

Public Notices • Public Notices

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BUSINESS

NOTICE

(for publication)

ARTICLES OF ORGANIZATION
HAVE BEEN FILED IN THE OFFICE
OF THE ARIZONA CORPORATION
COMMISSION FOR

I. Name: Bambuseae, LLC
FILE NUMBER: 23801445
II. The address of the known place of
business is:
5707 E. Le Marche Ave Scottsdale, AZ
85254
III. The name and street address of the
Statutory Agent is:
Dimitri Larno 5707 E. Le Marche Ave
Scottsdale, AZ 85254
Management of the limited liability
company is reserved to the members.
The names and addresses of each
person who is a member are:
Dimitri Larno
member
5707 E. Le Marche Ave
Scottsdale, AZ 85254
5/19, 5/21, 5/23/25

RR-3927072#

CIVIL

SUMMONS

CASE NO. CC2025051542RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINA AVENUE, SUITE A *
MESA, AZ 85210

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.
JUSTIN WALTOWER AND DOE
WALTOWER, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Justin Waltower And Doe Waltower
2300 W San Angelo St Apt#1171
Gilbert, AZ 85233

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 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: MAR -4 2025

/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
5/21, 5/28, 6/4, 6/11/25

RR-3928877#

SUMMONS

CASE NO. CC2025-028354RC
AGUA FRIA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W Van Buren Street * Avondale,
AZ 85323

A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,

vs.
VICTOR ANDREW JIMENEZ AND DOE
JIMENEZ, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Victor Andrew Jimenez And Doe Jimenez
2 2 3 8 S 7 2 n d A v
Phoenix, AZ 85043

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): 10420 W Van Buren Street *
Avondale, AZ 85323; (602) 372-8001.

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: 2/4/25

/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
5/21, 5/28, 6/4, 6/11/25

RR-3928875#

SUMMONS Case No.: FC2025-000028
SUPERIOR COURT OF ARIZONA IN MARICOPA
COUNTY KARLA EDITH COTA MOLINA Name of
Petitioner / Party A And AMADOR HERNANDEZ
LOPEZ 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.
FROM THE STATE OF ARIZONA TO: AMADOR
HERNANDEZ LOPEZ 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 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 DAYS from the date 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, 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 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. 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 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 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 (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 JAN
-3 2025 CLERK OF SUPERIOR COURT BY J.
ORTIZ Deputy Clerk of Superior Court
5/21, 5/28, 6/4, 6/11/25

RR-3928873#

SUMMONS Case No. FC2024-004229 SUPERIOR
COURT OF ARIZONA IN MARICOPA COUNTY
LORENA CONTRERAS CORRAL, Petitioner /
Party A 06-23-1985 Date of Birth ALEJANDRO
JOAQUIN CAMACHO VALENTE Respondent /
Party B 04-25-1987 Date of Birth 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: ALEJANDRO
JOAQUIN CAMACHO VALENTE 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" to 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, Arizona 85210
Northwest Court Complex, 14264 W. Tierra Buena
Ln, Surprise, AZ 85374 Northeast Court Complex,
18380 N. 40th St., Suite 120, 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 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. 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. 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/Attorney 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, 18380 N.
40th St., Suite 120, Phoenix, AZ 85032 Customer
Service Center, 601 West Jackson, Phoenix, AZ
85003 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. 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 the interpreter
and/or translator or his/her counsel at least ten
(10) judicial days in advance of a scheduled
proceeding. SIGNED AND SEALED this date:
AUG -8 2024 Clerk of the Court By G. FARLER
Deputy Clerk
5/21, 5/28, 6/4, 6/11/25

RR-3928872#

SUMMONS

CASE NO. CC2025-049443RC
DESERT RIDGE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ
85032

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.
BRYANNA WILLIAMS AND DOE
WILLIAMS, a married couple,
Defendants.

THE STATE OF ARIZONA TO:

Bryanna Williams And Doe Williams
2 2 2 9 W R o s s A v e
Phoenix, AZ 85027

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): 18380 N. 40th Street *
Phoenix, AZ 85032; (602) 372-7100.

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: 2/28/25

/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
5/21, 5/28, 6/4, 6/11/25

RR-3928864#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS521211**

Related to Case JD531087 SUPP
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ELI BO ARMSTRONG
d.o.b. 08/10/2021
Person under 18 years of age.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 publication hearing on the 14th day of August 2025, at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: LORI D. SHELBY, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Ashley Ellsworth and may be reached by telephone at (602) 255-4520.

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 request or motion prior to any hearing that the hearing be closed to the public.

DATED this 15th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Lori D. Shelby
LORI D. SHELBY
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3928124#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521189

Related to Case JD533117 SUPP (Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
MARYANN PADILLA AKA NOT NAMED PADILLA
d.o.b. 11/01/2023
Person under 18 years of age.

TO: JOHN DOE, a fictitious name, parent 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 publication hearing on the 7th day of July 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your child are entitled to have

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: SPENCER RYDMAN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is David Taylor, Jr., and may be reached by telephone at (602) 255-4520.

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 request or motion prior to any hearing that the hearing be closed to the public.

