1800, Phoenix, Arizona
85012.
DATED this 3 day of MARCH, 2024,
/s/Shelly Jamison, Trustee
3/15, 3/22, 3/29/24

RR-3793367#

NOTICE TO CREDITORS BY

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-000690
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
SERGIO DANIEL CAMPOS Y FRITZ,
Deceased

Deceased.
NOTICE IS GIVEN to all creditors of

the Estate that:
1. Edith Campos-Valencia has been appointed as Personal Representative of the Estate.

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 Edith Campos-Valencia, care of Carla M. Miramontes of Dyer Bregman Ferris Wong & Carter, PLLC, 3003 N. Central Avenue, Suite 2600, Phoenix, AZ 85012.

4. DATED this 8th day of March 2005.

AZ 85012.

4. DATED this 8th day of March, 2023. DYER BREGMAN FERRIS WONG & CARTER, PLLC By: /s/Carla M. Miramontes CARLA M. MIRAMONTES 3003 N. Central Avenue, Suite 2600 Phoenix, AZ 85012 Counsel for Personal Representative 3/15, 3/22, 3/29/24

RR-3793365#

NOTICE TO CREDITORS

NOTICE TO CREDITORS
(FOR Publication)
PASLEY FAMILY LIVING TRUST
AGREEMENT OF FEBRUARY 16,
2006, AS AMENDED ("the Trust")
NOTICE IS HEREBY GIVEN that W.
AL PASLEY is the current Trustee
of the Trust. The Trust was created
by W. AL PASLEY and GENEVIEVE
PASLEY as Trustors and Trustees.
GENEVIEVE PASLEY died on
January 10, 2024.
All persons having claims against
GENEVIEVE PASLEY and/or the
Trust are required to present their

GENEVIEVE PASLEY and/or the Trust 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 W. AL PASLEY, Trustee, c/o Braun Cathie Kruzel PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255. This Notice to Creditors is made pursuant to A.R.S. §14-6103. Dated: March 4, 2024

/s/W. Al Pasley W. AL PASLEY, Trustee 3/15, 3/22, 3/29/24

RR-3793355#

NOTICE TO CREDITORS
NO. PB2024-050262
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
TROY H. BUCHANAN,
Decased

RR-3793340#

NOTICE TO CREDITORS FOR PUBLICATION
CASE NUMBER PB2024-090311
SUPERIOR COURT OF ARIZONA MARICOPA COUNTY
In the Matter of the Estate of:
Patricia Ann Donohue,
Deceased

Patricia Ann Donohue,

Deceased.
Suzanne Hinde has been appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within 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 personal representative at:
Suzanne Hinde
c/o Justin J. Tyler
4540 E Baseline Rd Ste 112
Mesa, AZ 85206
Dated March 11, 2024.
/s/Justin J. Tyler
Attorney for Personal Representative 3/15, 3/22, 3/29/24

RR-3792822#

RR-3792822#

NOTICE TO CREDITORS NO. PB2024000773

(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of
Bernard Turner
Date of Birth: May 7, 1957

Bernard Turner
Date of Birth: May 7, 1957
Deceased.
Notice is given that Sherry Turner was appointed Personal Representative of this 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 Personal Representative, c/o DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: March 11, 2024
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
John-Robert Granger, Esq.
Attorneys for Personal Representative 3/15, 3/22, 3/29/24
RR-3792780#

RR-3792780#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO.: PB2024-050289 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In the Matter of the Estate of: APOLINAR S. FERNANDEZ,

APOLINAR S. FERNANDEZ, an adult, deceased 1. Salvadore Fernandez has been appointed Personal Representative of this Estate on March 1, 2024. Their address is 8190 W. Stella Ave., Glendale, AZ 85303. 2. All persons having claims against he 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.

Notice of the claims have barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address: Windrose Law Center PLC, 7047 E. Greenway Pkwy., Suite 250, Scottsdale, AZ 85254.

4. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

creditors.
Date: March 11, 2024
/s/Colton Powell, Esq.
3/15, 3/22, 3/29/24

RR-3792708#

NOTICE TO CREDITORS FOR PUBLICATION NO. PB2024-000793
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: CATHERINE L. JANSA,

CATHERINE L. JANSA,

Deceased.

NOTICE IS HEREBY GIVEN that
CATHERINE L. JANSA passed away
on January 27, 2024. All persons
having claims against CATHERINE L.
JANSA 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 Maria M. Chokey, c/o Louis A. Silverman, PRAESIDUM LAW, PLLC, 4450 S. Rural Road, Suite C-120, Tempe, AZ 85282. Telephone inquiries should be directed to paralegal Diana Fernandez.

be directed to pararegal Diana Fernandez. DATED this 11th day of March 2024. PRAESIDIUM LAW, PLLC /s/Louis A. Silverman LOUIS A. SILVERMAN 4450 S. Rural Road, Suite C-120. Tempe, Arizona 85282 3/15, 3/22, 3/29/24

RR-3792703#

NOTICE TO CREDITORS
(PUBLICATION) OFTHE THE
RICHARD MUNDORF LIVING
TRUST DATED JANUARY 16,
2019, AS AMENDED

NOTICE IS HEREBY GIVEN that
MARYLYNN KIMBERLEY-SUMNER
and DANA ROBERT KIMBERLEY are
the Successor Co-Trustees of THE
RICHARD MUNDORF LIVING TRUST
dated January 16, 2019, as amended
on April 20, 2022. Pursuant to A.R.S.
§14-6103, all persons having claims
against RICHARD KENT MUNDORF
and/or THE RICHARD MUNDORF
and/or THE RICHARD MUNDORF
and/or THE RICHARD MUNDORF
and/or THE RICHARD HUNDORF
and/or THE RICHARD MUNDORF
and/or THE RICHARD MUNDORF
and/or THE RICHARD MUNDORF
and/or the The Company
as amended on April 20, 2022,
are required to present their claims
within four months after the date of
the first publication of this notice, if
notice is given as provide by A.R.S.
§ 14-3801(A), or within 60 days after
mailing or other delivery of this notice,
whichever is later, or the claims will
be forever barred. Claims must be
presented by delivering or mailing
a written statement of the claim
indicating its basis, the name and
address of the claimant, the date the
claim is deemed presented upon
receipt by the Trustee at the address
set forth herein: c/o Trustee at the
address set forth herein: c/o Leanne
B. Martin, Golston and Martin, PLLC,
419 E. Juanita Avenue, Suite 103-4,
Mesa Arizona 85204.

DATED this 11th day of March, 2024.

MED AND MARTIN, PLLC

BY (ell eanne Martin,
Gelegated duties
GOLSTON AND MARTIN, PLLC

delegated duties
GOLSTON AND MARTIN, PLLC
Ry (s/l eans Martin

By /s/Leanne Martin 419 E. Juanita Avenue, Suite 103-4 Mesa Arizona 85204 (480) 777-8200 Attorney for Successor Trustee 3/15, 3/22, 3/29/24

RR-3792678#

NOTICE TO CREDITORS
NO. PB2024-000475
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of
Martha kichinko
Date of Birth: March 31, 1932

Martna Kichinko
Date of Birth: March 31, 1932
Deceased.
Notice is given that Vera Kichinko
Chaney was appointed Personal
Representative of this 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
Personal Representative. c/c DOUG
NEWBORN LAW FIRM, PLLC, at
7315 N. Oracle Road, Suite 230,
Tucson, AZ 85704.
DATED: March 11, 2024
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
John-Robert Granger, Esq.
Attorneys for Personal Representative
3/15, 3/22, 3/29/24
RR-3792669#

RR-3792669#

RR-3792669#

Notice To Creditors/Thomas Paul Busse
Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 85255 Tel: (480) 393-0404 Fax: (480) 365-0356 [eff@whitleylegalgroup.com Jeffrey C. Whitley (019366) Attorneys for: Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Thomas Paul Busse, an unmarried man, Deceased. No. PB2023-051554 Notice To Creditors Notice is given that Cheryl Bridget Busse is appointed personal representative of the estate of Thomas Paul Busse. 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 personal representative c/o Whitley Legal Group, P.C. at 17550 N. Perimeter Dr., Suite 130, Scottsdale, AZ 85255. Dated: March 7, 2024, 8/J Jeffrey. C. Whitley Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 852558 3/15, 3/22, 3/29/24

RR-3792641#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-000794
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
MANUEL MARTINEZ,

Deceased.

NOTICE IS GIVEN to all creditors of

the Estate that:
1. Ciara Warmer 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 Ciara Warmer, care of Giancarlo G. Estrada of Kamper and Estrada, PLLC, 3030 N. Third St Ste 770, Phoenix, AZ 85012.
DATED this 11TH day of MARCH, 2024.

KAMPER AND ESTRADA, PLLC By: /s/Giancarlo G. Estrada 3030 N. Third St Ste 770 Phoenix, AZ 85012 Counsel for Personal Representative 3/15, 3/22, 3/29/24

RR-3792632#

NOTICE TO CREDITORS
NO. PB2024-000767
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of
John Daniels
Date of Birth: January 21, 1964
Deceased

John Daniels
Date of Birth: January 21, 1964
Deceased.
Notice is given that Corina Ileana
lonescu Daniels was appointed
Personal Representative of this
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
Personal Representative, c/o DOUG
NEWBORN LAW FIRM, PLLC, at
7315 N. Oracle Road, Suite 230,
Tucson, AZ 85704.
DATED: March 11, 2024
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
John-Robert Granger, Esq.
Attorneys for Personal Representative
3/15, 3/22, 3/29/24
RR-3792601#

RR-3792601#

RR-3792601#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NUMBER: PB2024-090294 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of LAWRENCE W. HIBNER NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: REECE C. HIBNER has been appointed Personal Representative of this Estate on March 6, 2024. My address is: 102 N. Spencer, Mesa, AZ 85203

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

Notice of the cialins will be interestated.

3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 102 N. Spencer, Mesa, AZ 85203.

4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

DATED:

Personal Representative

RR-3792574#

NOTICE TO CREDITORS
PB2022-070205

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
Estate of Olive Leona Humphrey
Date of Birth July 05, 1947
To All Creditors:
Notice To Creditors: The decedent,
Olive Leona Humphrey, who lived at
4743 W Shaw Butte Dr, Glendale,
Arizona 85304 died August 26, 2021.
Creditors of the decedent are notified
that all claims against the estate will
be forever barred unless presented
to Garret Humphrey, named personal
representative or proposed personal
representative, at 4743 W Shaw
Butte Dr, Glendale, Arizona 85304,
623-777-6895 or to both the probate
court and the named/proposed
personal representative within June
17, 2024 after the date of publication
of this notice.
Garret Humphrey. Personal

of this notice.

Garret Humphrey, Personal Representative for the Estate 4743 W Shaw Butte Dr Glendale, Arizona 85304 623-777-6895 3/15, 3/22, 3/29/24

RR-3792331#

RR-3792331#

NOTICE TO CREDITORS
(For Publication)
Survivor's Trust established under the Manuel N. Rodriguez and Sandra J. Rodriguez Revocable Trust dated July 12, 1989, as restated and amended NOTICE IS HEREBY GIVEN that Laura A. Kolnick is the current Trustee of the Survivor's Trust established under the Manuel N. Rodriguez and Sandra J. Rodriguez Revocable Trust dated July 12, 1989, as restated and amended (the "Survivor's Trust"). The Survivor's Trust was created by Manuel N. Rodriguez died on April 3, 2020, and Sandra J. Rodriguez subsequently died on November 23,

2023.
All persons having claims against Sandra J. Rodriguez and/or the Survivor's Trust 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 Laura A. Kolnick, Trustee c/o BRAUN SILER KRUZEL PC, 8501 E. Princess Dr., Suite 190, Scottsdale, Arizona 85255. This Notice to Creditors is made pursuant to A.R.S. §14-6103. Dated March 8, 2024.

By: /s/LAURAA. KOLNICK, Trustee 3/15, 3/22, 3/29/24

RR-3792324#

RR-3792324#

NOTICE TO CREDITORS
(ESTATE)
(FOR PUBLICATION)
(ASSIGNED TO HONORABLE
JOSEPH RHOADES)
CASE NO. PB2022-003006
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Guardianship and
Conservatorship of:
DAG GRUDEM,
An Adult.

Conservatorship of:
DAG GRUDEM,
NOTICE IS HEREBY GIVEN that
Camelback Fiduciary, LLC (License
No. 20812) has been appointed
as Personal Representative of the
Estate Dag Grudem (the "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 malling a written
statement of the claim to the Personal
Representative in care of Thomas G.
Asimou, Esq., Asimou & Associates,
PLC 5070 N. 40th Street, Suite 135,
Phoenix, Arizona 85018.
RESPECTFULLY SUBMITTED this 8
day of March, 2024.
ASIMOU & ASSOCIATES, PLC
By:/s/illegible
Thomas G. Asimou, Esq.
Meagan M. Pollnow, Esq.
Meagan M. Pollnow, Esq.
Meagan M. Pollnow, Esq.
Meagan M. Pollnow, Esq.
Attorneys for Camelback Fiduciary,
LLC
(License No. 20812

3/15, 3/22, 3/29/24 (License No. 20812 RR-3792320#

NOTICE TO CREDITORS BY
PUBLICATION
CASE NO. PB0224-050280
IN THE SUPERIOR COURT OF TH
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
DANIEL S. BASHAW,
Decease

In the Matter of the Estate of:
DANIEL S. BASHAW,
Deceased.
NOTICE IS GIVEN to all creditors of
the Trust that:
1. Susan K. Havellana is currently
acting Personal Representative of the
Estate of Daniel S. Bashaw.
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 Susan K. Havellana, in care of
DANIEL J. MAZZA, MAZZA + NIRO,
PLC, 5425 East Bell Road, Suite 104,
Scottsdale, Arizona, 85254.
DATED: March 8, 2024.
MAZZA + NIRO, PLC
Is/Daniel J. MAZZA,
Bir Niro, Esq.
Attorneys for Susan K. Havellana
3/15, 3/22, 3/29/24
RR-3792298#

RR-3792298#

RR-379/2/96#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2024-090210
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
LARRY RAY TUGGLE,
Deceased.

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that: 1. Mark D. Tuggle has been appointed as Personal Representative of the

as Personal representate.
Estate.
2. Claims against the Estate must be

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 Mark D. Tuggle, care of Ronald G. Compton of Compton Law, P.C., 1423 S. Higley Rd., Ste. 112, Mesa, AZ 85206.

DATED this 26 day of February, 2024.
COMPTON LAW, P.C.
By: /s/Ronald G. Compton 1423 S. Higley Rd., Ste. 112
Mesa, AZ 85206
Counsel for Personal Representative 3/15, 3/22, 3/29/24

RR-3792268#

RR-3792268#

NOTICE OF INITIAL HEARING REGARDING: PETITON FOR APPOINTMENT OF CONSERVATOR FOR MINOR CASE NO. PB2024-050293 SUPERIOR COUNT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION OF THE MATTER O

In the Matter of ANIAH WILKERSON 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.

Any written response must comply

FAX 602-417-9910

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 GREG WILKERSON has filed the following: PETITON FOR APPOINTMENT OF CONSERVATOR FOR MINOR

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, May 1, 2024 at 10:00 AM JUDICIAL OFFICER: Commissioner Vanessa Smith PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109

TELEPHONE NO: (602) 506-6086

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 w auend 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

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-pcc11 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:

(Jown.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-pcc11 into your prowser 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#: 738 643

Courtroom Conference ID#: 738 643 491#

491#
Connect, please see https://superiorcourt.maricopa.gov/court-connect
3/15, 3/22, 3/29/24

RR-3792259# NOTICE TO CREDITORS
CASE NO. PB2024-400647
SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA
In the Matter of the Estate of
MARGARET B. KEFALAS,

Deceased.
NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this 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 within sixty (60) days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of Laura M. Turilllo, Esq., Sacks Tierney P.A., 4250 North Drinkwater Boulevard, 4th Floor, Scottsdale, Arizona 85251-3693.

DATED:

/s/Christine A. McFarland, Personal Representative 3/15, 3/22, 3/29/24 RR-3792131#

NOTICE TO CREDITORS
CASE NO. PB2023-051247
(FOR PUBLICATION)
SUPERIOR COURT OF THE STATE
OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
Theresa E. Ali

Deceased

Deceased.
NOTICE IS GIVEN to all creditors of this estate that Michael A. Cuttino has been appointed as Personal

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

Deloughery, 7600 N 15th St Ste 150, Phoenix, AZ 85020.

DATE: March 6, 2024
SUDDEN WEALTH PROTECTION LAW, PLC
/s/Paul 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

RR-3792091# RR-3792091#

NOTICE TO CREDITORS BY

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:

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.

85255.
DATED this 8th day of March, 2024.
GANSER LAW OFFICES
By: /s/Kevin A. Ganser
8787 E. Pinnacle Peak Road, Suite
220

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

NOTICE IS GIVEN to all creditors of the Estate that:

1. James Paul Moyemont 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 Moyemont, 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

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

Make: VILLA WEST Body Style: 12 X 64 MH Model Year: 1978 MVR VIN: MVR VIN:

A27395 B27395 ADOT Assigned VIN: TBD Date and Time of Sale: 4/29/24 10: 00:00 AM

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 WESTLLC 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

PUBLIC NOTICES

to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upor request and/or at the sale. High bidder 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

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/illeqible

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

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

VIN: 11T40TZCD0018518
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.
Terms of Sale will be provided upon
request and sign a Rental 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

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 Lien, and any remaining money wil 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")

venicle/mobile nome (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

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 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: October 8, 2021

Date o 8, 2021 Name(

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 Rev. Is/Illenible

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

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 UN: GL/055239

MVR VIN: GLJ0S5239 Level 1 VIN: GLK0S5239 Date and Time of Sale: 4/29/24 10: 00:01 AM Location of C.