DATED this 15 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Spencer Rydman
SPENCER RYDMAN
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927988#

SUMMONS
CASE NUMBER: CV2024-028745
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

LEVI BENJAMINE STADLER
Name of Plaintiff
AND
JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al.
Name of Defendant
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: JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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 THIRTY (30) 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 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Spenser Call at Big Chad Law, 326 W. Southern Avenue, Mesa, 85210, AZ (480)744-6550.
5/21, 5/28, 6/4, 6/11/25

RR-3927922#

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Spenser Call at Big Chad Law, 326 W. Southern Avenue, Mesa, 85210, AZ (480)744-6550.
5/21, 5/28, 6/4, 6/11/25

RR-3927924#

SUMMONS
CASE NUMBER: CV2024-028745
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

LEVI BENJAMINE STADLER
Name of Plaintiff
AND
JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al.
Name of Defendant
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: JOHN DOE IVANOVIC

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Spenser Call at Big Chad Law, 326 W. Southern Avenue, Mesa, 85210, AZ (480)744-6550.
5/21, 5/28, 6/4, 6/11/25

RR-3927922#

SUMMONS
CASE NUMBER: CV2024-028745
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

LEVI BENJAMINE STADLER
Name of Plaintiff
AND
JULIE IVANOVIC, a Parent for MARIO JOSEPH LUCKENEDER, a minor, et al.
Name of Defendant
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: JULIE IVANOVIC

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Spenser Call at Big Chad Law, 326 W. Southern Avenue, Mesa, 85210, AZ (480)744-6550.
5/21, 5/28, 6/4, 6/11/25

RR-3927921#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521124

Related to Case JD523148 SUPP (Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
NOT NAMED DELUCA
d.o.b. 09/14/2024
Person under 18 years of age.

TO: MIKE GONZALES MATUS A.K.A. MIKE MATUS, JR., BENJAMIN SKURL A.K.A. BENJAMIN SKARL, 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 the 17th day of July, 2025 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 883-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Nathan Slagowski and may be reached by telephone at (602) 255-4569.

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 13th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Melissa L. Covarrubias
MELISSA L. COVARRUBIAS
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927677#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536133

(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ANNALISE NICOLE RUDICS
d.o.b. 09/27/2024
Person under 18 years of age.

TO: HALEY ANNA RUDICS and PARKER CRANDALL, 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 28th day of July, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Keith Miller 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Emma Fisher and may be reached by telephone at (480) 634-1884. 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 14th day of May, 2025. KRISTIN K. MAYES
Attorney General
/s/ Shaun T. Kuter
SHAUN T. KUTER
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927661#

SUMMONS
CASE NUMBER: S1100CV202500100
SUPERIOR COURT OF ARIZONA
IN PINAL COUNTY

Contractor Dispatch Center
Name of Plaintiff
AND
Lola Land LLC, et al.
Name of Defendant
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: Martha Rios
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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
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. Service 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. 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.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. 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 at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this date: January 10, 2025
Rebecca Padilla
Clerk of Superior Court
By: ACHILDERS
Deputy Clerk
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Frank M Fox, at FFox Law LLC, 80 E Palomino Dr, Tempe, AZ 85284, (602)908-1707.
5/21, 5/28, 6/4, 6/11/25

RR-3927534#

SUMMONS
CASE NUMBER: S1100CV202500100
SUPERIOR COURT OF ARIZONA
IN PINAL COUNTY

Contractor Dispatch Center
Name of Plaintiff
AND
Lola Land LLC, et al.
Name of Defendant
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: Lola Land LLC
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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
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. Service 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. 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 at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. 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 at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this date:

January 10, 2025
Rebecca Padilla
Clerk of Superior Court
By: ACHILDERS
Deputy Clerk
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Frank M Fox, at FFox Law LLC, 80 E Palomino Dr, Tempe, AZ 85284, (602)908-1707.
5/21, 5/28, 6/4, 6/11/25

RR-3927530#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD42205 R
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
WILLIAM ROMANDO HARRINGTON
d.o.b. 11/08/2017
MESSIAH RAMON HARRINGTON JAMES
d.o.b. 12/02/2018
Person(s) under 18 years of age.
TO: LUZ CLARITA YANEZ HARRINGTON, MARVIN ROMANDO JAMES, II and HONESTY MEEKS, 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 14th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court Southeast Facility/ Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Keith Miller 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 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 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 Kayla Celona and may be reached by telephone at (480) 659-6215.
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 14th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Shaun T. Kuter
SHAUN T. KUTER
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927528#

SUMMONS
CASE NUMBER: CV2024-028116
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
FABIOLA GARCIA BARRON, ET AL.

Name of Plaintiff
AND
MARIO SOBERANIS JIMENEZ, ET AL.
Name of Defendant
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: MARIO SOBERANIS JIMENEZ
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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
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. 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. 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.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. 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 at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: OCTOBER 04, 2024
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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: DANIEL BRILL AT THE BRILL LAW FIRM, PLLC, 8777 E. VIA DE VENTURA, STE. 260, SCOTTSDALE, AZ 85258, (480)361-2575.
5/21, 5/28, 6/4, 6/11/25

RR-3927516#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD538480
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
NYALA MAY
d.o.b. 05/29/2011
JOSE MAY
d.o.b. 11/19/2012
Person(s) under 18 years of age.
TO: JOSE MAY, 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 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 August, 2025, at 9:30 a.m., at Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, 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 of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Mildred Holmes and may be reached by telephone at (602) 771-9970.
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 request or motion prior to any hearing that the hearing be closed to the public. DATED this 14th day of May, 2025. KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927431#

SUMMONS
CASE NUMBER: FN2024-002966
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Kylie Nicole McIntyre
Name of Petitioner
Cody Thornhill
Name of Respondent
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: Cody Thornhill
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 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

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PUBLIC NOTICES

do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/eFilingInformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. 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 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. 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, 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 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.

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 Service Center.

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.

5/21, 5/28, 6/4, 6/11/25

RR-3927309#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536269
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
DREW QUINTON UNDERDAHL
d.o.b. 09/21/2010
Person under 18 years of age.
TO: KALYNN MAY BEETER, ANDREW SCOTT UNDERDAHL, 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 13th day of August, 2025 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 Katherine Cooper for the purpose of determining whether

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

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Julianna Carson and may be reached by telephone at (602) 774-9575.

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 14th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/Michael E. Boyd, for:
DEBBIE M. OELZE
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927304#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD39504
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
NATALIE DURAN
d.o.b. 05/28/2020
Person under 18 years of age.
TO: NICKI ROSE DURAN, FRANCISCO GARCIA, 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 13th day of August, 2025 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 Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: EBONY CORMIER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Johnny Gabaldon and may be reached by telephone at (602) 774-9751.

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 14th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ebony Cormier
EBONY CORMIER
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927296#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521102
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Desiree San Miguel Arenivaz (Mother)
Michael Joseph Lugo (Father)
Petitioner Desiree San Miguel Arenivaz
In the Matter of Minor(s):
Ruthie Rose Lugo 12/09/2019
Logan Joseph Lugo 01/14/2018
Michael Brandon Lugo Junior 09/14/2016
This is an important notice from the court. Read it carefully.
A petition for termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.
If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.
Judicial Officer: Honorable Thomas Marquait
Hearing Date/Time: 7-1-2025 @ 9:00 am
Hearing Type: Initial Hearing & Publication
Hearing Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazmc-juj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.

If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.

5/21, 5/28, 6/4, 6/11/25

RR-3927179#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD39943 SUPP
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
AKXL MATA
d.o.b. 03/13/2025
Person under 18 years of age.
TO: KAREN MATA RAZO and JOHNNY NYGUEN a.k.a JOHNNY NGUYEN, 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 August, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division 1810 South Lewis Mesa, Arizona 85210, 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.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Devyn Macias and may be reached by telephone at (602) 774-9559.

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 May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Joti K. Sangha
JOTI SANGHA
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925591#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22535
Related to Case JD43308
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
GABRIEL ADRIAN VIEYRA
d.o.b. 09/06/2018
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 24th day of June, 2025, 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 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: SHALLON COUNTS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Maria Bustos Salgado and may be reached by telephone at (623) 587-3645.

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 6 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Shallon Counts
SHALLON COUNTS
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925552#

SUMMONS
CASE NUMBER: CV2025-006676
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Cardinal Clean, LLC
Name of Plaintiff
AND
Sergio M Murrieta, et al.
Name of Defendant
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:
Alexander M Zavala

1. A lawsuit has been filed against you.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: February 21, 2025
JEFF FINE

Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

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, Bernard J Johnsen, 1820 E. Ray Rd. Ste. A101, Chandler, AZ 85225, (480)264-5106

5/14, 5/21, 5/28, 6/4/25

RR-3925511#

SUMMONS
CASE NUMBER: CV2025-006676
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Cardinal Clean, LLC

Name of Plaintiff

AND

Sergio M Murrieta, et al.

Name of Defendant

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: Sergio M Murrieta

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: February 21, 2025
JEFF FINE

Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

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, Bernard J Johnsen, 1820 E. Ray Rd. Ste. A101, Chandler, AZ 85225, (480)264-5106

5/14, 5/21, 5/28, 6/4/25

RR-3925509#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536382
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

VICENTE RODOLFO CARRILLO

d.o.b. 02/28/2015

VISAE DAMASO CARRILLO

d.o.b. 11/01/2016

MARIELOS ARIELY CARRILLO

d.o.b. 01/04/2020

Person(s) under 18 years of age.

TO: ALEXANDRA LEXUS CARDENAS,
RODOLFO ROCHEL CARRILLO,
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 18th day of July, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk 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 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 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Karen Parra and may be reached by telephone at (602) 774-9516.

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 8th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925462#

Summons/Yamush Orzech

Person/Filing: Casey Blais Address (if not protected): 1850 N. Central Avenue Suite 1700 City, State, Zip Code: Phoenix, AZ 85004 Telephone: (602)274-7611 Email Address: caseyblais@bcattorneys.com Attorney for: Lawyer's Bar Number: 026202. Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2024-017836 City of Phoenix Name of Plaintiff And Marie T Laaman, et al. Name of Defendant

Summons 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: Yamush Orzech 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 a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 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. 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. 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. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. 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 at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: July 08, 2024 Jeff Fine Clerk of Superior Court By: L. Martinez 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 this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons.

5/14, 5/21, 5/28, 6/4/25

RR-3925342#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD44334
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
MARLEY MCCLANAHAM
d.o.b. 11/15/2012
ASHTON Q TAYLOR
d.o.b. 10/17/2020

Person(s) under 18 years of age.

TO: DAVIEON MCCLANAHAM, DANIEL EVANS, 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 August 4, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen 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 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

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: MICHELLE PARIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave, C051AG, Phoenix, Arizona 85004. The assigned case manager is Jessica Myers and may be reached by telephone at (623) 500-5954.

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 8 day of May, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Michelle Paris

MICHELLE PARIS

Assistant Attorney General

5/14, 5/21, 5/28, 6/4/25

RR-3925287#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD202500660

(Honorable Karen F Palmer)

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF PINAL

In the Matter of:

NEHEMIAH JOSEPH BENN

d.o.b. 10/08/2009

ANGEL MARIE BENN

d.o.b. 01/04/2012

JOSEPH LEE BENN, JR.

d.o.b. 12/17/2012

NICHOLETTE SPRING BENN

d.o.b. 11/25/2013

Person(s) under 18 years of age.

TO: AMBER SPRING STRACHAN, JOSEPH LEE BENN, SR., DARLENE FAYE SPARKS, 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 an Initial hearing on the 3rd day of June, 2025 at 10:00 a.m., and a Publication hearing on the 5th day of August, 2025 at 10:00 a.m., at the Pinal County Superior Court, 971 North Jason Lopez Circle, Florence, Arizona 85132, before the Honorable Karen F Palmer 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 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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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: TRACEY L. HEINRICK, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210 The assigned case manager is Jessica Marler and may be reached by telephone at (520) 858-8879.

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 (520) 866-5400.

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 7th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/S/ Tracey L. Heinrich
TRACEY L. HEINRICK
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925095#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS520881
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Flavio Sanchez (Father)/John Doe
Maribel Gonzalez Garcia (Mother)
Petitioner Sonia Herrera
In the Matter of Minor(s):
Kaylin Garcia 10/02/2013
This is an important notice from the court. Read it carefully.

A petition about termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.

If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.

Judicial Officer: Honorable Thomas Marquait

Hearing Date/Time: 6/24/2025 @ 9:30 am

Hearing Type: Publication Hearing
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazzmc-puj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #

How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.