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
LLC ALMA GARDENS
LLC ALMA GARDENS
LLC ALMA GARDENS
CARDENS
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

Name(s) of Tenant(s): RANDOLPH RAEDEL

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 RV: Is/Illiepille

By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

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")

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

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

government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and 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

. 2007

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

9 33-1023. MHP #25, LLC By: /s/illegible Park Manager Dated: March 25, 2024 3/29, 4/5/24

RR-3798285#

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:

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 botted, nailed, builtin, 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

any covenant or warranty, express or implied, regarding title, possession or

implied, regarding title, possession of encumbrances.
DATED this 21st day of March, 2024.
SANFORD J. GERMAINE, P.C.
By: Is/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

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

VIN: 2110 Date and Time of Sale: 4/12/24 10: 00:01 AM

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 ay 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

28, 2018 Name(s) of Tenant(s): MILTON M GABALDON

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

sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's 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") Property") Make: IMPERIAL

Body Style: 10 X 43 MH Model Year: 1966

Model Year: 1966
VIN: S2734XXU
Date and Time of Sale: 4/18/24 10: 00:00 AM
Location of Sale: Space No. 118
MCP LONGHAVEN ESTATES
LC 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

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

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 Bys: /s/illegible

By: /s/illegible Park Manager Dated: March 18, 2024 3/22, 3/29/24

RR-3795419#

TRUSTEE'S

SALES

PUBLISHERS STATEMENT: real estate advertised herein is subject to the Federal Fair Housing

subject to the Federal Fair Housing Act which makes it illegal to adversibes "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. opportunity basis.



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

West Jefferson, Phoenix, AZ 85003 on 06/20/2024 at 10:00 AM. NOTICEI 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 AND WIFE 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 15, OF BRITANY PLACE UNIT I, A SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 261 OF MAPS, PAGE 41. PURPORTED STREET ADDRESS: 3838 East Whitney Lane, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 214-63-790 6 ORIGINAL PRINCIPAL BALANCE: \$140,000.00 Name and Address of Beneficiary Metropolitan Life Insurance Company 55 Beattle Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Benita A Joe, a single person 12/14 E Bethany Home RD #216 Phoenix, AZ 85014 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. Name and Address of Trustee: Christina Harper, Eq. 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Datest March 20,2024 Christina Harper, Attorney at Law Successor Trustee herein qualifies as Trustee of the Trust Deed of Trust. Name and Address of Trustee: Christina Harper, Attorney at Law Successor Trustee herein qualifies as Trustee o 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 foreclosure on the Deed of Trust remaining on your property and is not an attempt io 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 Mortgagor, the Mortgage at the Mortgage's attorney. A-4812998 03/29/2024, 04/105/2024, 04/12/2024, 04/19/2024 3/29, 4/5, 4/12, 4/19/24 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! 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

PUBLIC NOTICES

FAX 602-417-9910

ONZ-41/-990U

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 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 SPROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN MENG 1729 W PUEBLO AV, MESA, ARIZONA 85202 ORIGINAL TRUSTOR: OP MENG AND HOUN DEED OF TRUST: \$198,000.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTORGASE, LLC (ACCHIAT SENDA ATT AT THE WART. OR OBJECTIONS TO THE SALE WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: 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 Sale Line: (8UU) 280-2832 Dates 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 HAMSA 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 he lic/her/their suntorized capacity(ies), and that he/she/their signature(s). his/her/heir 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 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 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#

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 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 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 RECORDED IN BOOK 90 OF MAPS BENEFICIARY: CITIGROUP MORTGAGE LOAN TRUST 2021-A 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.HOMESEARCH.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 HAMSA 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(jes), and that by his/her/their signature(s) on the instrument 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, Automated Sale Line: (800) 758-8052 Dated: 3/19/2024 CLEAR RECON 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 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#

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 LATTER 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 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 Mortgagoe's attorney. A-4812997 03/29/2024, 04/19/2024 3/29, 4/5, 4/12, 4/19/24 as that term is defined pursuant to the Fair Debt Collection Practices Act

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 UNITED STATES OF AMERICAA COUNTY, ASSESSOR'S TAX PARCEL NUMBER: 202-23-301 STREET ADDRESS OF MERICAA COUNTY, ASSESSOR'S TAX PARCEL NUMBER: 202-23-301 STREET ADDRESS OF MERICAA COUNTY, ASSESSOR'S TAX PARCEL NUMBER: 202-23-301 STREET ADDRESS OF INDOMY, ARZONA RECORDED IN BOOK 1129 OF MAPS, PAGE 23; EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICAA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 202-23-301 STREET ADDRESS OF 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 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 TRUSTE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85080 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 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 HAMSA 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 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 Deed of Irust 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 INUSTEE SALE OR IF YOU HAW
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 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. 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 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 HAMSA 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 Ded 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-3796954#

RR-3796954#

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 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: 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 Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION TRUSTES 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 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 or Irust, 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 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 to man and other their firm is a Debt 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 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 Mortgager's attorney. A-4812925 03/29/2024, 04/19/2024 04/19/2024 04/19/2024 04/19/2024

05/2024, 04/12/2024, 04/19/202 RR-3796509# 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 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 BEINAL 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 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 OF 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 OAM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON 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 OR UPON 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. 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 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

truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAR 15, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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/fhey 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 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 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-3796134#

TS#: 121685-AZ Order #: 240115299-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 7/14/2021 and recorded on 7/27/2021, as Instrument No. 20210810508, 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 NOL ATTENT THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NOL ATTENT OF THE SALE, OR YOU MAY PAYE 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 42, CENTRAL PLACE NORTH, ACCORDING TO BOOK 243 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 208-11-313 RR-3796134# PLACE NORTH, ACCORDING TO BOOK 243 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 208-11-313 STREET ADDRESS or IDENTIFIABLE LOCATION: 110 E ANDERSON AVENUE PHOENIX, AZ 85022 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: 6/21/2024 Sale Time: 12: 00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERION COUNTY COUNTY COUNTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING SUFFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR CHARLENE VALENZUELA 110 E ANDERSON AVENUE PHOENIX, AZ 85022 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: SA12,500.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC COCELINK 101 W. LOUIS Henna BIND SUFFOL SUMMER SA12,500.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC COCELINK 101 W. LOUIS Henna BIND SUFFOL SUMMER SA13/2024 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 was signed the 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 13, 2024 before me, Christina Reported Natary, Rublic Diego) On MAR 13, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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-3795194#

RR-3795194#

TS#: 121691-AZ Order #: 240111897-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 2/19/2021 and Deed of Irust dated 2/19/2021 and recorded on 2/24/2021, as Instrument No. 20210209325, 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 HERRIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 109, OF DC RANCH PARCEL 1.18, ACCORDING TO THE PLAT OF RECORD IN THE OFTICE OF THE COUNTY FECONDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 657 OF MARICOPA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 217-71-848 STREET ADDRESS OF IDENTIFICATE OF CORRECTION RECORDES OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 217-71-848 STREET ADDRESS OF IDENTIFICATE OF CORRECTION RECORDES OF THE SUPERIOR COUNTY COURTHOUSE, 201 WEST DESERT ARROYOS SCOTTSDALE, AZ 85255 In accordance with A.R.S. § 33-808(B), the time of isale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County COURTHOUSE, 201 WEST DESERT ARROYOS SCOTTSDALE, AZ 85255 IN COUNTY OF SADONA ACCORDING TO THE BENEFICIARY, THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFO Diegol On MAR 13, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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 signer/their authorized capacity(ies) 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

PUBLIC NOTICES

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-3795193# TS#: 121565-AZ Order #: 240098639-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 3/19/2003 and Deed of Irust dated 3/19/2003 and recorded on 3/20/2003, as Instrument No. 20030343591, 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 COUNTY OF TRUSTEE SALE, YOU MUST FILE AND COUNTY OF TRUSTEE SALE, YOU WAS AND COUNTY OF TRU SALE, YOU MUST HILE 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: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 40 FEET THEREOF, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 219-41-011 STREET ADDRESS OF IDENTIFIABLE LOCATION: 30119 N 163RD PL SCOTTSDALE, AZ 85262 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 on the Subject Real Property, at the County Courthouse, or at a specific place on the Subject Real Property, at the COUNTY OURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST: \$129,900.00 CURRENT BENEFICIARY. U.S. BANK TRUST NATIONAL PRINCIPAL BANKATION IS PROVIDED PURSUANT TO A.R.S. SOUTH OF THE SUPERIOR COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85001 ACCORDING TO THE DEED OF TRUST: \$129,900.00 CURRENT BENEFICIARY. U.S. BANK TRUST NATIONAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$129,900.00 CURRENT BENEFICIARY. U.S. BANK TRUST NATIONAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$129,900.00 CURRENT BENEFICIARY. U.S. BANK TRUST NATIONAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRU 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 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-3795145#

RR-3795145#

TS#: 120888-AZ Order #: 240059464-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 6/7/2022 and recorded on 6/10/2022, as Instrument No. 20220493200, in the office of the County Recorder of Maricopa County, Arizona, NOTICEI 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 NOL MIST 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 THE SALE NOL LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NOL LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NOL LATER THAN 5: THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 165, OF MOUNTAIN PLACE II, ACCORDING TO THE COUNTY, ARIZONA, RECORDED IN BOOK 324 OF MAPS, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 324 OF MAPS, PAGE 30. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 217-51-346 RELORDED IN BOOK 3/4 OF WIAT 5, PAGE 30. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 217-51-346 STREET ADDRESS or IDENTIFIABLE LOCATION: 9159 N 108TH PLACE SCOTTSDALE, AZ 85259 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 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 SECTION 33-808(C): ORIGINAL TRUSTOR: ZACKARY THORNBERG 1208 W OCOTILLO ST, COOLIDGE, ARIZONA 85128 ORIGINAL TRUSTOR: ZACKARY THORNBERG 1208 W OCOTILLO ST, COOLIDGE, ARIZONA 85128 ORIGINAL TRUSTOR: ZACKARY THORNBERG 1208 W OCOTILLO ST, COOLIDGE, ARIZONA 85128 ORIGINAL TRUSTOR: BENEFICIARY: MCLP ASSET COMPANY, INC. clo NewRez LCC D/B/A Shellpoint Mortgage Servicing 601 Office Center Drive Suite 100 Fort Washington, PA 19034 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/13/2024 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 13, 2024 before me, Christina Poeppel Notary Public, personally appeared Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence HAMSA 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 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-3795117#

Notice of Trustee's Sale Recorded: 02/28/2024 The following Recorded: 02/28/2024 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust (the "Deed of Trust") executed by Ryan Jeremy Reheis and Mindi Lynn Reheis, husband and wife ("Trusto"), as Trustor, said Deed of Trust being recorded on February 28, 2022 in the records of Maricopa County, Arizona, as Document No. 20220185141. 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 55 ARIZONA RULES OF CIVIL COURT ONDER 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 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 place of business of the Trustee located at 2394 E. Camelback Road, Suite 600, Phoenix, Arizona 85016-3429 on Thursday, May 30, 2024 at the hour of 10:00 o'clock A.M. of said day: See Exhibit "A" Attached Hereto And Incorporated Herein At the same time and location, Trustee, pursuant to A.R.S. § 47-9604, will sell the personal property and fixtures pertaining to the above referenced real property. According to the Deed of Trust or upon information supplied by the Beneficiary, the street address or identifiable location of the trust property is: Tax Parcel Number: 314-04-509 Street Address: 24304 S. 207th Court, Queen Creek, AZ 85142 Name and Address of Trustor: Ryan Jeremy Reheis and Mindi Lynn Reheis 24304 S. 207th Court Queen Creek, AZ 85142 Name and Address of Beneficiary: RBR-CDC, LLC c/o Gerald Shelley, Fennemore Craig, PC 2394 E. Camelback, Suite 600 Phoenix, AZ 85016 Name, Address and Telephone: (602) 916-5000 For Information Concerning This Sale, Contact Jeffrey S. Pitcher At Fennemore Craig, PC 2394 E. Camelback, Suite 600 Phoenix, Arizona 85016-3429 Telephone: (602) 916-5000 For Information Concerning This Sale, Contact Jeffrey S. Pitcher At Fennemore Craig, PC 2394 E. Camelback Suite 600 Phoenix, Arizona Bated this 20 day of February, 2024 A Statement of Breach THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED L. Shelley, Trustee Manner of Trustee Qualification: Member of the State Bar of Arizona Dated this 20 day of February, 2024 A Statement of Breach or Nonperformance is attached to the recorded original of this Notice (but not the published copy) as Schedule "1". State Of Arizona) ss. County Of Maricopa) This instrument was acknowledged before me this 20th day of February, 2024, by Gerald Shelley, Trustee. Is Karen Turpin Notary Public My Commission Expires: 6/19/2025 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 68, of The Pecans Phase 2, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 801 of Maps, Page 33, and Affidavit of Change recorded in Document No. 2015-0640648 and Affidavits of Correction recorded in Document No. 2015-0640648 and Affidavit of Change recorded in Document No. 2015-06406565, records of Maricopa (2014), 41/204 County, Arizona. 3/22, 3/29, 4/5, 4/12/24

RR-3795070#

Trustee Sale No: 2024-2252893 Irustee Sale No: 2024-2252893
Notice Of Trustee's Sale
Recorded: 02/23/2024 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 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 SALE 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. The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/17/2021, and recorded on 5/19/2021 as Instrument No. 2021-0559496, thereafter an Assignment of Deed of Trust recorded on 2/9/2022 as Instrument No. 2022-0122762, records of Maricopa County, Arizona at public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona on 5/24/2024 at 11:00 AM of said day: Legal: See Attached "Exhibit A" The street address is purported to be: 7829 W. Thomas Rd. Phoenix, Arizona 55085 Tax Parcel Number: 102-38-001G Original Principal Balance: \$910,000.00 Name and address of original Trustor: AG Brothers' Food Restaurants, LLC, an Arizona limited liability company 30008 N. 148th St. Scottsdale, Arizona 85262 Name and address of the Beneficiary: Toorak Capital Partners, LLC, a Delaware limited liability company 15 Maple Street 2 Jnd Floor West Summit. UNLESS YOU OBTAIN AN ORDER Capital Partners, LLC, a Delaware limited liability company 15 Maple Street 2nd Floor West Summit, NJ 07901 Name and address of Trustee: Empire Title Agency 3131 E. Camelback Rd., Suite 210 Phoenix, Arizona 85016 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. All persons whose interest in the Trust Property is subordinate in priority to The Trustee shall not express an opinion as to the condition of title. All persons whose interest in the Trust Property is subordinate in priority to that of the above described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee's Sale. Sale Information: 602-749-7000 Dated: 2/23/2024 Empire Title Agency, a division of Stewart Title Company /s/ Sheri L. Morris, Trustee Sale Officer We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose. Manner Of Trustee Qualification: 33-803 A.R.S. (A)(1) Regulator: The Department of Financial Institutions State Of Kansas } } ss. County of Miami } On 2/23/2024 before me, the undersigned notary public, personally appeared Sheri L. Morris, Trustee Sale Officer, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by 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. Commission Expires: 02/03/27 /s/ Viktor Pichnenko Notary Public Exhibit "A" Legal Description Parcel No. 1 A portion of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 35, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: Commencing for a tie at the North quarter corner of said Section 35, being the intersection of the monument of 79th Avenue and Thomas Road being the intersection of the monument of 79th Avenue and Thomas Road as recorded in Book 233 of Maps, page 43, records of Maricopa County, Arizona; Thence North 89 degrees 56 minutes 36 seconds East, along 56 minutes 36 seconds East, along said Thomas Road monument line, 642.62 feet to the centerline of a private drive entrance to Westridge Mall, designated herein as Entrance "A"; Thence South 00 degrees 03 minutes 24 seconds East, along said private drive centerline, 67.00 feet to a point on the South right-of-way line of said Thomas Road; Thence South 89 degrees 56 minutes 36 seconds West point on the South right-of-way line of said Thomas Road; Thence South 89 degrees 56 minutes 36 seconds West, along said South right-of-way line, a distance of 40.62 feet to the Point Of Beginning; Thence continuing along said South line, South 89 degrees 56 minutes 39 seconds West 2.00 feet to a point on a curve to the left; Thence continuing along said South line, being a curve to the left; Thence continuing along said South line, being a curve to the left, the radius point of which bears South 00 degrees 02 minutes 28 seconds East 3,753.00 feet, having a central angle of 01 degrees 54 minutes 14 seconds, an arc distance of 124.71 feet; Thence South 88 degrees 02 minutes 36 seconds West, along said South line; Thence continuing along said South line; Thence continuing along said South line; Thence leaving said South line, South 01 degrees 48 minutes 08 West, 280.00 feet East of (at right angles) and parallel to the monument line of the aforementioned (at right angles) and parallel to the monument line of the aforementioned 79th Avenue, a distance of 352.01 feet; Thence South 88 degrees 11 minutes 52 seconds East, 40.00 feet to a point on the North line of the perimeter trafficway of Westridge Mall; Thence along said North line, being