If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.

5/14, 5/21, 5/28, 6/4/25

RR-3925024#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521221
(Related to Case JD531652 SUPP)
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
BRANDON CASTANEDA
d.o.b. 09/08/2024
Person under 18 years of age.

TO: DEREK GOLUBJATNIKOV 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 publication hearing on the 14th day of July, 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, 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 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 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 Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Alexis Zavala and may be reached by telephone at (480) 822-0362.

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 request or motion prior to any hearing that the hearing be closed to the public.

DATED this 7th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925009#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD531652 SUPP
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
BRANDON CASTANEDA
d.o.b. 09/08/2024
Person under 18 years of age.

TO: LEONOR CASTANEDA, 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 14th day of July, 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, 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 Motion.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

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

If the court finds your child dependent based upon allegations of abuse and/

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 of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Alexis Zavala and may be reached by telephone at (480) 822-0362.

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 request or motion prior to any hearing that the hearing be closed to the public.

DATED this 6th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925009#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD531652 SUPP
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
BRANDON CASTANEDA
d.o.b. 09/08/2024
Person under 18 years of age.

TO: LEONOR CASTANEDA, 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 14th day of July, 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, 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 Motion.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

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

If the court finds your child dependent based upon allegations of abuse and/

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 of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Alexis Zavala and may be reached by telephone at (480) 822-0362.

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 request or motion prior to any hearing that the hearing be closed to the public.

DATED this 7th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3924989#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD533952 SUPP
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
CESAR ADRIAN PEREZ-ZAVALA
d.o.b. 03/14/2025
Person under 18 years of age.

TO: ESTRELLITA ELIZABETH TAMEZ, LUIS PEREZ ZAVALA, 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 continued initial hearing and publication hearing on the 15th day of July, 2025 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M 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 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210 The assigned case manager is Angelique Primeaux and may be reached by telephone at (602) 255-3454.

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 7th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3924929#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD533952 REAC
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JOE GABRIEL HERNANDEZ
d.o.b. 03/21/2011
Person under 18 years of age.

TO: ESTRELLITA ELIZABETH TAMEZ, JOE GABRIEL HERNANDEZ, 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 continued initial hearing and publication hearing on the 15th day of July, 2025 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M 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 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210 The assigned case manager is Angelique Primeaux and may be reached by telephone at (602) 255-3454.

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 7th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3924927#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521222
Related to Case JD43744
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JAYDEN RAY PALMER-POWELL
d.o.b. 06/11/2010
JAYSIAH JAYCION POWELL
d.o.b. 01/14/2017
Person(s) under 18 years of age.

TO: BILLY PALMER and JOHN DOE, a fictitious name, 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 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 21st day of July, 2025, at 10:15 a.m., at the Maricopa County Superior Court Southeast Facility/ Juvenile Division 1810 South Lewis Mesa, Arizona 85210, 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.

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 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: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave, C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Marram Saggaf and may be reached by telephone at (602) 532-4016.

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 6th day of April, 2025.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

KRISTIN K. MAYES
Attorney General
/s/ Joti K. Sangha
JOTI SANGHA
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3924876#

SUMMONS
NO. CV2025-008766
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

PATRICIA VAN ZANEN, personal
representative of the Estate of Ronnie
Van Sickle No. PB 2017-003151,
Maricopa County Superior Court

Plaintiff,

v.

TRISTY ERWIN VAN SICKLE, a
single person, now deceased; JOHN
DOE I, personal representative of
the Estate of Tristy Erwin Van Sickle;
CURTIS C. SHERER, a single
person, now deceased; JOHN DOE II,
personal representative of the Estate
of Tristy Erwin Van Sickle; BARBARA
SHERER and JOHN DOE SCHERER,
spouse; JOHN DOES III thru L and
JANE DOES III thru L, their wives;
BLACK CORPORATION I thru X; ABC
PARTNERSHIPS I-X,

Defendants.

THE STATE OF ARIZONA TO:
Tristy Erwin Van Sickle and Barbara
Sherer

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, 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 complete
30 days after the date of first publication.
Direct service is complete when made.
Serving 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;
ARS 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.

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, 222 E. Javelina,
Mesa, AZ 85210, 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); ARS
12-311; RCP 5.

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

The name and address of Plaintiff's
attorney is set forth above.

SIGNED AND SEALED THIS DATE:
MAR 11 2025

CLERK
By L. GUTIERREZ
DEPUTY CLERK

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.

A copy of the Summons and Complaint
can be obtained by contacting Plaintiff's
attorney, Patricia Van Zanen, 1037
W Buist Ave., Phoenix, AZ 85041,
602/326/7621.

5/14, 5/21, 5/28, 6/4/25

RR-3924789#

SUMMONS
CASE NO. CC2025029057RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix., AZ
85032

A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,

vs.

CHRISTIAN TYLER BOONE AND DOE
BOONE, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Christian Tyler Boone And Doe Boone
1946 W Larkspur Dr Apt G9
Phoenix, AZ 85029

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): 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.azturbcourt.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: FEB 05 2025

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923742#

SUMMONS
CASE NO. CC2025-028361RC
AGUA FRIA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren Street * Avondale,
AZ 85323

A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,

vs.

ELIZABETH SHANNON WHITTLE AND
DOE WHITTLE, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Elizabeth Shannon
Whittle And Doe Whittle
215 W Madden Dr
Avondale, AZ 85323

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.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbcourt.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: FEB 04 2025

/s/illegible

not count the day you were served with
the summons.

3. This court is located at (physical
address): 10420 W. Van Buren Street *
Avondale, AZ 85323; (602) 372-8001.

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.azturbcourt.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: 2/4/25

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923741#

SUMMONS
CASE NO. CC2025028091RC
HASSAYAMPA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,

vs.

FRANK LIPPOLD AND DOE LIPPOLD, a
married couple,

Defendants.