PUBLIC NOTICES

FAX 602-417-9910

a curve to the right, the radius point of which bears South 66 degrees 40 minutes 09 seconds East 430.00 feet, having a central angle of 52 degrees 58 minutes 13 seconds, an arc distance of 397.54 feet to a point of reverse curve being the West line of the aforementioned Entrance "A", having a radius of 20.00 feet minutes 29 seconds, an arc distance of 26.65 feet to a point of tangency; Thence continuing along said West line, North 00 degrees 03 minutes 24 seconds West, 57.83 feet to a point of curvature to the left, Thence continuing along said West line being a curve to the left having a radius of 34.50 feet and a central angle of 51 degrees 42 minutes 50 seconds, an arc distance of 31.14 feet to the Point Of Beginning. Parcel No. 2: An Easement for ingress and egress over that portion of the Perimeter Trafficway and Access Road of Westridge Mall which constitutes the servient tenement for the benefit of Parcel No. 1 above, as created of Parcel No. 1 above, as created and described in instrument entitled Easement Declaration and recorded November 30, 1979 in Docket 14060 930, records of Maricopa

3/22. 3/29. 4/5. 4/12/24 RR-3795069#

NOTICE OF TRUSTEE'S SALE Title No. 240107552 Trustee's Sale No. 173164 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 11/02/2021 in Instrument No. 20211176634, 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 06/13/2024 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 RR-3795069# 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 70, VILLA SAN MARCOS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 134 OF MAPS, PAGE 21. PURPORTED STREET ADDRESS. 7836 E Monterosa St, Scottsdale, AZ PORPORTED STREET ADDRESS:
7836 E Monterosa St, Scottsdale, AZ
85251 TAX PARCEL NUMBER(S):
173-56-084 8 ORIGINAL PRINCIPAL
BALANCE: \$460,000,00 Name and
Address of Beneficiary: NewRez LL
d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100 Greenville,
South Carolina 29601-2743 Name and
Address of Original Trustor: William
Scott Perysian, a single man 7836 E
Monterosa St Scottsdale, AZ 85251
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 13,2024 Christina Harper,
Attorney at Law Successor Trustee
The Successor Trustee herein
qualifies as Trustee of the Trust Deed
of the Arizona State Bar as required 7836 E Monterosa St, Scottsdale, AZ 85251 TAX PARCEL NUMBER(S): 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 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 Mortgagor, the Mortgage or the Mortgage's attorney. A-4812475 03/22/2024, 03/29/2024, 04/05/2024, 04/12/2024 3/22, 3/29, 4/5, 4/12/24

RR-3794843#

28/20/4, 04/12/2024
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/24
3/22, 3/29, 4/5, 4/12/29
3/24, 0/27, 4/29, 4/ HELIUM OR OTHER SUBSTANCES
OF A GASEOUS NATURE,
GEOTHERMAL RESOURCES, COAL,
METALS, MINERALS, FOSSILS,
FERTILIZERS OF EVERY NAME
AND DESCRIPTION, TOGETHER
WITH ALL URANIUM, THORIUM
OR ANY OTHER MATERIAL WHICH
IS OR MAY BE DETERMINED
BY THE LAWS OF THE UNITED
STATES, OR OF THIS STATE, OR
DECISIONS OF COURT, TO BE
PECULIARLY ESSENTIAL TO THE
PRODUCTION OF FISSIONABLE
MATERIALS, WHETHER OR NOT
OF COMMERCIAL VALUE, AND THE
EXCLUSIVE RIGHT THERETO, ON,
IN, OR UNDER DESCRIBED LANDS,
AS RESERVED IN THE PATENTS
BY THE STATE OF ARIZONA,
RECORDED IN RECORDING
NO. 2018-0297566 OF OFFICIAL
RECORDS. APN: 200-20-696
PURPORTED STREET ADDRESS.
23131 North 98th Drive, Peoria, AZ
85383 TAX PARCEL NUMBER(S):
200-20-696 ORIGINAL PRINCIPAL
BALANCE: \$100,000.00 Name and
Address of Beneficiary: U.S. BANK
NATIONAL ASSOCIATION 2800
Tamarack Road Owensboro, KY
42301 Name and Address of Original
Trustor: Bruce Triolo, unmarried 23131
98th Drive Dr N Peoria, AZ 85383 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 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 13,2024 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 fly our personal liability for this debt has been modified or extinguished by a discharge in 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 furthe recourse against the Mortgager's the Mortgagee or the Mortgagee's attorney. A-4812483 03/22/2024, 03/29/2024, 04/05/2024, 04/12/2024

3/22, 3/29, 4/5, 4/12/24 RR-3794835# TS#: 121303-AZ Order #: 240085785 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/13/2019 and recorded on 7/19/2019, as Instrument No. 20190549532, 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 SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD TIME OF THE SALE 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 916, of Westpark Parcel 4S, according to the Plat of record in the Office of the County time and place. Lot 916, of Westpark Parcel 4S, according to the Plat of record in the Office of the County recorder of Maricopa County, Arizona, recorded in Book 708 of Maps, Page 30. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-60-721 STREET ADDRESS or IDENTIFIABLE LOCATION: 25803W RIPPLE RD BUCKEYE, AZ 85326 in accordance with A.R.S. § 33-808(B), the time of sale will be between 9 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 OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JARED D ALFORD AND JESS MEDINA 25803W RIPPLE RD BUCKEYE, AZ 85326 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$270,700.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 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: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/12/2024 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On Mar 12 2024 before me, Christina Poeppel 2024 before me, Christina Poeppel Notary Public, personally appeared Hamsa 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),

the person(s) acted, executed instrument. I certify under PENA OF PERJURY under the laws of OF PERJURT under the foregoing State of California that the foregoing true and correct. IN 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 appo 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-3794591#

3/29, 4/5, 4/12, 4/19/24

RR-3794591#
TS#: 118549-AZ Order #: 02-23005924 NOTICE OF TRUSTEE'S SALE The following legally described trust properly will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/21/2022 and recorded on 6/21/2022, as Instrument No. 20220517510, 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 C-9. EVERGREEN 9, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED IN DOCUMENT NO. 2006- 170667, AND PLAT RECORDED IN BOOK 878 OF MAPS, PAGE 20, AFFIDAVIT OF CORRECTION RECORDED DOCUMENT NO. 2006- 170667, AND PLAT RECORDED IN BOOK 878 OF MAPS, PAGE 20, AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2007-63163, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 111-37-134 STREET ADDRESS OF IDENTIFIABLE LOCATION: 525 E WILLETTA ST UNIT 9 PHOENIX, AZ 85004 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: 6/17/2024 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 SECTION 33-808(C): ORIGINAL TRUSTORE LARGUE SHELLDON PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: LAROIE SHELLDON DAVIS 301 E JOMAX RD, PHOENIX, AZ 85085 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$404,000.00 CURRENT BENEFICIARY: FORETHOUGHT LIFE INSURANCE COMPANY c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing 611 Office Center LIFE INSURANCE COMPANY

(O NewRez LLC D/B/A Shellpoint

Mortgage Servicing 601 Office Center

Drive Suite 100 Fort Washington, PA
19034 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: 3/8/2024 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

statched, and not the truthfulness,

accuracy, or validity of that document.

State of California) ss. County of San

Diego) On MAR 08, 2024 before me,

Christina Poeppel Notary Public,

person(s) whose name(s) is/are

for statisfactory evidence to be the

person(s) whose name(s) is/are of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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 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-3794245# TS No. 2021-00118-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 under that certain Deed or ITIJISt dade 10/12/2004 and recorded on 10/15/2004 as Instrument No. 20041206552, Book -- Page -- and rerecorded on as in the official records 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 SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, OR YOU THE WAIL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 USB 14 (1) OF MINDMILL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 251 OF MAPS, PAGE 8. Purported Street Address: 12311 North 79th Avenue, PEORIA, AZ 85381-5284 Tax Parcel Number: 200-78-451 5 Original Principal Balance: \$198,300.00 NOTICE OF TRUSTE'S SALE Name and Address of Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee in Series 2005-1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: JAMES STEPHEN TWEMLOW, A Single Man 12311 North 79th Avenue, PEORIA, AZ 85381-5284 Name, Address and Telephone Number of Trustee: Western Progressive Arizona, Inc. DATED: Jan 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 3/29, 4/5, 4/12, 4/19/24

RR-3794203#

TS No. 2024-00025-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 05/19/2006 and recorded on 06/27/2006 as Instrument No. 20060860170, and further modified by that certain Loan Modification Agreement recorded on 06/30/2008, as Instrument Number 2008-0573668 and further modified by that certain Loan Modification Agreement recorded on 09/20/2010, as Instrument Number 2010088965 on as in the official records 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 SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE SALE, WOU 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 05/07/2024 at 12:00 PM of said day: Legal Description: ALL THAT CERTAIN LAND SITUATED IN THE STATE OF ARIZONA, COUNTY OF MARICOPA, CITY OF GILBERT, DESCRIBED AS FOLLOWS: LOT 27, SAN TAN RANCH PARCEL 1, ACCORDING TO BOOK 480 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, Purported Street Address: 3358 SOUTH WADE COURT, GILBERT, AZ 85297 Tax Parcel Number: 304-51-092 Original Principal Balance: \$240,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiery. 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 successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: DOMINICK L DICAMILLO, AND RONDA RACHEL DICAMILLO, HUSBAND AND WIFE 3358 SOUTH WADE COURT, GILBERT, AZ 85297 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 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 for the Trustee, the Beneficiary that the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary Sattorney. Western Progressive – Arizona, Inc. DATED: January 24, 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 Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF TEXAS COUNTY OF EL PASO On January 24, 2024, before me, the undersigned, a Notary Public, personally appeared Yosemite Lopez, Trustee Sale Assistant, personally known to me (or proved to me on the 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 and official seal. 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 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. 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 suction to the highest bidder at the 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 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 OF TRUST: \$1,186,750.00 CURRENT BENEFICIARY: WILMINGTON 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 #1010 West Palm Reach, FL Corporation Tool Workington 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 (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 stacked, and not the truthfulness. 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 HAMSA 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 persolley winse flamie(s) Israte 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 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 FULL AN ACTION 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 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 COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 8503 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: DONALD JERNIGAN S1545 N 83RD DRIVE GLENDALE, AZ 85305 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$492,000.00 CURRENT BENEFICIARY: CARRINGTON MORTGAGE SERVICES LLC (% CELINK 101 W. Louis Henna Bivd Suite 450 Austin, TX 78728 CURRENT TRUSTEE: Clear RECON CORP Hamsa Uchi, Authorized Signatory for Truste A notary public or other officer completing this certificate verifices 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, Christinal Popped Notary Public or other officer apacity (time in the sale of califo 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 trustace 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-3793612#

PUBLIC NOTICES

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 41/24/2004 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 THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD THE SALE NOT 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 colored SALE SALE SALE NAME 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 EI Paso. TX 79912 (866) 960-8299 TERMS OF SALE SALE INFORMATION SEIES Line: 866) 960-8299 Mosibite https: Line: (86b) 960-8299 Website: nttps:
//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 Inis 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 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 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 on 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

TS No. 2024-00002-AZ NOTICE OF TRUSTEE'S SALE The following 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

RR-3792812#

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 SALE NO LATER THAN 5: 00 P.M. MOUNTAIN STANDARD TIME OF THE SALE, OR YOU MAY 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 W. 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 NOTICE OF INVSTEE 5 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 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 SALE INFORMATION: Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx//www.altisource.com/loginpage.aspx//st 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 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 Insurance and the Arizona Department of Financial Institutions. Western Progressive Arizona Progressive Arizon the Arizona Department of Financial Institutions. Western Progressive 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 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

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 under that certain Deed of Trust dated 09/06/2006 and recorded on 09/12/2006 as Instrument No. 20061211017, Book --- Page --- And further modified by that certain Loan modification agreement recorded on 11/16/2010 as instrument number 2010-099975 in the official records 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 RULE 65. ARIZONA RULES OF CIVIL

RR-3792792#

3/22, 3/29, 4/5, 4/12/24

PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 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 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. 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 successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE8, Trustee for GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8 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 PORD BEOTEM A7, 86346 Address of Original Trustor: CYNINIAN
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 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 of Premium Ittle 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, 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 322 3/29 4/5 4/12/24 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! rerecorded on as in the onlicial 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 RUILE 65 ARIZONA RUILES OF 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 Repetification. SALE Name and Address of Current Beneficiary: U.S. Bank Trust Company, National Association, as 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 (-0 PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: MAX H 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 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 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'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 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 Insurance and the Arizona Department of Insurance with the Arizona Department of Insurance with the Arizona Department of Insurance with the Arizona Department of Insurance and the Arizona Department of Insurance with the Arizona Departm 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 that ne/sne 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 official seal. Karita Robinsor NOTARY PUBLIC 3/15, 3/22, 3/29, 4/5/24

THE SALE WILL BE FINAL AND

RR-3792778#

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, 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 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

PUBLIC NOTICES

FAX 602-417-9910

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
Pursant 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 SUPERIOR COURT BUILDING 201 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 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 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

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 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 FOX CROSSING UNIT 4, ACCORDING TO THE COUNTY RECORDER OF TAKE OF THE COUNTY RECORDER OF TAKE ON THE SALE WILL BE SAX PARCEL NUMBER: 303-810-31 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, 201 W. JEFFERSON THE SULE ON THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STRUST ON THE PLATO OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STRUST ON UNFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. 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, AS 5212 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, 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 HAMSA 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 signature(s) 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 OF PERJURY under the lamb III
State of California that the foregoing paragraph is true and correct. IŇ 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 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 3/29 4/10/14 4/10/14 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
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: 40034-851 STREET ADDRESS OR
TOENTIFIABLE 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, 201 W.
JEFFERSON STREET, PHOENIX, AZ
85003 ACCORDING TO THE DUED
OF TRUST OR UPON INFORMATION IS
PROVIDED PURSUANT TO THE SUPERIOR
COUNTY BUILDING, MARICOPA
COUNTY COURTHOUSE, 201 W.
JEFFERSON STREET, PHOENIX, AZ
85003 ACCORDING TO THE DEED
OF TRUST OR UPON INFORMATION IS
PROVIDED PURSUANT TO A.R.S.
SECTION 33-808(C): ORIGINAL
TRUSTOR: FRANCISCO CORTES
SR. 11432 E SHERIDAN ST.,
AVONDALE, AZ 85006 Phone: (866) 9310036 Visit this Internet Web site:
WWW. LUCY (LOR OR OR WERNER PROVIDED PURSUANT TO A.R.S.
SECTION 33-808(C): ORIGINAL
TRUSTOR: FRANCISCO CORTES
SR. 11432 E SHERIDAN ST.,
AVONDALE, AZ 85006 Phone: (866) 9310036 VISIT this Internet Web site:
WWW. LU 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 HAMSA 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 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 The successor incise 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 ent 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 entrace
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' RR-3792210# 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: 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 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 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) 758-8052 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 within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F, Supp.2d 1178 (D. Ariz, 2009)).