THE STATE OF ARIZONA TO:
Frank Lippold And Doe Lippold
16101 N El Mirage Rd Lot # 333
El Mirage, AZ 85335

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.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbcourt.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: 1/31/25

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923739#

SUMMONS
CASE NUMBER: CV2024-034252
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

C.A.G. Acceptance, LLC
Name of Plaintiff
AND
Mark Anthony Martinez, et al.
Name of Defendant
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:

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923740#

SUMMONS
CASE NO. CC2025025513
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix., AZ
85032

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.

CHARLES F LARA AND DOE LARA, a
married couple,

Defendants.

THE STATE OF ARIZONA TO:
Charles F Lara And Doe Lara
2122 W Butler Dr, Unit 257
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 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.azturbcourt.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: 1/31/25

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923737#

SUMMONS
CASE NO. CC2025043784RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.

RANDOLPH J GUERRERO AND DOE
GUERRERO, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Randolph J Guerrero And Doe Guerrero
8101 W Lamar Rd Apt 65
Glendale, AZ 85303

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.

Mark Anthony Martinez

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 entered against you without your
input, you must file an "Answer" or a
"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" to Clerk
of the Superior Court, or electronically
file your Answer through one of
Arizona's approved electronic filing
systems at <http://www.azcourts.gov/>
efilinginformation. Mail a copy of your
"Response" or "Answer" to the other
party at the address listed on top of
this Summons. Note: If you do not file
electronically you will not have electronic
access to the document in this case.

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.
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.
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.

4. You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or from
the Clerk of the Superior Court.

5. Requests for reasonable
accommodation for persons with
disabilities must be made to the office of
the judge or commissioner assigned to
the case, at least ten (10) judicial days
before your scheduled court date.

6. 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 at
least ten (10) judicial days in advance
of your scheduled court date.

SIGNED AND SEALED this Date:
November 27, 2024
JEFF FINE
Clerk of Superior Court
By: C. MCWHORTER
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 <http://maricopabar.org>.
Sponsored by the Maricopa County
Bar Association.

A copy of the Summons and Complaint
may be obtained by contacting Plaintiff's
attorney, Joseph L Whipple, at The Law
Offices of Mark A. Kirkorsky, PO Box
25287, Tempe, AZ 85285, (480)551-
2173.
5/7, 5/14, 5/21, 5/28/25

RR-3923738#

SUMMONS
CASE NO. CC2025043784RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.

RANDOLPH J GUERRERO AND DOE
GUERRERO, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Randolph J Guerrero And Doe Guerrero
8101 W Lamar Rd Apt 65
Glendale, AZ 85303

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.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbcourt.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: FEB 21 2025

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923731#

NOTICE TO POTENTIAL BIRTHFATHER PURSUANT TO A.R.S. § 8-106(G)

Notice is hereby given to David or Davey or JOHN DOE that you have been identified by Lameda Michelle Koonce the natural mother, as a potential father of a child due to be born on or around September 04, 2025 in Maricopa County, Arizona.

You are hereby informed of the following:
1. Lameda Michelle Koonce, the natural mother, plans to place the child for adoption.

2. Under sections 8-106 and 8-107, Arizona Revised Statutes, you have the right to consent or withhold consent to the adoption.

3. Your written consent to the adoption is irrevocable once you give it.

4. If you withhold consent to the adoption, you must initiate paternity proceedings under title 25, chapter 6, article 1, Arizona Revised Statutes, and serve the mother within thirty days after completion of service of this notice.

5. You have the obligation to proceed to judgment in the paternity action.

6. You have the right to seek custody.

7. If you are established as the child's father, you must begin to provide financial support for the child.

8. If you do not file a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, and do not serve the mother within thirty days after completion of the service of this notice and pursue the action to judgment, you cannot bring or maintain any action to assert any interest in the child.

9. The Indian Child Welfare Act may supersede the Arizona Revised Statutes regarding adoption and paternity.
10. For the purposes of service of a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, service may be made on the mother's agency, Agape Adoption Agency of Arizona, Inc. 4302 E. Broadway, Phoenix, Arizona 85040, (480) 272-7994. Service on Agape pursuant to A.R.S. 8-106, is limited to service of the initial verified petition and summons in the paternity

action. Service on Agape does not make them the agent for the mother in the paternity action.

11. You may wish to consult with an attorney to assist you in responding to this notice.

DATED this 29th day of April 2025
/s/Leslie Reprogle
Leslie Reprogle, Director/CEO
Agape Adoption Agency of Arizona, Inc.
4302 E. Broadway, Phoenix, Arizona 85040
5/7, 5/14, 5/21, 5/28/25

RR-3923730#

SUMMONS

CASE NO. CC2025025504RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix., AZ 85032

LENDMARK FINANCIAL SERVICES, LLC (LITIGATION SERVICE)

Plaintiff,

vs.
KIM SYTEK AND DOE SYTEK, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Kim Sytek And Doe Sytek
2220 W Mission Ln, Apt 3121
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 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.azturbcourt.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: 1/31/25

/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
5/7, 5/14, 5/21, 5/28/25

RR-3923729#

SUMMONS

CASE NO. CC2025028298RC
MARYVALE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale, AZ 85323

TODD CAR TITLE, INC

Plaintiff,

vs.
SONYA DE LA ROSA AND DOE DE LA ROSA, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Sonya de La Rosa And Doe de La Rosa
5 0 2 N 6 3 r d D r

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 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): 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.azturbcourt.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: 2/4/25

/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 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
5/7, 5/14, 5/21, 5/28/25

RR-3923728#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521112

Related to Case JD531864 SUPP
(Honorable Jay M Polk)

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

In the Matter of:
BENTLEY CARTER PEARSALL
d.o.b. 03/04/2023
Person under 18 years of age.
TO: JOHN DOE, parent 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 Publication hearing on the 18th day of July, 2025, at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M 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

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: ANNA JACOB, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Emily Glazov and may be reached by telephone at (602) 989-8797.

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 request or motion prior to any hearing that the hearing be closed to the public.
DATED this 24th day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Anna Jacob
ANNA JACOB
Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922980#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP CASE NUMBER JS521203 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Juvenile Department
PARENT/GUARDIAN NAME(S):
Josephine Bailly (Mother)
John Doe (Father)
Petitioner Josephine Bailly
In the Matter of Minor(s):
Oliver Ensertado 10/18/2010
This is an important notice from the court. Read it carefully.

A petition about termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.

If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.

Judicial Officer: Honorable Thomas Marquait
Hearing Date/Time: July 1, 2025 @ 10:00 am

Hearing Type: Publication Hearing
Location: Court Connect Remote
Appearance ***video appearance preferred

Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazmc-jucj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #

How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?

For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
5/7, 5/14, 5/21, 5/28/25

RR-3922942#

SUMMONS

CASE NUMBER: CV2025-007198
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Isaiah Bowler
Name of Plaintiff
AND
Damian Cruz Ramos, et al.
Name of Defendant
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:

John Kennedy Alvarez-Silva
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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: February 26, 2025

JEFF FINE
Clerk of Superior Court
By: M. OWEN
Deputy Clerk

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 P. Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480) 718-1464.
5/7, 5/14, 5/21, 5/28/25

RR-3922931#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45201

(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ELI JULIAN VALDEZ
d.o.b. 07/23/2008

Person under 18 years of age.
TO: RYAN MCCARTHY, parent 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 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 July 7, 2025 at 11:45 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Lauren Maza and may be reached by telephone at (623) 500-5948.

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 1 day of May, 2025.

KRISTIN K. MAYES

Attorney General
/s/ Michael E. Boyd, for:
KIMBERLY A. TRYON
Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922883#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521213

Related to Case JD534915
(Honorable Jay M Polk)

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

In the Matter of:
ANIKI RIVERS

d.o.b. 10/03/2011

Person under 18 years of age.

TO: ROY RIVERS, parent 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 an initial hearing on the 31st day of July, 2025, at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, AZ 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M 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 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: ANNA JACOB, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Cassandra Jensen and may be reached by telephone at (602) 255-4545.

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 request or motion prior to any hearing that the hearing be closed to the public.

RESPECTFULLY SUBMITTED this 28th day of April, 2025.

KRISTIN K. MAYES

Attorney General
/s/ Anna Jacob
ANNA JACOB Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922763#

SUMMONS

CASE NO.: FC2025-000407
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

JOANNA RENE AGUILAR
Name of Petitioner / Party A

And
HECTOR E. AGUILAR-CASTRO

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.

FROM THE STATE OF ARIZONA TO:
HECTOR E. AGUILAR-CASTRO

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 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 DAYS from the date 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, 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 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.

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 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 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 (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 JAN 31, 2025

CLERK OF SUPERIOR COURT
By A. PLASCENCIA
Deputy Clerk of Superior Court
5/7, 5/14, 5/21, 5/28/25

RR-3922745#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536256

(Honorable Joshua Rogers)

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

In the Matter of:

EZRA ZEAL KUACH

d.o.b. 05/08/2021

Person under 18 years of age.

TO: KERI CHUOL KUACH, JONNY HARDIN, 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 continued initial hearing and a publication hearing on the 2nd day of July, 2025 at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Isaac Steiner and may be reached by telephone at (602) 255-4563.

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 1st day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922741#

Summons/Jessica Corrales

File No. 70-1643e Marc S. Gladner #004751 Thomas R. Tuohy, Jr. #011745 Crosby & Gladner P.C. 1930 South Alma School Road, Suite D206 Mesa, Arizona 85210 (602) 274-9100 msgladner@candglaw.com Attorneys for Plaintiff In The Justice Court Of The West Mesa Precinct County Of Maricopa, State Of Arizona 222 East Javelina Avenue, Suite D, Mesa, Arizona 85210 (602) 506-8100 American Family Connect Property And Casualty Insurance Company, a foreign corporation, Plaintiff, vs. Jessica Corrales, an individual woman, Defendants. No. CC2025075582RC

Summons The State Of Arizona To The Defendants: Jessica Corrales 145 N. 80th St. Mesa, AZ 85207 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 within 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 a 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. The Court is located at: 222 East Javelina Avenue, Suite D, Mesa, Arizona 85210. 4. Your answer must be in writing. (a) You may obtain an answer from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov.gov/> under the "Public Services" tab. (b) You may visit <http://www.aztribocourt.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(s). 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: 4/11/2025 /s/ illegible Judge's Signature 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 Complaint and accompanying documents may be obtained by writing to: The Law Office of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100. 5/7, 5/14, 5/21, 5/28/25

RR-3922697#

Summons/Frank Anthony Tomerlin/Jane Doe Tomerlin

Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-9100X1004 Email Address: courtfilling@candglaw.com Attorney for: Lawyer's Bar Number: 004751, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-005386

American Family Mutual Insurance Company Name of Plaintiff And Frank Anthony Tomerlin, et al. Name of Defendant Summons 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: Frank Anthony Tomerlin; Jane Doe Tomerlin1. 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 a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 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. 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. 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. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. 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 at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: February 11, 2025 Jeff Fine Clerk of Superior Court By: A. Marquez Deputy Clerk 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 may be obtained by writing to: The Law Offices of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100. 5/7, 5/14, 5/21, 5/28/25