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 remaining on your property and is not an attempt to collect the discharged 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 Mortgagoe'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, 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 SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE SALE NO VOIL MAY HAYE WAVENE RR-3792206# 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 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, warranty, express or implied, regarding title, possession or encumbrances to satisfy the indebtedness secured by said Deed of Trust, advances 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. 44,h 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 in the Trustee's capacity as a member of the Arizona State Bar as required by A.R.S Section 33-803(a)(2) 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 the Fair Debt Collection Practices Act within this jurisdiction (See Mansour Carl-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 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 The Purchaser shall not have further recourse against the Mortgager, the Mortgageer attorney. A-4811876 03/15/2024, 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

RR-3792203#

NOTICE OF TRUSTE'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 2013/3599/7, BOOK XX, Pagle XX, Pagl 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 to satisfy the indebtedness secured 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 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 Please be advised that if your personal ilability 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'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-3792202#

NOTICE OF TRUSTEE'S SALE
Title No. 240091862 Trustee's Sale
No. 173002 The following legally
described trust property will be sold,
pursuant to the power of sale under
that certain Deed of Trust recorded
on 04/20/2021 in Instrument No.
20210439455, 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 NOTICE OF TRUSTEE'S SALE 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 WILL BE FINAL. Secured property is legally described as: Lot 43, of BUCKEYE 320, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 673 of Maps, Page 34 and affidavit of change recorded as 04-0654657, of official records. PURPORTED STREET ADDRESS: 6129 S 255th Dr, Buckeye, AZ 85326 TAX PARCEL NUMBER(S): 504-57-2053 ORIGINAL PRINCIPAL 6129 S 255th Dr, Buckeye, AZ 85326
TAX PARCEL NUMBER(S): 50457-205 3 ORIGINAL PRINCIPAL
BALANCE: \$299,475.00 Name and
Address of Beneficiary: Nationstar
Mortgage LLC 8950 Cypress Waters
Blvd. Coppell, TX 75019 Name and
Address of Original Trustor: Rina
Martinez, an unmarried woman 6129
S 255th Dr Buckeye, AZ 85326 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: (866) 539-4173 Dated:
March 7, 2024 Christina Harper,
Attorney at Law Successor Trustee
The Successor Trustee herein
qualifies as Trustee of the Trust Deed 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 as that term is defined pursuant to the Fair Debt Collection Practices Activithin 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 Mortgagger sattorney. A-4811902 03/15/2024, 03/22/2024, 03/29/2024, 4/405/2024

RECORDER OF Marizona Recorder's Naricopa County, Arizona Recorder's Marizopa County, Arizona Recorder's Naricopa County, Arizona Recorder's Number 2022 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

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 SUPERIOR COURT BUILLDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON MAY 15, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Jennifer Steele, an unmarried woman, 7301 E, 3rd Ave Unit 401. Scottsdale, AZ SALE. YOU MUST FILE AN ACTION Steele, an unmarried woman, 7301 E. 3rd Ave. Unit 401, Scottsdale, AZ 85251. Original Principal Balance: \$500,000.00 Tax Parcel Number: \$500,000.00 lax Parcel Number: 173-51-175 Identifiable Location: 7301 E 3rd Ave Unit 401 Scottsdale, AZ 85251. Name And Address Of Beneficiary: Dorsam Properties, LLC, an Arizona limited liability company, 6060 N. Paradise View Dr. Paradise Valley, AZ 85253. 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 Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 2-13-2024 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 2-13-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandra McKeown Notary Public My Commission Expirer and trustee of the above described deed of trust. /s/ Sandra McKeown Notary Public My Commission Expires June 13, 2025 Exhibit "A" Legal Description The Land Referred To Herein Below Is Situated Scottsdale, In The County Of Maricopa, State Of Arizona, And Is Described As Follows. Parcel 1: Unit 401, Third Avenue Lofts, a condominium, according to the Declaration of Condominium recorded in Recording No. 2002-0375554, Recording No. 2002-0375554, Recording No. 2002-0375554, Recording No. 2002-0919127 and in Recording No. 2002-0281125 and First Amendment Proportionate interest in the common areas as set forth in the Declaration of Condominium recorded in Recording No. 2002-0281125 and First Amendment Proportionate interest in the common areas as set forth in the Declaration of Condominium recorded in Recording No. 2002-0281125 parcel 2: Pa 173-51-175 Identifiable Location: 7301 E 3rd Ave Unit 401 Scottsdale, Condominium recorded in Recording No. 2002-0281125. Parcel 2: Perpetual non-exclusive easements for passenger vehicles and pedestrian ingress, egress and driveway purposes, non-exclusive pedestrian easements for ingress, egress and walkway purposes, trash removal and underground condominium garage, and rights incident thereto as set forth in Amended and Restated Declaration, Reservation and Agreement of Conditions, Restrictions, Easements, Servitudes and Liens recorded in Recording No 1997-0879395 and First Amendmen recorded in Recording No. 2000-0134571 and Second Amendment recorded in Recording No. 2001-0067667, official records of Maricopa County, Arizona. 3/15, 3/22, 3/29, 4/5/24

RR-3792115#

TS 24-033 L. 22-6019
Notice Of Trustee's Sale
Recorded: 02/22/24 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,
6-30-2022 in Maricopa County,
Arizona Recorder's Number 20220541048. 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 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
OF THE HIGHEST BIDDER AT TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN

PUBLIC NOTICES

THE LAST BUSINESS DAY BEFORE

ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON MAY 24, 2024, AT 11: 00 AM ARIZONA TIME: Lot 111, of Northern Palms Unit One, according to the Plat of Record in the office of the county recorder of Maricopa County, Arizona, recorded in Book 118 of Maps, Page 30. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Circle of Life Senior Living, LLC, a Wyoming limited liability company, 14362 N Frank Lloyd Wright Blvd. Ste 1000, Scottsdale, AZ 85260. Principal Balance: \$410,000.00 Tax Parcel Number: 151-06-119 Beneficiary: Geared Equity, L.L.C., an Arizona limited liability company, 16115 N. 81st Street Scottsdale, AZ 85260 Identifiable Location: 3907 W. Lane Aveninable Location: 3907 W. Lane Aveninable Chemix, AZ 8500 Identifiable Location: 3907 W. Lane Avenue, Phoenix, AZ 8505 I. 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 ronaldalerb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Qualifications to Be I rustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 2-15-2024 Isl Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-15-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above 2024 by Ronaid B. Herb, licensed real estate broker and truste of the above described deed of trust. /s/ Mackenzie Potter Notary Public My Commission Expires December 7, 2025 3/15, 3/22, 3/29, 4/5/24

RR-3792114#

TS 24-032 L. 23-6007
Notice Of Trustee's Sale
Recorded: 02/12/24 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,
2-24-2023 in Maricopa County,
Arizona Recorder's Number 2023093887. 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
SUPERIOR COURT BUILDING, 201
W. JEFFERSON STREET PHOENIX,
ARIZONA ON MAY 14, 2024, AT 11:00
AM ARIZONA TIME: Lot 46, Windrose,
according to Book 385 of Maps, Page
17, records of Maricopa County,
Arizona. According To The Deed Of
Trust Or Information Supplied By The
Beneficiary, The Following Information
Is Provided Pursant To A.R.S. §
33-808 (C): Name And Address Of
Trustor: 5010 W. Monte Cristo Ave
Glendale, AZ 85306. Original Principal
Balance: \$420,000.00 Tax Parcel
Number: 207-28-311 Beneficiary:
Geared Equity, L.L.C., an Arizona
Imited liability company, 16115 N.
81st Street Scottsdale, AZ 85260
WO nnyx Ave. Glendale, AZ 85306.
Name And Address Of Trustee (as of
date of recording of sale): Ronald B.
Herb, licensed real estate broker 5420
WO ONYX AVe. Glendale, AZ 85306.
Name And Address Of Trustee: Licensed
Real Estate Broker in Arizona. Dept.
of Real Estate. Dated this 2-9-2024
S/ Ronald B. Herb-Trustee State Of
Arizona)) ss County Of Maricopa
Acknowledged before me on 2-92024 by Ronald B. Herb-Trustee State Of
Arizona)) ss County Of Maricopa
Are Nowledged before me on 2-92024 by Ronald B. Herb-Trustee State Of
Arizon

RR-3792113#

Notice Of Trustee's Sale Recorded: 03/04/2024 NOTICE! IF YOU BELIEVE THERE IS 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

July 27, 2026 3/15, 3/22, 3/29, 4/5/24

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. The following legally-described Trust property will be sold pursuant to the power of sale under that certain Deed of Trust recorded on June 4, 2021 at recorder's number 20210620508 in the records of Maricopa County, Arizona, at public auction to the highest bidder: at the main entrance to the Superior Court building of the Maricopa County Superior Court located at 201 W. Jefferson St., Phoenix, AZ 85003 on June 6, 2024 at 12:00 p.m. of said day. Legal Description: See Exhibit A attached hereto and incorporated herein by reference. The Deed of Trust and/or Beneficiary provide the following purported property location: following purported property location: Unknown/No Address - Vacant Land, Phoenix, AZ 85007 Said sale will be made for cash (payable at the time of sale), but without covenant or warranty, express or implied, regarding title, possession or encumbrances to pay the remaining principal sum of the Note secured by said Deed of Trust, which includes interest thereon as provided in said Note, advanced of any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. The original sum of the Note is \$575,000.00. Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. Name and Address of Original Trustor: AMNet ESOP Holdings, LLC, a Delaware LLC 347 3rd Ave 2nd floor Chula Vista, CA 91910 Name and Address of Current Trustee: Edmund F. Richardson, Esq. Davis Miles, PLLC 999 E. Playa del Norte, Suite 510 Tempe, AZ 85288 Name and Address of Current Beneficiary: Ran Holdings, LLC, an Arizona LLC (Jo Davis Miles, PLLC 999 E. Playa del Norte, Suite 510 Tempe, AZ 85288 Edmund F. Richardson Of The Law Firm Of Davis Miles, PLLC (Ja Been Appointed As Successor Trustee And Qualifies As A Trustee of The State Bar Of Arizona. Dated: February 28, 2024 before me, the undersigned Notary Public, personally appeared Edmund F. Richardson, known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to made for cash (payable at the time of sale), but without covenant or warranty, express or implied, regarding known to me to be the person whose name is subscribed to in the foregoing instrument and acknowledged to me that s/he executed the same for the purposes therein expressed. /s/ Patricia L. Sewell Notary Public My Commission Expires: 7/27/26 This firm is attempting to collect a debt. Any Information Obtained Will Be Any Information Obtained Will Be Used For That Purpose. The Debt Set Forth On This Notice Will Be Assumed To Be Valid Unless You Dispute The Debt By Providing This Office With A Written Notice Of Your Dispute The Debt By Providing This Office With A Written Notice Of Your Dispute Within Thirty (30) Days Of Your Receipt Of This Note, Setting Forth The Basis Of Your Dispute If You Dispute The Debt In Writing Within Thirty (30) Days, We Will Obtain And Mail Verification Of The Debt To You. If The Creditor Identified In This Notice Is Different Than Your Original Creditor, We Will Provide You With The Name And Address Of The Original Creditor If You Request This Information In Writing Within Thirty (30) Days. Exhibit A Legal Description The Land Referred To Herein Below Is Situated Phoenix, In The County Of Maricopa, State Of Arizona, And Is Described As Follows: A portion of the Block I of East Grier Place, a subdivision recorded in Book 24 of Maps, Page 27, records of Maricopa County, Arizona, being located in the Southwest quarter of Section 7, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows: Commencing at the intersection of 17th Avenue and Sherman Street, monumented with a stone in handhole, which bears North 89 degrees 56 minutes 30 seconds West 676.98 feet from the intersection of 16th Avenue and Sherman Street, monumented with a brass cap flush; Thence along the monument line of Sherman Street, South 89 degrees

Thence along the monument line of Sherman Street, South 89 degrees

56 minutes 30 seconds East 337.21 feet; Thence South 00 degrees 02 minutes 06 seconds West 30.00 feet to a point on a line 30.00 feet South of and parallel with the monument line of Sherman Street said point also being on the North line of said Block 1, said point also being the Point Of Beginning; Thence along the North line of said Block 1, South 89 degrees 56 minutes 30 seconds East 71.42 feet to a point on a line 238.35 feet West of and parallel with the East line of said Block 1; Thence along said parallel line, South 00 degrees 02 minutes 06 seconds West 272.65 feet to a point on the South line of said Block 1; Thence along said South line, North 89 degrees 50 minutes 46 seconds West 358.41 feet to the Southwest comer of said Block 1; Thence along the West line of said Block 1, North 00 degrees 00 minutes 42 seconds West 68.35 feet to a point on a line 203.70 feet South of and parallel with the North line of said Block 1; Thence along said parallel line, South 89 degrees 56 minutes 30 seconds East 56.81 feet to a point on a line 540.00 feet West of and parallel with the East line of said Block 1; Thence along said parallel line, North 00 degrees 02 minutes 06 seconds East 54.34 feet to a point on a line 540.00 feet West of and parallel with the North line of said Block 1; Thence along said parallel line, North 00 degrees 66 minutes 30 seconds East 520.23 feet to a point on a line 309.77 feet West of and parallel with the North line of said Block 1; Thence along said parallel line, South 89 degrees 56 minutes 30 seconds East 320.23 feet to a point on a line 309.77 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel with the East 100.00 feet West of and parallel w

RR-3792112#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010036150
Title Order No.: 240037460 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated February 13, 2006 and Recorded as Instrument No. 20060239256 on February 22, 2006 of Official Records, 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 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 IN THE COURTY/ARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, RR-3792112# 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 6/11/2024 at 10:30 AM of said day: LOT 43, WESTGREEN ESTATES, ACCORDING TO THE PLAT RECORDED IN BOOK 255 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 3 3-808(C): Street address or identifiable location: 8939 WEST ECHO LANE, PEORIA, AZ 85345 Tax parcel number: 142-32-281 AKA 142-32-281 3 Original Principal Balance: \$190,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): DAVID M. HOLMES AND JULIE A. HOLMES, HUSBAND AND WIFE, 8939 WEST ECHO LANE, PEORIA, AZ 85345 Name and address of original trustor (as shown on the Deed of Trust): DAVID M. HOLMES AND JULIE A. HOLMES, HUSBAND AND WIFE, 8939 WEST ECHO LANE, PEORIA, AZ 85345 Name and address of notice of Sale): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLLLY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUSTE. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. ON ALLEY AS AND AND WIFE, SALED BAR BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due

in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: March 1, 2024 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per AR.S Section 33-803 (AV2) as a member of the State qualified per AR.S Section 33-803 (A)(2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales and Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-864-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is rights against the real property only. A-4811628 03/15/2024, 03/22/2024, 03/25/2024 03/25/2024

RR-3791940#

NOTICE OF TRUSTEE'S SALE
Trustee Sale No.: 00000010031458
Title Order No.: 240028571 FHA/
VA/PMI No.: The following legally
described trust property will be sold,
pursuant to the power of sale under
that certain Deed of Trust dated
September 25, 2007 and Recorded
as Instrument No. 20071078028 on
October 01, 2007 of Official Records,
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. RR-3791940# 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 06/06/2024 at 10:00 AM of said day: AZ 85003, in MARICOPA county, on 06/06/2024 at 10:00 AM of said day: APARTMENT UNIT 224, BUILDING DAND PRIVATE PARKING SPACE NO. 224, OF LA CORONA, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCUMENT NO. 88-0344667, BOTH OF OFFICIAL RECORDS AND ACCORDING TO THE PLAT OF RECORD IN THE PLAT OF RECORD IN THE POPICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 252 OF MAPS, PAGE 12. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANY ANNEXATIONS THERETO. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATI address of beneficiary (as of recording of Notice of Sale): BARCLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022- RPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEEC/O GREGORY FUNDING LLC P.O. BOX 230579, TIGARD, OR 97281 Name, address and telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855) 285-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied regarding title. in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust, Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S section 33-811(Al) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: March 1, 2024 ISRAEL S SAUCEDO, a member of the State Bar of Arizona. Frustee's equilation is the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. Frustee is qualified per AR.S Section 33-803 (A)(2), as a member of the State Bar of Arizona. Frustee's SALE INFORMATION PLEASE CALL: Agency Sales and Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4811653 03/15/2024, 03/29/2024, 04/05/2024 rights against the real property only A-4811653 03/15/2024, 03/22/2024 03/29/2024, 04/05/2024 3/15, 3/22, 3/29, 4/5/24 RR-3791939#

3/15, 3/22, 3/29, 4/5/24

RR-3791939#

TS#: 24-67600 Order #: 2417976AZD
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 6/20/2006 and recorded
on 7/11/2006, as Instrument No.
20060925624, which was modified
by Fannie Mae Loan Modification
Agreement recorded as Instrument
No. 20140013521 and recorded on
01/8/2014, which was further modified
by Loan Modification Agreement
recorded as Instrument No.
20160728063 and recorded on 10/5/
2016, which was further modified by
Loan Modification Agreement recorded
as Instrument No.
20160728063 and recorded on 10/5/
2016, which was further modified by
Loan Modification Agreement recorded
as Instrument No.
20190091485 and
recorded on 02/11/2019, 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 PM.
MOUNTAIN STANDARD TIME OF
THE LAST BUSINESS DAY BEFORE
THE SALE NO LATER THAN 5:00 FM.
MOUNTAIN STANDARD TIME OF
THE LAST BUSINESS DAY BEFORE
THE SALE, ON 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, at the main entrance
of the Superior Court Building, 201
West Jefferson, Phoenix, Arizona
85003, on 5/16/2024 at 10:00 AM of
said day: LOT 88, GREER RANCH
SOUTH PARCEL 12, ACCORDING
TO BOOK 671 OF MAPS, PAGE 29,
RECORDS OF MARICOPA COUNTY,
ARIZONA. Per A.R.S. Section 33-803
(A)(2) the successor trustee appointed
here qualifies as a Trustee of the trust
deed in the Trustee's capacity as a (A)(2) the successor trustee appointed re qualifies as a Trustee of the trust deed in the Trustee's capacity as a

along said paramer into, 200 degrees 56 minutes 30 seconds East 230.23 feet to a point on a line 309.77 feet West of and parallel with the East line of said Block 1, Thence along said parallel line, North 00 degrees 02 minutes 06 seconds East 190.26 feet to the Point Of Beginning. APN: 112-14-003A Purported Property Address: Vacant Land, Phoenix, AZ 245 3/22.3/29, 4/5/24