RR-3922678#

Summons/Agustin A. Chay Say/Jane Doe Chay Say

Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

9100X1004 Email Address: courtfiling@
candlgaw.com Attorney for: Lawyer's
Bar Number: 004751, Issuing State: AZ
Superior Court Of Arizona In Maricopa
County Case Number: CV2025-010199
American Family Mutual Insurance
Company Name of Plaintiff And Agustin
A. Chay Say, et al. Name of Defendant
Summons 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: Agustin A. Chay Say; Jane Doe
Chay Say 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 a "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" to Clerk of the Superior
Court, or electronically file your Answer
through one of Arizona's approved
electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a
copy of your "Response" or "Answer"
to the other party at the address listed
on top of this Summons. Note: If you
do not file electronically you will not
have electronic access to the document
in this case. 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. 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. 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. 4.
You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or
from the Clerk of the Superior Court. 5.
Requests for reasonable accommodation
for persons with disabilities must be
made to the office of the judge or
commissioner assigned to the case, at
least ten (10) judicial days before your
scheduled court date. 6. 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 at least ten (10)
judicial days in advance of your
scheduled court date. Signed And Sealed
this Date: March 20, 2025 Jeff Fine Clerk
of Superior Court By: D. Araujo Deputy
Clerk 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
may be obtained by writing to: The Law
Offices of Crosby & Gladner, Attention
Marc S. Gladner, 1930 South Alma
School Road, Suite D206, Mesa, Arizona
85210 or by contacting (602) 274-9100.
5/7, 5/14, 5/21, 5/28/25

RR-3922677#

Summons/Unknown Heirs and Devises
of Lavonne A. Hage, Deceased/Shelly
Hage
Person Filing: James H Hazlewood
Address (if not protected): 1400 East
Southern Avenue, Suite 400 City, State,
Zip Code: Tempe, AZ 85282 Telephone:
(480)427-2800 Email Address: minute.
entries@chdblaw.com Attorney for:
Lawyer's Bar Number: 012180, Issuing
State: AZ Superior Court Of Arizona
In Maricopa County Case Number:
CV2025-011217 Scottsdale House, Inc
Name of Plaintiff And Unknown Heirs
and Devises of Lavonne A. Hage,
Deceased, et al. Name of Defendant
Summons 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: Unknown
Heirs and Devises of Lavonne A. Hage,
Deceased; Shelly Hage 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 a "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" to Clerk of the Superior
Court, or electronically file your Answer
through one of Arizona's approved
electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a
copy of your "Response" or "Answer"
to the other party at the address listed
on top of this Summons. Note: If you
do not file electronically you will not
have electronic access to the document
in this case. 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. 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. 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. 4.
You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or
from the Clerk of the Superior Court. 5.
Requests for reasonable accommodation
for persons with disabilities must be
made to the office of the judge or
commissioner assigned to the case, at
least ten (10) judicial days before your
scheduled court date. 6. 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 at least ten (10)
judicial days in advance of your
scheduled court date. Signed And Sealed
this Date: March 28, 2025 Jeff Fine Clerk
of Superior Court By: A. Mariscal Deputy
Clerk 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 this Summons
and its accompanying Complaint may be
obtained by contacting counsel for
the Plaintiff at the address shown on the
Summons.
5/7, 5/14, 5/21, 5/28/25

RR-3922676#

Summons/Hoa Mai/Hong Le
Person Filing: Javier B Delgado Address
(if not protected): 1400 East Southern
Avenue, Suite 400 City, State, Zip Code:
Tempe, AZ 85282 Telephone: (480)427-
2800 Email Address: minute.entries@
chdblaw.com Attorney for: Lawyer's
Bar Number: 021050, Issuing State: AZ
Superior Court Of Arizona In Maricopa
County Case Number: CV2024-
033839 Mirador Estates Homeowners
Association Name of Plaintiff And
Colette Tanyi, et al. Name of Defendant
Summons 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:
Hoa Mai; Hong Le 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 a "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" to Clerk of the Superior
Court, or electronically file your Answer
through one of Arizona's approved
electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a
copy of your "Response" or "Answer"
to the other party at the address listed
on top of this Summons. Note: If you
do not file electronically you will not
have electronic access to the document

in this case. 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. 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. 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. 4.
You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or
from the Clerk of the Superior Court. 5.
Requests for reasonable accommodation
for persons with disabilities must be
made to the office of the judge or
commissioner assigned to the case, at
least ten (10) judicial days before your
scheduled court date. 6. 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 at least ten (10)
judicial days in advance of your
scheduled court date. Signed And Sealed
this Date: November 24, 2024
Jeff Fine Clerk of Superior Court By: C.
McWhorter 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 this Summons
and its accompanying Complaint may be
obtained by contacting counsel for
the Plaintiff at the address shown on the
Summons.
5/7, 5/14, 5/21, 5/28/25

RR-3922675#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45194**
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
KINSLEY PERSELL
d.o.b. 08/08/2017
BRAELYNN PERSELL
d.o.b. 08/08/2017
Person(s) under 18 years of age.
TO: ELIZABETH PERSELL, PATRICK
COB B, 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 July
21, 2025 at 9:30 a.m., at the Maricopa
County Superior Court, Juvenile Division/
Durango Facility, 3131 West Durango,
Phoenix, Arizona 85009-6292, before the
Honorable Glenn Allen 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 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 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 Andrea Uriate
and may be reached by telephone at
(602) 771-3091.
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 30th day of April, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Lisa M. Tibbedeaux
LISA M. TIBBEDEAUX
Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922559#

**SUMMONS
CASE NUMBER: CV2025-007162
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**
Gale Commerce Center, LTD
Name of Plaintiff
AND
ashley Rocio Aguilar
Name of Defendant
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:
Ashley Rocio Aguilar
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 entered against you without your
input, you must file an "Answer" or a
"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" to Clerk
of the Superior Court, or electronically
file your Answer through one of
Arizona's approved electronic filing
systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your
"Response" or "Answer" to the other
party at the address listed on top of
this Summons. Note: If you do not file
electronically you will not have electronic
access to the document in this case.
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.
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.
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.
4. You can get a copy of the court papers
filed in this case from the Petitioner at the