PUBLIC NOTICES

FAX 602-417-9910

member of the State Bar of Arizona.
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): Street
address or identifiable location: 15718
W YUCATAN DR SURPRISE, AZ
85379 A.P.N.: 501-40-490 Original
Principal Balance: \$268,784.00
Name and address of original trustor:
(as shown on the Deed of Trust)
JASON E CARTER, AN UNMARRIED
MAN 12721 W VOLTAIRE AVE
EL MIRAGE, AZ 85335 Name
and address of beneficiary: (as of
recording of Notice of Sale) US Bank
Trust National Association, Not In
Its Individual Capacity But Solely
As Owner Trustee For VRMTG
Asset Trust, By: Fay Servicing, LLC,
as attorney in fact 1601 Lyndon B
Johnson Freeway, Suite 150 Farmers
Ranch TX 75234-8519 NAME Johnson Freeway, Suite 150 Farmers Branch, TX 75234-6519 NAME, ADDRESS & TELEPHONE NUMBER ADDRESS & IELEPHONE NUMBER
OF TRUSTEE: (as of recording of
Notice of Sale) Jason P. Sherman, a
member of the State Bar of Arizona
ZBS Law, LLP 3550 N. Central Ave.,
Ste. 1190 Phoenix, Arizona 85012
Phone Number: (602) 282-6188 SALE
INFORMATION: Sales Line: (855)
076 3016 Website: www.number.com 976-3916 Website: www.auction.com Dated: 02/07/2024 Jason P. Sherman, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona State of Arizona Dronzona On 02/07/2024, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Jason P. Sherman, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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. Courtney Perry Notary Public EPP 39600 Pub Dates 03/15, 03/22, 03/29, 04/05/2024 3/15, 3/22, 3/29, 4/5/24 RR-3791352#

RR-3791352#

TS#: 24-67386 Order #: 240006664-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 SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/14/2022 and recorded on 6/16/2022, as Instrument No. 20220506314, in the office of the County Recorder of Maricopa County, Arizona, NOTICEI 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 in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 5/16/2024 at 10:00 AM of said day: LOT 64, OF SUNSET POINT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, REIZONA, RECORDED IN BOOK 598 OF MAPS, PAGE 2, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 2004-022368 OF OFFICIAL RECORDS. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 25664 W MORNING DOVE CT BUCKEYE. AZ \$8326 A.P.N.: 504-808(C): Street address or identifiable location: 25664 W MORNING DOVE CT BUCKEYE, AZ 85326 A.P.N.: 504-40-092 Original Principal Balance: \$432,030.00 Name and address of 5432,030.00 Name and address of original frustor: (as shown on the Deed of Trust) EDWIN ALEXANDER LOBOS SR, AN UNMARRIED MAN AND ISABEL GARCIA LOPEZ, AN UNMARRIED WOMAN 12942 W REDFIELD RD EL MIRAGE, AZ 85335 Name and address of beneficiary: (as of recording of

Notice of Sale) Lakeview Loan Servicing, LLC, by LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jason P. Sherman, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/08/2024 Jason P. Sherman, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here successor trustee appointed here qualifies as a Trustee of the trust deed qualities as a flustee of the flust deep in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 02/08/2024, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Jason P. Sherman, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persor whose name is subscribed to the within instrument and acknowledged to me that he executed the same in to me that he executed the same in his authorized capacity, and that by his 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. Courtney Perry Notary Public EPP 39598 Pub Dates 03/15, 03/22 03/29 04/05/2024 03/22, 03/29, 04/05/2024 3/15, 3/22, 3/29, 4/5/24

RR-3791347#

RR-3791347#

TS#: 121465-AZ Order #: 240095887

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 4/29/2021 and
recorded on 5/4/2021, as Instrument
No. 20210498759, 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 PM.
MOUNTAIN STANDARD TIME OF
THE LAST BUSINESS DAY BEFORE 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 50, OF SUNSET FARMS UNIT 3, ACCORDING TO THE PI AT at public auction to the highest bidder at the below date, time and place. LOT 50, OF SUNSET FARMS UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 698 OF MAPS, PAGE 31. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 101-28-054 STREET ADDRESS or IDENTIFIABLE LOCATION: 9920 W TRUMBULL RD TOLLESON, AZ 85353 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 on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/6/2024 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR 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. SECTION 33-808(C): ORIGINAL TRUSTOR: SAL NARANJO AND IRMA NARANJO 9920 W TRUMBULL RD TOLLESON, AZ 85353 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$195,000.00 CURRENT BENEFICIARY: UNITED WHOLESALE 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: 3/1/2024 CLEAR RECON CORP Carlos Madrid, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies 1/2024 CLEAR RECON CORP Carlos Madrid, 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 3/1/2024 before me, Anhara Verduzco-Alejo Notary Public, personally appeared Carlos Madrid 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 State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Anhara Verduzco-Alejo, My Comm. Expires Oct 27, 2026 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Anent required 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

3/15, 3/22, 3/29, 4/5/24 3/15, 3/22, 3/29, 4/5/24

RR-3791170#

TS#: 120590-AZ Order #: 240040244

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 6/10/2023 and
recorded on 6/15/2023, as Instrument
No. 20230311202, 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 FOUR HUNDRED
FIFTEEN (415), PEPPER RIDGE
UNIT SIX, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 254 OF MAPS,
PAGE 21 COUNTY ASSESSOR'S
TAX PARCEL NUMBER: 214-06-419
STREET ADDRESS OF IDENTIFIABLE
LOCATION: 2007 E VILLA THERESA RR-3791170# RECORDED IN BOOK 254 OF MAPS, PAGE 21 COUNTY ASSESSOR'S TAX PARCEL NUMBER: 214-06-419 STREET ADDRESS OF IDENTIFIABLE LOCATION: 2607 E VILLA THERESA DR PHOENIX, AZ 85032 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: 6/6/2024 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 SUPPLIED BY THE BENEFICIARY THE FOLLOWING INFORMATION SUPPLIED BY THE BY THE SUPPLIED BY THE BY THE SUPPLIED BY THE BY THE SOUNT SUPPLIED BY THE BY THE SOUNT SUPPLIED BY THE and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On 2/29/2024 before me, Anhara Verduzco-Alejo Notary Public, personally appeared Carlos Madrid 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. Anhara Verduzco-Alejo, My Comm. Expires Oct 27, 2026 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.

Institutions. 3/15, 3/22, 3/29, 4/5/24 RR-3790946# TS#: 121125-AZ Order # 240074339 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/13/2003 and recorded on 3/26/2003, as Instrument No. 2003/365/068, 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, THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL SE FINAL AND WILL OCCURS AND THE SALE WILL SE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND WILL OCCURS AND THE SALE WILL BE FINAL AND THE S NAVE WAIVED ANY DEFENSE.

NAVE WAIVED ANY DEFENSE.

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 EAST HALF OF

THE SOUTHEAST QUARTER OF

THE SOUTHWEST QUARTER OF

THE NORTHEAST QUARTER OF

THE NORTHEAST QUARTER OF

SECTION 7, TOWNSHIP 5 NORTH,
RANGE 6 EAST OF THE GILA AND

SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA,
EXCEPT THE SOUTH 302.35

FEET COUNTY ASSESSOR'S TAX

PARCEL NUMBER: 219-36-034N

STREET ADDRESS OR IDENTIFIABLE

LOCATION: 14140 E WESTLAND

RD SCOTTSDALE, AZ 85262 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: 6/6/2024 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 IS
PROVIDED BY THE BENEFICIARY,
THE FOLLOWING INFORMATION IS
PROVIDED PURSUANT TO A.R.S.

SECTION 33-808(C): ORIGINAL
RUSTOR: MIHAI SFERLE 14140

E WESTLAND RD SCOTTSDALE,
AZ 85262 ORIGINAL PRINCIPAL TRUSTOR: MIHAI SFERLE 14140
E WESTLAND RD SCOTTSDALE,
AZ 85262 ORIGINAL PRINCIPAL
BALANCE AS SHOWN ON DEED
OF TRUST: \$150,000.00 CURRENT
BENEFICIARY: NewRez LLC D/
B/A Shellpoint Mortgage Servicing
c/o NewRez LLC D/B/A Shellpoint
Mortgage Servicing 601 Office Center
Drive Suite 100 Fort Washington, PA
49034 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:
2/27/2024 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 FEB 27,
2024 before me, Christina Poeppel
Notary Public, personally appeared
HAMSA 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
is/her/their authorized capacity(ies),
and that by his/her/their signature(s)
or the entity upon behalf of which E WESTLAND RD SCOTTSDALE 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. 3/15, 3/22, 3/29, 4/5/24

RR-3790814#

TS#: 120646-AZ Order #: 240044042AZ-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 3/23/2021 and
recorded on 3/24/2021, as Instrument
No. 20210329712, 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
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
NINETY-FOUR (94, SILVERGATE
VISTA, ACCORDING TO THE PLAT
OF RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 291 OF
MAPS, PAGE 36 AND AFFIDAVIT
OF CORRECTION RECORDED
IN RECORDING NO. 1986607026. COUNTY ASSESSOR'S
TAX PARCEL NUMBER: 30177-662 STREET ADDRESS oF
IDENTIFIABLE LOCATION: 14095
SOUTH 40TH STREET PHOENIX,
AZ 85044 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 IDENTIFIABLE LOCATION: 14095
SOUTH 40TH STREET PHOENIX,
AZ 85044 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: 6/6/2024 Sale
Time: 10:00 AM 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 PURSULANT TO A.R.S.
SECTION 33-808(C): ORIGINAL
TRUSTOR: OSCAR A ARAIZA 14095
SOUTH 40TH STREET PHOENIX,
AZ 85044 ORIGINAL PRINCIPAL
BALANCE AS SHOWN ON DEED AZ 85044 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST; \$337,565.00 CURRENT BENEFICIARY: Nationstar Mortgage LLC 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.SERVI CELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 2/28/2024 CLEAR RECON CORP Carlos Madrid, 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 FEB 28, 2024 before me, Christina Poeppel Notary Public, personally appeared Carlos Madrid 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 BALANCE AS SHOWN ON DEED OF TRUST: \$337.565.00 CURRENT 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. 3/15, 3/22, 3/29, 4/5/24

RR-3790813#

FAX 602-417-9910

TS#: 120680-AZ Order #: 240045810-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 2/16/2022 and recorded on 2/18/2022, as Instrument No. 20220151205, 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: OP 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 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 733, OF RIATA WEST UNIT 2, ACCORDING TO BOOK 882 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-42-334 STREET ADDRESS or IDENTIFIABLE LOCATION: 5677 S 236TH AVE BUCKEYE, AZ 85326-7269 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 on the Subject Real Property, at the County Courthouse, or at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place on the Subject Real Property, at the 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: CHRISTOPHER LISTER AND TRACI LISTER 5677 S 236TH AVE BUCKEYE, AZ 85326-7269 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$437,000.00 CURRENT BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$437,000.00 CURRENT BENEFICIARY, FIFTH THIRD BANK, NATIONAL ASSOCIATION 5001 Kingsley Drive Cincinnati, OH 45263-5300 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85260 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: individual who signed the document to which this certificate is attached, and not the puthtifulpers accuracy. 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 FEB 28, 2024 before me, Christina Poeppel Notary Public, personally appeared Carlos Madrid 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 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 ins/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. 3/15, 3/22, 3/29, 4/5/24

RR-3790812#
TS#: 117017-AZ Order #: 230474759AZ-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 2/13/2017 and recorded on 2/17/2017, as Instrument No. 20170118253, 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. TRACT E OF LOT 4900, CLEARWATER FARMS UNIT VIPLATTED AS THE RESUBDIVISION OF UNIT 46 ROMOLA OF ARIZONA GRAPEFRUIT UNIT ACCORDING TO BOOK 19 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 502-23-0016 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18505 WEST GLENDALE AVE WADDELL, AZ 85355 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: 6/7/2024 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 IS PROVIDED PURSUANT TO A.R.S. TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: TYRELL S LILLARD AND DONNA L LILLARD 18505 WEST GLENDALE AVE, WADDELL, AZ 85355 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$84,000,00 CURRENT BENEFICIARY: The Huntington National Bank 5555 Cleveland Avenue GW1W47 Columbus, OH 43231 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: 2/28/2024 CLEAR RECON CORP Carlos Madrid, 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 FEB 28, 2024 before me, Christina Poeppel Notary Public, personally appeared Carlos Madrid 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 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 OF PERJURY under the laws of State of California that the foregoing this true and correct. IN paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina 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. 3/15.3/22.3/29.4/5/24

3/15. 3/22. 3/29. 4/5/24 RR-3790728#

RR-3790728#

TS#: 119219-AZ Order #: 230574785
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 2/13/2018 and
recorded on 2/16/2018, as Instrument
No. 20180120940, 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 2003, OF THE SUMMIT AT COPPER SQUARE, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2005-0907410, AND PER MAP RECORDED IN BOOK 758 OF MAPS, PAGE 47, AMENDED IN BOOK 1105 OF MAPS PAGE 28, AND AMENDED IN BOOK 1114 OF MAPS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDED OF THE COUNTY RECORDED OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND AS SHOWN ON SAID PLAT. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 112-42-200 STREET ADDRESS or IDENTIFIABLE LOCATION: 310 S 4TH ST PHOENIX, AZ 85004 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 on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/6/2024 Sale Time: 10: 00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION IS PROVIDED PURSUANT TO A.R.S. SCCTION 33-808(C): ORIGINAL TRUSTOR: SCOTT BARTUSKA SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: SCOTT BARTUSKA 4604 E CULVER ST. PHOENIX, AZ 85008 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$283,600.00 CURRENT BENEFICIARY: Nationstar Mortgage 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: 2/28/2024 CLEAR RECON CORP Carlos Madrid, 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 FEB 28, 2024 before me, Christina Poeppel Notary Public, personally appeared Carlos Madrid 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 was hard with the state of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set was hard with the state of California that the foregoing paragraph is true and correct. paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 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 controllin agency of the trustee is: Arizon Department of Financial Institutions. 3/15, 3/22, 3/29, 4/5/24

RR-3790726#

RR-3790726#

TS # 24-020 Maricopa County Loan #20907

Notice Of Trustee's Sale
Recorded: 01/29/24 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 Arizona, 6-7-2022 in Maricopa County, Arizona Recorder's Number 2022-0483786. 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

PUBLIC NOTICES

TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 30, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: James Hall, an unmarried man, PO Box 27941 Scottsdale, AZ 85255. Original Principal Balance: \$939,000.00 Tax Parcel Number: 211-44-293 Identifiable Location: 6026 E Saguaro Vista Ct. Cave Creek, AZ 85351. 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 85254. Mane And Secondal Secondal Secondal Secondal B. Herb, Ironal Company, (by assignment) and proper of Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate Dated this 1-24-2024 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 1-24-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 Exhibit A Lot 2, of The Estates At Palos Verdes, according to Book 389 of Maps, Page 29, records Estates At Palos Verdes, according to Book 389 of Maps, Page 29, records of Maricopa County, Arizona. 3/8, 3/15, 3/22, 3/29/24

RR-3790201#

TS # 24-016 Maricopa County
Notice Of Trustee's Sale
Recorded: 01/29/24 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,
7-27-2023 in Maricopa County,
Arizona Recorder's Number 20/3-Recorder of Maricopa County, Arizona, 7-27-2023 in Maricopa County, Arizona Recorder's Number 2023-0392423. 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 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 SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 30, 2024, AT 11: W. JEFFERSON STREET PHOËNIX, ARIZONA ON APRIL 30, 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 Pursant To AR.S. § 33-808 (C): Name And Address Of Trustor: For All Care, LLC, an Arizona limited liability company, 1717 W. Northern Ave. Ste 202 E Phoenix, AZ 85021. Original Principal Balance: \$320,000.00 Tax Parcel Number: 159-45-044 Identifiable

estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires 3/8, 3/15, 3/22, 3/29/24 Balance: \$320,000.00 Tax Parcel Number: 159-45-044 Identifiable Location: 9702 N. 7th St. Phoenix, AZ 85020. Name And Address Of Beneficiary: All Street Holdings, LLC, an Arizona limited liability company, 640 E Purdue Ave. Phoenix, AZ 85020. 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 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 1-24-2024 /s/ Ronald B. Herb-Trustee State Of Arizona) Jss County Of Maricopa) Acknowledged before me on 1-24-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 Exhibit "A" The South 70 Feet Of Lots 11 And 12, Block D, Of Tengen Place Addition, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded As Book 25 Of Maps, Page 48; Except The West 90 Feet Of Lot 11.

3/8, 3/15, 3/22, 3/29/24

RR-3790200#

RR-3790200#

TS # 23-211 A Maricopa County
Notice Of Trustee's Sale
Recorded: 01/24/24 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, 4-6-2022 in Maricopa County,
Arizona Recorder's Number 2022308365. 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
SUPERIOR COURT BUILDING, 201
W. JEFFERSON STREET PHOENIX,
ARIZONA ON APII 24, 2024, AT 11:
00 AM ARIZONA TIME: Lot 259, of
Indian Villa Amended, according to
the plat of record in the office of the
county recorder of Maricopa County,
Arizona, recorded in Book 60 of Maps,
Page 6. According To The Deed Of
Trust Or Information Supplied By The
Beneficiary, The Following Information
Is Provided Pursant To A.R.S. §
33-808 (C): Name And Address Of
Trustor: SSE Development AZ LLC,
an Arizona limited liability company,
2929 N 44th St Ste 230 Phoenix, AZ
85018. Original Principal Balance:
\$700,000.00 Tax Parcel Number:
128-01-091. Identifiable Location:
4841 E Fairmont Ave. Phoenix,
AZ 85018 Name And Address Of
Beneficiary: Macwood Capital, LLC,
an Arizona limited liability company,
yassignment, 690 N. Cooper Road
Suite 101, Gilbert, AZ 85233. 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. 602488-1349 ronaldherb@gmail.com
Qualifications To Be Trustee (Icensed
Real Estate Date for in Arizona. Agency
Regulation Trustee: Arizona Dept. of

RR-3790199#

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, on 3-24-2023 in Maricopa
County, Arizona Recorder's number
2023-0149643 at public auction to
the highest bidder: See Exhibit "A"
attached hereto NOTICEI 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 SUPERIOR COURT
BUILDING, 201 W. JEFFERSON
ST. PHOENIX, ARIZONA, ON APRIL
B. 2024 at 11:00 AM ARIZONA
TIME: According To The Deed Of
Trust Or Information Supplied By
The Beneficiary, The Following
Information Is Provided Pursant To
A.R.S. § 33-808 (C): Identifiable
Location: 8008 S 20th Ave. Phoenix,
AZ 85041. Tax Parcel Number:
300-17-004-W Original Principal
Balance: \$900,000.00 Name And
Address Of Original Trustor: I Group
HR, LLC 2715 W Northern Ave Suite
108 Phoenix, AZ 85051. Name And
Address Of Beneficiary: TCK H LLC,
an Arizona limited liability company,
as to an undivided 55.556 % interest, TS # 24-013 Notice Of Trustee's Sale

NRKP, LLC, a Florida limited liability company, as to an undivided 22.222% interest, LLK LLC, an Arizona limited liability company, as to an undivided 22.222% interest, 15210 E Camelview Dr. Fountain Hills, AZ 85268. 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 ronaldharb@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 deep of first (s/ Markanzia 2024 by Konald 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 Legal Description The North 145 feet of the South 500 feet of the North half of the East half of the West half of Farm Unit "H", according to the Farm Unit Plat, or the North half of the East half of the West half of the Southeast Unit Plat, of the North nain of the East half of the West half of the Southeast quarter of the Northeast quarter of Section 1, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, according to the official plat of survey of said land in the General Land Office; Except the East 25 feet thereof. APN: 300-17-004W

3/8. 3/15. 3/22. 3/29/24 RR-3790198# TS # 2/1_01/ TS # 24-014
Notice Of Trustee's Sale
Recorded: 01/19/24 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 1-13-2023 in Maricopa
County, Arizona Recorder's number
2023-0022241 at public auction to
the highest bidder: See Exhibit "A"
attached hereto NOTICEI 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 SUPERIOR COURT
BUILLONG, 201 W. JEFFERSON ST.
PHOENIX, ARIZONA, ON APRIL 19,
2024 at 11:00 AM ARIZONA TIMES
OF Information Supplied By The
Beneficiary, The Following Information
Is Provided Pursant To A.R.S. §
33-808 (C): Identifiable Location:
701 E McClellan Blvd. Phoenix,
AZ 85014. Tax Parcel Number:
161-05-069 A Original Principal
Balance: \$619,500.00 Name And
Address Of Beneficiary: MJB
Investments, LLC, an Arizona limited
liability company, as to an undivided
45.4399% interest, NRKP, LLC, a
Florida limited liability company, as
to an undivided 27.1486% interest, 15210
E Camelview Dr. Fountain Hills,
AZ 85040. Rame 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 (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: Lice

of trust. Isl Anna-Melissa S. Valdillez Notary Public Expires June 20, 2026 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lots 11 and 12, of Orangewood Heights, according to the Plat of record in the Office of the County recorder of Maricopa county, Arizona, recorded in Book 39 of Maps, Page 43. APN: 161-05-069-A 3/8, 3/15.3/2. 3/2/9/24 RR-3790197#

Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Anna-Melissa S. Valdillez

3/8. 3/15. 3/22. 3/29/24

TS # 24-021 Maricopa County Loan

IS # 24-U21 Marlcopa County Loan #18826
Notice Of Trustee's Sale
Recorded: 01/24/24 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 Recorder's Number 2022-239678. 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 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 SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 25, 2024, AT 11:00 AM ARIZONA TIME: Lot 28, of Desert Valley Estates Unit Two, according to Book 146 of Maps, Page 19, records of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant TO A.R.S. § 33-808 (C): Name And Address Of Trustor: Ricardo Javier Zarazua Flores, an unmarried man, 7214 W Devonshire Ave. Phoenix, AZ 85033. Original Principal Balance: \$298,000.00 Tax Parcel Number: 208-4167 (Identifiable Location: 18036 N. 15th Ave. Phoenix, AZ 85023. Name And Address Of Feneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 N. Scottsdale Rd. #200 Scottsdale, AZ 8502. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Dated this 1-24-2024 /s/ Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85020. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Dated this 1-24-2024 /s/ Ronald B. Herb, licensed real estate broker in Arizona. Dept. of Acknowleged before me on 1-24-2024 by Ronald B. Herb, licensed real estate broker in Ariz estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 3/8, 3/15, 3/22, 3/29/24

RR-3790196#

TS # 24-018 Pima County Loan #21961
Notice Of Trustee's Sale
Recorded: 01/25/24 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 Pima County, Arizona,
7-8-2022 in Pima County, Arizona,
7-8-2022 in Pima County, Arizona,
Recorder's Number 2022-1890186,
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 EAST MAIN
ENTRANCE TO THE ARIZONA
SUPERIOR COURT BUILDING,
WHERE TRUSTEE'S SALES
USUALLY TAKE PLACE, 110 VA
ARIZONA TIME: See Exhibit "A"
attached hereto According To The
Deed Of Trust Or Information Supplied
By The Beneficiary, The Following
Information Is Provided Pursant To TS # 24-018 Pima County Loan #21961 By The Beneficiary, The Following Information Is Provided Pursant To Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Creative Equity Partners, LLC, an Arizona limited liability company, 4949 N. 7th St Apt 465 Phoenix, AZ 85014. Original Principal Balance: \$252,000.00 Tax Parcel Number: 126-19-0640 Identifiable Location: 712 S Erin Ave. Tucson, AZ 85711 Name And Address Of Beneficiary: Capital Fund

PUBLIC NOTICES

FAX 602-417-9910

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 1-25-2024 /s/ Ronald B. Herb-Trustee State Of Arizona))ss County Of Maricopa) Acknowledged before me on 1-25-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Vincent Shreckengast Notary Public Expires December 29, 2025 Public Expires December 29, 2025 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Pima, State Of Arizona, And Is Described As Follows: Lot 20, Block 1, of Thoreau Addition, a subdivision of Pima County, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 9 of Maps Page 80. 3/8, 3/15, 3/22, 3/29/24

RR-3790195#

TS # 24-022 Maricopa County Loan #SG16140 Notice Of Trustee's Sale

IS # 24-US walledpa county Loan #SG16140
Notice Of Trustee's Sale
Recorded: 01/24/24 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
12-2-2021 in Maricopa County, Arizona Recorder's Number 2021-1281085, 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 SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 25, 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 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
Pursant To A.R.S. § 33-808 (C):
Name And Address Of Trustor: J &
M Brothers LLC, an Arizona limited
liability company, 101 N Th St, Unit
162 Phoenix, AZ 85034. Original
Principal Balance: \$306,000.00
Tax Parcel Number: 119-14-015
Identifiable Location: 2929 N. 27th
St, Phoenix, AZ 85016. 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 1-24-2024 Is/ Ronald B.
Herb-Trustee State Of Arizona))ss
County Of Maricopa) Acknowledged
before me on 1-24-2024 Is/ Ronald B.
Herb, licensed real estate broker and
trustee of the above described deed
of trust. Is/ Jeanne Ann Blosser Notary
Public Expires July 27, 2026 Alta Loan
Policy Exhibit "A". Legal Description
Issued By Stewart Title Guaranty
Onc. M-9302-6539548 The South 168
feet of Lot 11, of Phoenix Homesteads
Tract, according to Book 29 of Maps,
Page 7, records of Maricopa County,
Arizona Except the North 80 feet
thereof.
3/8, 3/15, 3/23, 3/29/24 "A" attached hereto According To The Deed Of Trust Or Information thereof. 3/8, 3/15, 3/22, 3/29/24

RR-3790180#

TS # 24-024 Maricopa County Loan

Notice Of Trustee's Sale Recorded: 01/24/24 The following Recorded: 01/24/24 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, 5-1-2023 in Maricopa County, Arizona Recorder's Number 2023-021953. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE

AN OBJECTION TO THE TRUSTEE'S 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 MAIVED AND DEFENSES HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, 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 SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 25, 2024, AT 11: 00 AM ARIZONA TIME: See Exhibit "A" attached hereto According To The 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 Pursant To
A.R.S. § 33-808 (C): Name And
Address Of Trustor: Aspiring A New
Generation Incorporated, an Arizona
corporation, 4478 S. Marion PI.
Chandler, AZ 85249. Original Principal
Balance: \$275,000.00 Tax Parcel
Number: 208-29-021 Identifiable
Location: 17237 N. 16th Ave. Phoenix,
AZ 85023. Name And Address Of Location: 17237 N. 16th Ave. Phoenix, AZ 85023. 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. 602-488-3149 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency. Regulation Trustee: Arizona Dept. of Regulation Trustee: Arizona Dept. of Real Estate. Dated this 1-24-2024 /s/ Ronald B. Herb-Trustee State Of /s/ Ronald B. Herb-Trustee State Of Arizona) iss County Of Maricopa) Acknowledged before me on 1-24-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 Exhibit "A" Real Property Description Lot 105, of Turf View Manor Unit Two, according to the Plat of record in the office of the the Plat of record in the office of the County Recorder of Maricopa,,County, Arizona, recorded in Book 95 of Maps, Page 49 208-29-021 3/8, 3/15, 3/22, 3/29/24

RR-3790179#

TS # 24-019 Maricopa County Loan

#27079 Notice Of Trustee's Sale Recorded: 01/24/24 The following By The Beneficiary, The Following Information Is Provided Pursant To Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Farshid Paydar, a married man as his sole and separate property, 410 Arroyo Pinon Dr. Sedona, AZ 88336. Original Principal Balance: \$204,000.00 Tax Parcel Number: 215-09-048 Identifiable Location: 6900 E Princess Dr. #1126, Phoenix, AZ 85054. Name And Address Of Beneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 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 1-24-2024 /s/ Ronald B. Herb-Trustee State Of Arizona) jss County Of Maricopa) Acknowledged before me on 1-24-2024 by Ronald B. Lack Licensed seekets before me Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 Exhibit A Unit 1126, Montage, A Condominium, as created by that certain Declaration recorded at Document No. 2005-1518478, and Plat recorded in Book 784 of Maps, Page 7, records of Maricopa County, Arizona. Together With an undivided interest in and to the common elements as set forth in said Declaration and as designated on the common elements as set forth in said Declaration and as designated on said Plat. Together With an exclusive right to use Parking Space 2452, a limited common element as described in the above mentioned Condominium Declaration. Except 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every ame and description, together with all name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of Court, to be State, or decisions of Court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent from the State of Arizona recorded in Docket 16343 page 1147, of Official Records. of Official Records. 3/8, 3/15, 3/22, 3/29/24

RR-3790178#

TS # 24-025 Maricopa County Loan Notice Of Trustee's Sale Recorded: 01/24/24 The following

Notice Of Trustee's Sale
Recorded: 01/24/24 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,
4-12-2023 in Maricopa County, Arizona
Recorder's Number 2023188693, 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
SUPERIOR COURT BUILDING, 201
W. JEFFERSON STREET PHOENIX
ARIZONA ON APRIL 25, 2024, AT 11:
00 AM ARIZONA TIME: See Exhibit
"A" attached hereto According To
The Deed Of Trust Or Information W. JEFFERSON STREET PHOENIX, ARIZONA ON APRIL 25, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Aspiring A New Generation Incorporated, an Arizona corporation, 4478 S. Marion Pl. Chandler, AZ 85249. Original Principal Balance: \$651,000.00 Tax Parcel Number: 160-22-109 Identifiable Location: 1326 E Vista Ave. Phoenix, AZ 85254. 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 1-24-2024 /s/ Ronald B. Herb-Trustee State Of Arizona) jss County Of Maricopa) Acknowledged before me on 1-24-2024 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Jeanne Ann Blosser Notary Public Expires July 27, 2026 Exhibit "A" Real Property Description Parcel 1-1, Lot 5, Mission Viejo Section Two, according to the plat of record in Book 135, page 47 of Maps, records of Maricopa County, Arizona. 160-22-109 3/8, 3/15, 3/22, 3/29/24

RR-3790177#

Trustee Sale No: 2023-2205881
Notice Of Trustee's Sale
Recorded: 01/26/2024 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 SALE
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. The
following legally described trust
property will be sold, pursuant to
the power of sale under that certain property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/11/2023, and recorded on 6/12/2023 as Instrument No. 2023-0304567, records of Maricopa County, Arizona at public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona on 4/26/2024 at 11:00 AM of said day: Legal: Lot 90, Parcel G AT Sossaman Estates, according to Book 585 of Maps, Page 1, records of Maricopa County, Arizona. The street address is purported to be: 18430 E. Ashridge Dr. Queen Creek, AZ 85142 Tax Parcel Number: 304-68-877 Original Principal Balance: street address is pulported to ber 18430 E. Ashridge Dr. Queen Creek, AZ 85142 Tax Parcel Number: 304-68-877 Original Principal Balance: \$57.807.92 Name and address of original Trustor: Brett L. Gassaway and Elena S. Gassaway 18430 E. Ashridge Dr. Queen Creek, AZ 85142 Name and address of forten Street Queen Creek, AZ 85142 Name and address of Trustee: Empire Title Agency 3131 E. Camelback Rd., Suite 210 Phoenix, Arizona 85016 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. All persons whose interest in the Trust Property is subordinate in priority to that of the above described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee's Sale. Sale Information: 602-749-7000 Dated: 1/26/2024 Empire Title Agency, a division of Stewart Title Company /s/Sheri L. Morris, Trustee Sale Officer We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose. Manner Of Trustee Qualification: 33-803 A.R.S. (A)(1) Regulator: The Department of Financial Institutions State Of Kansas } s. S. County of Miami } On 1/26/2024 before me, the undersigned notary public, personally appeared Sheri L. Morris, Trustee undersigned notary public, personally appeared Sheri L. Morris, Trustee Sale Officer, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on capacity, and that by 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. Commission Expires: 02/03/27 /s/ Viktor Pichnenko Notary Public 3/8, 3/15, 3/22, 3/29/24

3/8, 3/15, 3/22, 3/29/24

RR-3790176#

NOTICE OF TRUSTEE'S SALE
Title No. 240043963 Trustee's Sale
No. 172408 The following legally
described trust property will be sold,
pursuant to the power of sale under
that certain Deed of Trust recorded
on 02/26/2007 in Instrument No.
20070227579, 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 05/30/2024 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 38, of
OCITICAL AND OBTAIN
ORDERS. THE SALE
WILL BE FINAL. Secured property
is legally described as: Lot 38, of
OCILEY ANN UNIT ONE, according
to Book 88 of Maps, Page 47,
records of Maricopa County, Arizona,
PURPORTED STREET ADDRESS:
1374 West 16th Street, Tempe, AZ RR-3790176#

85281 TAX PARCEL NUMBER(S): 124-59-038 2 ORIGINAL PRINCIPAL BALANCE: \$173,050.00 Name and Address of Beneficiary: U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR2 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: Thomas R. Horlacher, an unmarried man 1210 East Oregon Avenue Phoenix, AZ 85014 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 85281 TAX PARCEL NUMBER(S or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with or Irust, 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: 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) 758-8052 Dated: February 28,2024 Christina Harper, Attorney at Law Successor Trustee The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Truste's capacity as a member of the Arizona State Bar as required by A R S. Section 33,803(a)(2). The as Irustee of the Irust 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 Mortgagor, the Mortgage or the Mortgagee's attorney. A-4811287 03/08/2024, 03/21/2024 3/8, 3/15, 3/22, 3/29/24

RR-3789799#

15/20/4, 03/22/1024, 03/29/2024
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Name and Address of Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-HE1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: BONNIE KAYE BAKER, AN UNMARRIED WOMAN 6824 W ILLIN ST, PHOENIX, AZ 85043 Name, Address and Telephone Number of Trustee: Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 EI 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 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 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 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. Dated: December 29, 2023 Western Progressive – Arizona, Inc. /s/ 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 Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Texas COUNTY OF EI Paso On December 29, 2023, 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. /s/ Karita Robinson NOTARY PUBLIC My Commission Expires 06/21/2026 3/8, 3/15, 3/22, 3/29/24

RR-3789725#

TS#: 23-67106 Order #: 555-2388842-28 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain MONICA A QUINTERO HUSBAND AND WIFE 514 S NEVADA WAY MESA, AZ 85204 Name and address

of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jason P. Sherman, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 01/29/2024 Jason P. Sherman, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the fust deed in the Trustee's capacity as a member of the State of the fust deed in the Trustee's capacity as a member of the State Arizona State of in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 01/29/2024, before me, Courtney Perry, a Notary Public for the State of Deed in the trustee's capacity Arizona, personally appeared Jason P. Sherman, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged RR-3789530# to me that he executed the same in to me that he executed the same in his authorized capacity, and that by his 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. Courthey Perry Notary Public EPP 39553 Pub Dates 03/08, 03/15 03/22 03/29/20/24

03/15, 03/22, 03/29/2024 3/8, 3/15, 3/22, 3/29/24 RR-3789550#

TS#: 121410-AZ Order #: 240089703AZ-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 4/13/2017 and recorded on 4/25/2017, as Instrument No. 20170295148, the subject Deed of Trust was modified by Loan Modification recorded on 8/26/2022 as Instrument 20220670263 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 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 RR-3789550# public auction to the highest bidder at the below date, time and place. LOT 23, BLOCK 7, OF PALOMAR HOMES 23, BLOCK 7, OF PALOMAR HOMES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 44 OF MAPS, PAGE 25, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 108-23-138 T RECORDED IN BOOK 44 OF MAPS, PAGE 25. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 108-23-138 7 STREET ADDRESS or IDENTIFIABLE LOCATION: 1648 N 38TH DR 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: 5/30/2024 Sale Time: 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85009 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R. SECTION 33-808(C): ORIGINAL TRUSTOR: JAZMIN SARAHI NAVA SENDA AND MARIANO CARBALLO 1648 N 38TH DR PHOENIX, AZ 85009 ORIGINAL TRUSTOR: JAZMIN SARAHI NAVA SENDA AND MARIANO CARBALLO 1648 N 38TH DR PHOENIX, AZ 85009 ORIGINAL TRUSTOR: JAZMIN SARAHI NAVA SENDA AND MARIANO CARBALLO 1648 N 38TH DR PHOENIX, AZ 85009 ORIGINAL TRUSTOR: JAZMIN SARAHI NAVA SENDA AND MARIANO CARBALLO 1648 N 38TH DR PHOENIX, AZ 85009 ORIGINAL TRUSTOR: LC D/B/A Shellpoint Mortgage Servicing C/O NewRez LLC D/B/A Shellpoint Mortgage Servicing GO1 Office Center Drive Suite 100 Fort Washington, PA 9034 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.HOMESEARCH.COM Automated Sale Line: (800) 758-8052 Date: 2/23/2024 CLEAR RECON Automated Sale Line: (800) 758-8052 Dated: 2/23/2024 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 FEB 23, 2024 before me, Christina
Poeppel Notary Public, personally
appeared HAMSA 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 my hand and official seal. Christina Poeppel, My Comm. Expires Aug 13, 2027 The successor trustee appointed herein qualifies as trustee of the Trust 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. 3/8, 3/15, 3/22, 3/29/24

RR-3789530#

Notice of Trustee's Sale Recorded on: 2/23/2024 TS No.: AZ-24-984114-CL Order No.: 240045851-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/18/2008 and recorded 3/26/2008 as Instrument No. 20080263569 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: Sale Date and Time: 5/28/2024 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 79, OF LEE-LAND HOMES INC. NO ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 79 OF MARS, PAGE 11. Purported Street Address: 934 E 8TH ST, MESA, AZ 85203 Tax Parcel Number: 137-31-055 0 Original Principal Balance: Address: 934 E 8TH ST, MESA, AZ 85203 Tax Parcel Number: 137-31-055 0 Original Principal Balance: \$200,000.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): MICHAEL MCCONEGHY AND DIANE MCCONEGHY, HUSBAND AND WIFE 934 FAST 8TH STRFET MESA AZ MICHAEL MCCONEGHY AND DIANE MCCONEGHY, HUSBAND AND WIFE 34 EAST 8TH STREET, MESA, AZ 85203 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 1-866-539-4173 Login to: www.Servicelinkauction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-984114-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. 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's Agent, or the Benef right's against the real property only. TS No.: AZ-24-984114-CL Dated: 2/22/2024 QUALITY LOAN SERVICE 2/22/2024 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary 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 County of: San Diego On 2/22/2024 before me, Maroun Elias Khater a notary public personally Khater a notary public, personally appeared Jasam Gaoiran, who proved

PUBLIC NOTICES

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. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub#0201216 3/29/2024 4/12/2024 4/19/2024 4/19/204 4/5/2024 4/12/2024 4/3/29, 4/5, 4/12, 4/19/24

Notice of Trustee's Sale Recorded on: 2/23/2024 TS No.: AZ-24-972797-AB Order No.: FIN-24000011 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/21/2017 and recorded 8/30/2017 as Instrument No. 20170640755 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. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 5/30/2024 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building. Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 38, Highland Park, according to Book 332 of Maps, Page 17, records of Maricopa County, Arizona. Purported Street Address: 3228 E DOVER STREET, MESA, AZ 85213 Tax Parcel Number: 140-12-201 Original Principal Balance: \$190,000.00 Name and Address of Current Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): Robert Adams not married RR-3789261# Notice of Trustee's Sale Recorded Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): Robert Adams not married 3228 E DOVER STREET, Mesa, AZ 85213 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.aucition.com Or Login to: http: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZwww.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-972797-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holderight's against the real property only. TS No.: AZ-24-972797-AB Dated: 2/22/2024 QUALITY LOAN SERVICE CORPORATION By. Monica Hall, Assistant Secretary 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 County of: San Diego On 2/22/2024 before me, Maroun Elias Khater a notary public, personally appeared Tianah Schrock, who proved Khater a notary public, personally appeared Tianah Schrock, who proved 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. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0201215 3/29/2024 4/5/2024 4/12/2024 4/19/202

RR-3789260#

A/5/2024 4/12/2024 4/19/202

RR-3789260#

RR 17-173 2 STREET ADDRESS or IDENTIFIABLE LOCATION: 15612 N 8TH ST PHOENIX, AZ 85022 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: 5/30/2024 Sale Time: 10: 00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COUNTY 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: JEREMY SARIO 15612 N 8TH ST PHOENIX, AZ 85022 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$335,047.00 CURRENT BENEFICIARY: ROCKET MORTGAGE, LLC FIK/IA QUICKEN LOANS, LLC c/o Rocket Mortgage, LLC fik/Ia 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-CORRENT INUSTEE: 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: 2/22/2024 CLEAR RECON CORP Sale Line: (800) 280-2832 Dated: 2/22/2024 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 FEB 23, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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/fthey executed the same in his/her/ftheir authorized capacity(ies), and that by his/her/ftheir 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 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. 3/8, 3/15, 3/22, 3/29/24

RR-3788940#

Notice of Trustee's Sale Recorded on: 2/22/2024 TS No.: AZ-24-984684-SH Order No.: 2424928AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated as Instrument No. 20180662725 in the office of the County Recorder of MARICOPA County, Arizona, Notice! 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 day before the scheduled date of the 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: Sale Date and Time: 5/28/2024 at 12: 00PM Sale Location: In the courtyard 00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: Lot 19, Sienna Hills - Parcel 4 South, according to the Final Plat recorded in Book 1213 of Maps, Page 4, records of Maricopa County, Arizona. Purported Street Address: 21131 W HUBBELL ST, BUCKEYE, AZ 85396 Tax Parcel Number: 502-61-466 Original Principal Balance: \$253,000.00 Name and Address of Current Beneficiary: U.S. Bank National Association, not U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): SUSAN L. AVANS, AN UNMARRIED MOMAN, 21431 W. UNMARRIED ST. SUSAN L. AVANS, AN UNMARRIED WOMAN 21131 W HUBBELL, ST, BUCKEYE, AZ 85396 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-774 Selection (866) 647-774 Selection (8 Diego, CA 92100 Priorie. (000) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-984684-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders if the Trustee is unable to conve intended to exercise the note holders intended to exercise the note notders right's against the real property only. TS No.: AZ-24-984684-SH Dated: 2/22/2024 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary veronica Eisert, Assistant Secretary
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
County of: San Diego On 2/22/2024 before me. Maroun Elias Khater a periore me, Maroun Elias Knater a notary public, personally appeared Rochelle Matkin, 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 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 social reader DENLITY instrument. I certify under PENALTY OF PERJURY under the laws of the OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2024 712/2024 4/12/2024 4/19/2024

RR-3788842#

Notice of Trustee's Sale Recorded on: 2/22/2024 TS No.: AZ-23-967011-SH Order No.: 230458672-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain the power of Sale under that certain Deed of Trust dated 2/15/2006 and recorded 2/16/2006 as Instrument No. 20060224034 in the office of the County Recorder of MARICOPA County, Arizona. Noticel If you believe there is a defense to the trustee sale 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 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: Sale Date and Time: 5/28/2024 at 12:00PM Sale Location: 5/28/2024 at 12:00PM Sale Location:
In the courtyard by the main entrance
of the Superior Court Building, located
at 201 West Jefferson, Phoenix, AZ
85003 Legal Description: LOT 14
AND LOT 15, BLOCK 2, OF KAY
TRACT, ACCORDING TO THE PLAT TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 13 THEREOF: EXCEPT THE NORTH 160 FEET THEREOF; EXCEPT THE SOUTH 60 FEET THEREOF; EXCEPT THE SOUTH 50 FEET THE WEST 19 FEET OF LOT 15. Purported Street Address: 4008 N 12TH ST, PHOENIX, AZ 85014 Tax Parcel Number: 118-03-044 3 Original Principal Balance: \$189,132.00 Name and Address of Current Beneficiary: U.S. Bank National Association, not U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): ALICE M. GRAY, A SINGLE WOMAN 4008 N 12TH ST, xxx, PHOENIX, AZ 85014 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-23-967011-SH The successor trustee qualifies to The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. 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 vertice the process of the trustee. snail 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-23-967011-SH Dated 2/21/2024 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary 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 County of: San Diego On been released of personal liability for or validity of that document. State of: California County of: San Diego On 2/21/2024 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, 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 within instrument and acknowledged 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 under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516

PUBLIC NOTICES

NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0201195 3/29/2024 4/5/2024 4/12/2024 4/19/2024

3/29, 4/5, 4/12, 4/19/24 RR-3788841# TS#: 23-67299 Order #: 230625364-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 5/19/2023 and Deed of Trust dated 5/19/2023 and recorded on 5/22/2023, as Instrument No. 20230264160, which has been rerecorded on 1/26/2024 as Instrument No. 20240040940, 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 VOLL MIST BILE AN ACTION 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 WANVED ANY 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 auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 5/7/2024 at 10:00 AM of said day: PARCEL NO. 1: THE WEST 150 FEET OF THE SOUTH 64 FEET OF THE NORTH 210 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE FORTHEAST OLIARTER EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ANY PORTION LYING WITHIN THE EAST 9 FEET OF THE WEST 150 FEET OF THE SOUTH 64 FEET OF THE NORTH 210 FEET OF THE WEST HALF OF THE EAST WEST 130 FEET OF THE SOUTH 64 FEET OF THE NORTH 210 FEET OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHHEST QUARTER OF THE NORTHHEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA. PARCEL NO. 2: THE SOUTH 4.5 FEET OF THE WEST 141 FEET OF THE SOUTH 91 FEET OF THE NORTH 146 FEET OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHHEAST QUARTER OF THE NORTHHEAST QUARTER OF THE NORTHHEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY ARIZONA. PARCEL NO. 3: THE NORTH 2 FEET OF THE WEST 140 FEET OF THE SOUTH 70 FEET OF THE NORTH 280 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHHEAST QUARTER OF THE SECTION 19, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA. PER A.R.S. Section 33-803 ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A P.S. SECTION 33, 808(C). Stroot (A)(2) the successor trustee appointed IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 351 N 22ND PL MESA, AZ 85213 A.P.N.: 140-24-901 Original Principal Balance: \$384,899.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSE ANGEL AGUILAR-MORA AND LISSETTE FLORES GARCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP WITH RIGHT OF SURVIVORSHIP 351 NORTH 22ND PLACE MESA, AZ 85213 Name and address of beneficiary: (as of recording of Notice of Sale) EQUITY PRIME MORTGAGE LLC, by Allied First Bank, SB dba Servbank 3138 East Elwood Street Phoenix, AZ 85034 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jason P. Sherman, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave.,

Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (800) 758-8052 Website: www.Xome.com Dated: 01/29/2024 Jason P. Sherman, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 01/29/2024, before me, Courtney Perry, a Notary Public for the State of Arizana presently appeared to the state of the Perry, a Notary Public for the State of Arizona, personally appeared Jason P. Sherman, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in the suttle of the subscribed to the same in the suttle of the same in the suttle of the subscribed to the same in the suttle of the subscribed of the subscri to me that he executed the same in his authorized capacity, and that by his 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. Courtney Perry Notary Public EPP 39508 Pub Dates 03/08, 03/15, 03/22, 03/29/2024 3/8, 3/15, 3/22, 3/29/24

Ste 1190 Phoenix Arizona 85012

3/8, 3/15, 3/22, 3/29/24

RR-3788746#

TS#: 24-67562 Order #: 240030928AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described full to the power of sale under that certain Deed of Trust dated 7/12/2013 and recorded on 7/24/2013, as Instrument No. 20130675686, 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 in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 5/9/2024 at 12:00 PM of said day: LOT 198, AMBER HILLS, ACCORDING TO THE PLAT OF RR-3788746# 85003, on 5/9/2024 at 12:00 PM of said day: LOT 198, AMBER HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 617 OF MAPS, PAGE 21. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. 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): Street address or identifiable location: 34219 N 25TH DR PHOENIX, AZ 85085 N 25TH DR PHOENIX, AZ 85085 A.P.N.: 204-01-205 Original Principal Balance: \$417,000.00 Name and address of original trustor: (as shown on the Deed of Trust) ROBERT A WAMBOLDT AND YOVANI A HIGUERA, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 34219 N 25TH DR PHOENIX, AZ 85085 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC, D/B/A Shellpoint Mortgage Servicing as servicer for US Bank Trust National Association, Not In Servicing as servicer for US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 75 Beattie Place, Suite 300 Greenville, South Carolina 29801-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jason P. Sherman, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: 82-6188 SALE INFORMATION: www.elitepostandpub.com Dated: www.elitepostandpub.com Dated: 02/01/2024 Jason P. Sherman, a member of the State Bar of Arizon Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 02/01/2024, before me, Courtney

Perry, a Notary Public for the State of Arizona, personally appeared Jason P. Sherman, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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. Courtney Perry Notary Public EPP 39520 Pub Dates 03/08, 0345-03420-034-034 03/15, 03/22, 03/29/2024 395 3/8, 3/15, 3/22, 3/29/24

RR-3788607# TS No. 2023-00234-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 10/26/2006 and recorded on 10/31/2006 as Instrument No. 20061437234, Book -- Page --- and rerecorded on as in the official records 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 COURT ORDER PURSUANT TO 10/26/2006 and recorded on 10/31/ 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 DAY DEFENSES OF OR DESCRIPTIONS 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 Maricona County on Multa/02/34 st 12: West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 04/16/2024 at 12: 00 PM of said day: Legal Description: LOT 177 OF SOUTHLAND-UNIT TWO ACCORDING TO BOOK 36 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 6229 SOUTH 5TH AVENUE, PHOENIX, AZ 85041 Tax Parcel Number: 114-04-077 Original Pricinal Balance: \$ 04-077 Original Principal Balance: \$ 04-077 Original Principal Balance: \$
105,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary: DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee for Securitized Asset Backed Receivables LLC Trust 2007-NC2. Mortgage-Pass Through Certificates, Series 2007-NC2 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach El 33/16 Name and Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: DELIA C SALAZAR, unmarried woman 6229 SOUTH 5TH AVENUE, PHOENIX, AZ 85041 Name, Address and Telephone Number of Trustee: Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TY 70042 (866) 6ep 3200 TEPMS OE Market Center Ave, Suite 100 EI 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 SALE INFORMATION: Sales Line: (866) 960-8299 Website: https://www.wisicource.com/l/cginpage.asxy 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 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. DATED: December 28, 2023 Western Progressive – Arizona, Inc. By: /s/ 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 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 Institution. Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF TEXAS COUNTY OF FEL PASO On December 28, 2023, 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, by nis/ner 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. /s/ Karita Robinson NOTARY PUBLIC, My Commission Expires 06/21/2026 3/8, 3/15, 3/22, 3/29/24

RR-3788555# RR-3788555#
TS#: 119051-AZ Order #: 2964742
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 7/26/2021 and
recorded on 8/2/2021, as Instrument
No. 20210832162, in the office of
the County Recorder of Maricopa
County, Arizona, NOTICEI 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 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 ONE HUNDRED
TWENTY-FOUR (124), SUN CITY
WEST UNIT 19, ACCORDING TO
PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA. PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 212 OF MAPS, PAGE 42 COUNTY ASSESSOR'S TAX PARCEL NUMBER: 232-09-688 STREET ADDRESS or IDENTIFIABLE LOCATION: 12432 W FIELDSTONE DR SUN CITY WEST, AZ 85375 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: 5/1/2024 Sale Time: 12: 00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR 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(G): ORIGINAL THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JACK W. WYATT 12432 W FIELDSTONE DR SUN CITY WEST, AZ 85375 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$363,000.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC C/O CELINK 101 W. LOUIS Henna Blvd Suite 450 Austin, TX 78728 Blvd Suite 450 Austin, TX 78728 CURRENT TRUSTEE: Clear Recon 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: 1/22/2024 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 JAN 22, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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/fthey executed the same in his/her/ftheir aunthorized capacity(ies), and that by his/her/ftheir signature(s) his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 3/8, 3/15, 3/22, 3/29/24

RR-3788371#

TS#: 120605-AZ Order #: 240041265 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 4/26/2002 and recorded on 4/30/2002, as Instrument No. 2002-0447202, 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 5R OP PM. MOUNTAIN STAND STOPPING THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES Deed of Trust dated 4/26/2002 and 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. APARTMENT UNIT TWO THOUSAND SIXTEEN (2016), WOODGLEN SQUARE UNIT II CONDOMINIUMS CONSISTING OF APARTMENT 2016 TOGETHER WITH THE BALCONY APPURTENANT TO SAID UNIT AND TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE 21 AND 515 AS SET FORTH IN DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED AT RECORDER'S NO. 84-108143 AND AS AMENDED AT RECORDER'S NO. 84-108143 AND SECOND AMENDMENT AT RECORDER'S NO. 84-1449651, AND ACCORDING TO BOOK 262 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN SAID DECLARATION. COUNTY ASSESSOR'S TAX PARCEI AND FACILITIES AS SEL FORTH
IN SAID DECLARATION. COUNTY
ASSESSOR'S TAX PARCEL
NUMBER: 302-92-329C STREET
ADDRESS OF IDENTIFIABLE
LOCATION: 533 WEST GUADALUPE ADDRESS OF IDENTIFIABLE LOCATION: 533 WEST GUADALUPE ROAD, UNIT 2016 MESA, AZ 85210 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: 5/30/2024 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 SECTION 33-808(C): ORIGINAL TRUSTOR: JAMES STERKENBURG TRUSTOR: JAMES STERKENBURG 533 WEST GUADALUPE ROAD, UNIT 2016 MESA, AZ 85210 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$58,400.00 CURRENT BENEFICIARY: NewRez LLC D/B/A Shellpoint Mortgage Servicing c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing 610 Office Conternations of the content of th c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing 601 Office Center Drive Suite 100 Fort Washington, PA 19034 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: 2/19/2024 CLEAR RECON CORP 2/19/2024 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) that document. State of California, ss. County of San Diego) On FEB 19, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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 Instrument and acknowledged to the 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 paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Christina 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 or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 3/8, 3/15, 3/22, 3/29/24

FAX 602-417-9910

RR-3787593# TS#: 120023-AZ Order #: 240000807-AZ-VOI NOTICE OF TRUSTEE'S 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 9/10/2009 and recorded on 9/15/2009, as Instrument No. 20090854842, the subject Deed of Trust was modified by Loan Modification recorded on 12/2/2021 as Instrument 20211279441, and later modified by Loan Modification recorded on 02/08/2023 as Instrument recorded on 02/08/2023 as Instrument later modified by Loan Modification recorded on 02/08/2023 as Instrument 20230063847 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 ADDRAIN ACCIUNT ORDER 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 WAVE DANY OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO 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 148, OF DREAMING SUMMIT UNIT 2A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 541 OF MAPS, PAGE 50. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 508-05-622 STREET ADDRESS OF IDENTIFIABLE LOCATION: 13743 W ROVEY AVE LITCHFIELD PARK, AZ 85340 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: 5/29/2024 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance Sale Time: 10:00 AM 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 SECTION 33-808(C): ORIGINAL TRUSTOR: NICKOLUS SIERRA 6268 W CAMPBELL AVE, PHOENIX, 1RUSTOR: NICKOLDS STERKA
6268 W CAMPBELL AVE, PHOENIX,
AZ 85033 ORIGINAL PRINCIPAL
BALANCE AS SHOWN ON DEED
OF TRUST: \$109,185.00 CURRENT
BENEFICIARY: 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.SERVICELINKAUCTION.COM
Automated Sale Line: 1-866-539-4173
Dated: 2/19/2024 CLEAR RECON
CORP Hamsa Uchi, Authorized
Signatory for Trustee A notary public or OCRP 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 FEB 19, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA 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 is/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 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 December of Elizapsical Institutions. nent of Financial Institutions. 3/8, 3/15, 3/22, 3/29/24

RR-3787514# TS#: 115910-AZ Order #: 230407240 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 9/22/2021 and Deed of Irust dated 9/22/2021 and recorded on 9/27/2021, as Instrument No. 20211037946, 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 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,
HE SALE WILL BE EINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 11, OF RIO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 900 OF
MAPS, PAGE 23, OF OFFICIAL
RECORDS. COUNTY ASSESSOR'S
TAX PARCEL NUMBER: 14255-667 STREET ADDRESS OF
IDENTIFIABLE LOCATION: 9177
NOTTH DE DECORDA A7 8678 IN IDENTIFIABLE LOCATION: 917/ N 97TH DR PEORIA, AZ 85345 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 on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 5/30/2024 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: YESENIA M. SMALLWOOD 9177 N 97TH DR PEORIA, AZ 85345 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$230,500.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING. OF TRUST OR UPON INFORMATION 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: 2/20/2024 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 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 FEB 20, 2024 before me, Christina Poeppel Notary Public, personally appeared HAMSA UCHI who proved to me on HAMSA 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. 3/8, 3/15, 3/22, 3/29/24

RR-3787513#

Notice of Trustee's Sale Recorded Notice of Trustee's Sale Recorded on: 2/15/2024 TS No.: AZ-24-973877-SH Order No.: FIN-24000617 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/25/2022 and recorded 2/28/2022 as Instrument No. 20/22/18/3074 in the office of No. 20220183071 in the office of the County Recorder of MARICOPA 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 politics. 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: Sale Date and Time: 5/21/2024 at 12:00PM Sale Location: In the courtvard by the main entrance nignest bidder: Sale Jute and Irms 5/21/2024 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: Apartment Unit B, Building 73, of Quatros III, according to Declaration of Horizontal Property Regime recorded in Docket 10262, Page 1039 and per map recorded in Book 164 of Maps, Page 47, in the Office of the County Arizona; Together with a proportionate interest in and to the common areas, as set forth in said Declaration and as shown on said plat. Purported Street Address: 213 W TURNEY AVE #73B, PHOENIX, AZ 85015 Tax Parcel Number: 154-16-064 Original Principal Balance: \$147,440.00 Name and Address of Current Beneficiary: Principal Balance: \$147,440.00 Name and Address of Current Beneficiary: MSR Asset Vehicle LLC C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Nicholas Tedhams, a single man and Monika Iordanoff, a single woman 2133 West Turney Avenue., #73B, Phoenix, AZ 85015 Name and #/3B, Phoenix, AZ 85015 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-973877-SH 7/11 Ext 5318 AZ-24-9/38/7-S1
The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is Financial Institutions. 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 Reneficiary the Beneficiary's Agent against the Truster, the Eneficiary's Agent, or the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders. intended to exercise the note holders right's against the real property only. TS No.: AZ-24-973877-SH Dated: 2/14/2024 QUALITY LOAN SERVICE 2/14/2024 QUALITY LOAN SERVICE
CORPORATION By: Lilia Quintana,
Assistant Secretary 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 or validity of that document. State of: California County of: San Diego On 2/14/2024 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, 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. within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized the same in his/ner/their authorized capacity(les), 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

PUBLIC NOTICES

under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/ 9/2027 IDSPub #0201073 3/22/2024 3/29/2024 4/5/2024 4/12/2024 3/22, 3/29, 4/5, 4/12/24

RR-3786369#

Notice of Trustee's Sale Recorded Notice of Trustee's Sale Recorded on: 2/15/2024 TS No: AZ-24-984287-AB Order No.: 240057903-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/19/2007 and recorded 1/2/2008 as Instrument No. 20080000517 and modified as per Modification Agraement recorded 5/20/ Modification Agreement recorded 5/29/2012 as Instrument No. 20120454089 2012 as Instrument No. 20120454089 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 betain an order the sale will be final obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 5/21/2024 at 12:00PM Sale Location: 5/21/2024 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 354, RIATA WEST UNIT 1, ACCORDING TO BOOK 842 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5476 S 239TH DR, BUCKEYE, AZ 85326 Tax Parcel Number: 504-75-682 2 Original Principal Balance: \$141,321.00 Name and Address of Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity but solely as owner individual capacity but solely as owner individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2 C/O Nationstar Mortgage LLC d/b/a Rushmore Servicing 800 State Highway 121 Bypass Lewisville, TX 75067 Name(s) and Address(s) of Original Trustor(s): MICHAEL COLTEN, AN UNMARRIED MAN 5216 69TH STREET, MASPETH, NY 11378, Name and Address of NY 11378 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.na tionwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-984287-AB The successor trustee qualifies to act as a trustee under NY 11378 Name and Address Trustee/Agent: QUALITY LO 24-984287-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the 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's Attorney if you or the Beneficiary's Attorney. If you have previously been discharged have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-984287-AB Dated: 2/15/2024 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary 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 County of: San Diego On 2/15/2024 before me, Maroun Elias 2/15/2024 before me, Maroun Elias 2/15/2024 before me, Maroun Elias Khater a notary public, personally appeared Tianah Schrock, 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 canactivities) and that by his/her/ 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. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/ 9/2027 IDSPub #0201074 3/22/2024 3/29/2024 4/5/2024 4/12/2024 3/22, 3/29, 4/5, 4/12/24

Notice of Trustee's Sale Recorded

on: 2/8/2024 TS No.: AZ-24-984254SH Order No.: 240054789-AZ-VOI
The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/19/2008 and recorded 6/20/2008 as Instrument No. 20080549951 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 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. 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: Sale Date and Time: 5/14/2024 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building bested of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ at 201 West Jefferson, Phoenix, AZ \$5003 Legal Description: LOT 6586, AHWATUKEE CUSTOM ESTATES 8, ACCORDING TO BOOK 288 OF MAPS, PAGE 43, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 86-090401, RECORDS OF MARICOPA COUNTY, ADIZONA, Purparted Street Address, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 13626 SOUTH 33RD STREET, PHOENIX, AZ 85044 Tax Parcel Number: 301-29-627 1 Original Principal Balance: \$297,000.00 Name and Address of Current Beneficiary: MEB Loan Trust C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): MARK W. RODEN, AN UNMARRIED MAN 13626 SOUTH 33RD STREET, MAN 13626 SOUTH 33RD STREET, xxx, PHOENIX, AZ 85044 Name and xxx, PHOENIA, AZ 85044 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or to: www.nationwiceposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-984254-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No. AZ-24-984254-SH Dated: 2/7/2024 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary 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 or validity or trait document. State or: California County of: San Diego On 2/7/2024 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the 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 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. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0200968 3/15/2024 3/22/2024 3/29/2024 4/2024 3/15, 3/22, 3/29, 4/5/24 3/15, 3/22, 3/29, 4/5/24

RR-3784456#

Notice of Trustee's Sale Recorded on: 2/8/2024 TS No.: AZ-24-984922-BF Order No.: FIN-24001536 The following legally described trust property will be sold, pursuant to the power of Sale under that certain the power of Sale under that certain Deed of Trust dated 9/16/2014 and recorded 9/19/2014 as Instrument No. 20140622505 and modified as per Modification Agreement recorded 6/13/2023 as Instrument No. 20230305925 in the office of the County Recorder of in the office of the County Recorder of MARICOPA County, Arizona. Noticel 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 order pursuant to rule ob, 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 obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 5/16/2024 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building. Maricopa County Courthouse, 201 W. Jefferson, Phoenix, Az 85003. Legal Description: Lot 235, Paradise Valley Oasis No. 11, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 189 of Maps, Page 9, and

Affidavit of Correction recorded July 28, 1977 in Docket 12341, Page 460. Purported Street Address: 15224 N 36TH ST, PHOENIX, AZ 85032 Tax Parcel Number: 214-63-497 Original Principal Balance: \$157,500,00 Name Principal Balance: \$157,500.00 Name and Address of Current Beneficiary: Wells Fargo Bank, N.A. C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd. MAC# N9286-01G Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): Matthew E of Original Trustor(s): Matthew E Lochhead and Alisa Lochhead, husband and wife 2337 E BECK LANE, Phoenix, AZ 85022 Name and Address of Trustee/Agent: OUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.auction.com. Reinstatement to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-984922-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. regulated by the Department of Insurance and Financial Institutions. 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 squainst the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-984922-BF Dated: 2/8/2024 QUALITY LOAN SERVICE CORPORATION By: Tianah Schrock, Assistant Secretary 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 County of: San Diego On 2/8/2024 before me. Maroun Elias or validity of that document. State of: California County of: San Diego On 2/8/2024 before me, Maroun Elias Khater a notary public, personally appeared Tianah Schrock, 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. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/ 9/2027 IDSPub #0200969 3/15/2024 3/22/2024 3/29/2024 4/5/2024 3/15, 3/22, 3/29, 4/5/24

RR-3784455#

ΣΤΟ ΑΝΟΤΑΤΟ ΔΙΚΑΣΤΗΡΙΟ ΤΗΣ ΠΟΛΙΤΕΙΑΣ ΤΗΣ ΑΡΙΖΟΝΑ ΣΤΗΝ ΚΑΙ ΓΙΑ ΤΗΝ ΚΟΜΗΤΕΙΑ ΤΗΣ ΜΑΡΙΚΟΠΑ Σχετικά Με No .ID43934

06/01/2008

ΕΙΔΟΠΟΙΗΣΗ ΓΙΑ ΑΚΡΟΑΣΗ

Άτομο κάτω των 18 ετών

Αξιότιμη Γουέντι Μόρτον

ΠΡΟΣ: Ευάγγελο Σταμούλη, γονέας ή κηδεμόνας του προαναφερόμενου παιδιο

- 1. Η δικηγόρος Βιανέι Κριστίνα Χουρτάδο κατέθεσε Αίτηση Εξάρτησης σύμφωνα με τον Τίτλο Β, του Αναθεωρημένου Καταστατικού της Αριζόνα, τον Κανόνα 4.1 και 4.2 του Κανονισμοι Πολιτικής Δικονομίας της Αριζόνα και τον Κανόνα 48 (Δ) του Κανονισμού του Δικαστηρίοι
- 2. Το Δικαστήριο όρισε μία δημόσια Ακρόαση στις 24 Μαΐου 2024 και ώρα 9:00 π.μ. στο Cradle to Crayons Child Welfare Center του Ανώτατου Δικαστηρίου της Κομητείας Μαρικόπο που βρίσκεται στη διεύθυνση 3445 W. Durango St. Phoenix, AZ 85009, η οποία θα διεξαχθε εικονικά μέσω του Court Connect της Επιτρόπου Μόρτον: https:\\\tinyurl.com\jbazmc-juc05- r αλώντας στο : (917) 781-4590- κωδικός πρόσβασης: 599-383-802#, ενώπιον της Επιτρόπου Γουέντι Μόρτον. Ο σκοπός είναι να διαπιστωθεί εάν κάποιος γονέας ή κηδεμόνας που ατονομάζεται στην παρούσα αίτηση αμφισβητεί τους ισχυρισμούς της Αίτησης.
- 3. Εσείς και τα παιδιά σας δικαιούστε να έχετε δικηγόρο παρόντα στην ακρόαση. Μπορείτε α προσλάβετε δικό σας δικηγόρο ή, εάν δεν έχετε την οικονομική δυνατότητα να πληρώσετε

4. Έχετε δικαίωμα να εμφανιστείτε ως διάδικος στην παρούσα διαδικασία. Σας ενημερώνουμε ότι η αποτυχία σας να εμφανιστείτε αυτοπροσώπως στο δικαστήριο κατά την αρχική ακρόαση, την προδικαστική διάσκεψη, τη διάσκεψη κατάστασης ή την εκδίκαση της εξάρτησης, γωρίς εύλονη αιτία, μπορεί να οδηγήσει σε διαπίστωση ότι έγετε παραιτηθεί από το ιώματά σας και ότι έχετε παραδεχθεί τους ισχυρισμούς της Αίτησης. Επιπλέον, εάν δεν εμφανιστείτε, χωρίς εύλογη αιτία, η ακρόαση μπορεί να προχωρήσει και χωρίς την απουσία σας και μπορεί να καταλήξει σε κρίση εξάρτησης, τερματισμό των γονικών σας δικαιωμάτων ή σύσταση μόνιμης κηδεμονίας με βάση τα πρακτικά και τα αποδεικτικά στοιχεία που προσκομίζονται στο Δικαστήριο, καθώς και σε απόφαση πατρότητας, επιμέλειας ή αλλαγής της ικού δικαίου και σε απόφαση διατροφής τέκνοι

κηγόρο και θέλετε να εκπροσωπηθείτε από δικηγόρο, μπορεί να διοριστεί από το Δικαστήριο

Εάν λαμβάνετε την παρούσα Ειδοποίηση με δημοσίευση, μπορείτε να λάβε αντίγραφο της Αίτησης Εξάρτησης, της Ειδοποίησης Ακρόασης και των Προσωρινών Διαταγών ιποβάλλοντας γραπτή αίτηση στη διεύθυνση: Βιανέι Κριστίνα Χουρτάδο, 1401 W. Washingto St. Suite 100, Φοίνιξ, Αριζόνα 85007 ή μπορείτε να καλέσετε στο τηλέφωνο (602) 900-4888 ή σω ηλεκτρονικού ταχυδρομείου vianey@vianeylaw.com.

ί. Τα αιτήματα για εύλογες διευκολύνσεις για άτομα με αναπηρία πρέπει να υποβά Δικαστήριο από τους διαδίκους τουλάχιστον τρεις εργάσιμες ημέρες πριν από την στική διαδικασία και μπορούν να υποβληθούν καλώντας στο τηλέφ

7. Έχετε το δικαίωμα να υποβάλετε αίτημα ή εισήγηση πριν από κάθε ακρόαση ώστε η αση να είναι κλειστή για το κοινό.

εάν διαπιστωθεί πατρότητα.