address at the top of this paper, or from
the Clerk of the Superior Court.
5. Requests for reasonable
accommodation for persons with
disabilities must be made to the office of
the judge or commissioner assigned to the
case, at least ten (10) judicial days
before your scheduled court date.
6. 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 at
least ten (10) judicial days in advance of
your scheduled court date.
SIGNED AND SEALED this Date:
February 26, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
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.
NOTICE RE PUBLICATION
A copy of the Summons and Complaint
in the matter of Gale Commerce
Center, LTD. v. Ashley Rocio Aguilar,
an individual (CV2025-007162) can be
obtained at the Law Office of Sanford J.
Germaine, PC at 4634 North 44th Street,
Phoenix, Arizona 85018, Attn: Sanford J.
Germaine, phone number 602-953-5588,
fax number 602-953-5590 and e-mail
sgermaine@germaine-law.com.
DATED this 30th day of April, 2025.
SANFORD J. GERMAINE, P.C.
By: /s/ Sanford J. Germaine
Sanford J. Germaine
4634 North 44th Street
Phoenix, Arizona 85018
(602) 953-5588
(602) 953-5590 fax
sgermaine@germaine-law.com
Attorneys for Plaintiff
5/7, 5/14, 5/21, 5/28/25

RR-3922495#

**SUMMONS
CASE NUMBER: CV2025-010286
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**
Ericka Mullinix
Name of Plaintiff
AND
Israel Sanchez Rodriguez, et al.
Name of Defendant
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:
Jane Doe Rodriguez
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 entered against you without your
input, you must file an "Answer" or a
"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" to Clerk
of the Superior Court, or electronically
file your Answer through one of
Arizona's approved electronic filing
systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your
"Response" or "Answer" to the other
party at the address listed on top of
this Summons. Note: If you do not file
electronically you will not have electronic
access to the document in this case.
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.
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.
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.
4. You can get a copy of the court papers
filed in this case from the Petitioner at the
address at the top of this paper, or from

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: March 20, 2025

JEFF FINE

Clerk of Superior Court

By: C. NASUI

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, Ryan E Kessler, 9237 E. Via De Ventura, Ste. 230, Scottsdale, AZ 85258, (480)644-0093.

5/7, 5/14, 5/21, 5/28/25

RR-3922488#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536210**

(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ELIZABETH BELKIS HERRERA GIRON
d.o.b. 12/23/2014
ALEXANDER JOSE SANTIAGO GIRON
d.o.b. 05/14/2018
Person(s) under 18 years of age.

TO: HARY ELIZABETH GIRON REYES, RAMON HERRERA-AVILA, ALBERTO SANTIAGO-MALDONADO, 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 7th day of July, 2025 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer 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 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 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: ONISE SILAS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Cindy Fladland and may be reached by telephone at (480) 656-5731.

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 30th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/Onise Silas

ONISE SILAS

Assistant Attorney General

5/7, 5/14, 5/21, 5/28/25

RR-3922356#

SUMMONS

CASE NUMBER: CV2024-021284
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Aimee LUTHER,, et al

Name of Plaintiff

AND

CAREFREE CAMPER COMPANY LLC.,

et al.

Name of Defendant

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: BLACKHAWK JONES

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: August 07, 2024

JEFF FINE

Clerk of Superior Court

By: C. BROWN

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: Frank M. Fox at FFox Law LLC, 80 E. Palomino Dr., Tempe, AZ 85284, (602)908-1707.

5/7, 5/14, 5/21, 5/28/25

RR-3922330#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS521056**

Related to Case JD32729

(Honorable Joan Sinclair)

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

In the Matter of:

GENNESIS MYLANI LEYVA-COTA

d.o.b. 09/18/2019

ISAIAS ESEQUIEL COTA-LEIVA

d.o.b. 03/10/2024

Person(s) under 18 years of age.

TO: JESSICA GUADALUPE COTA A.K.A. JESSICA GUADALUPE COTA-LEIVA A.K.A. JESSICA GUADELUPE COTA-LEYVA, EDUARDO RODRIGUEZ, JOHN DOE, a fictitious name, 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 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 19th day of June, 2025, 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 865-783-452#, before the Honorable Joan Sinclair 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 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: TYLER DEMERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Nicholas Nelson and may be reached by telephone at (602) 774-9737.

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 30th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Tyler J. DeMers

TYLER DEMERS

Assistant Attorney General

5/7, 5/14, 5/21, 5/28/25

RR-3922273#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS520810**

Related to Case JD535230

(Honorable Suzanne Cohen)

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

In the Matter of:

CADENCE NICOLE ANDERSON A.K.A.

NOT NAMED ANDERSON

d.o.b. 11/23/2022

Person under 18 years of age.

TO: THOMAS FRANCIAS RYAN JR. parent 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 31st day of July, 2025, at 11:15 a.m., at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 S. Lewis St., Mesa, AZ 85210, call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Viviana 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 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 28th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Blaine Snyder

BLAINE SNYDER

Assistant Attorney General

5/7, 5/14, 5/21, 5/28/25

RR-3922253#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS22677**

Related to Case JD19119 SUPP

(Honorable Suzanne Cohen)

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

In the Matter of:

KALEB MICHAEL CHANCEY CAVA

A.K.A. KAIDEN MICHAEL CHANCEY

CAVA
d.o.b. 03/31/2023

Person under 18 years of age.

TO: AUSTIN EDWARD-JACOB CHANCEY a.k.a. AUSTIN EDWARD JACOB CHANCEY, parent 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 an initial hearing on the 31st day of July 2025, at 10:45 a.m., at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 S. Lewis St., Mesa, AZ 85210, call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Tamika Glover and may be reached by telephone at (602) 774-9553.

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 28th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Blaine Snyder

BLAINE SNYDER

Assistant Attorney General

5/7, 5/14, 5/21, 5/28/25

RR-3922243#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45096**

(Honorable Gregory Como)

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

In the Matter of:

BENJAMIN DIAZ LOPEZ

d.o.b. 08/12/2007

Person under 18 years of age.

TO: MARITZA LOPEZ LOPEZ AND EDUARDO DIAZ A.K.A. EDUARDO DIAZ FARIAS, 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 5th day of August, 2025 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 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.

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Amber Schwartz and may be reached by telephone at (623) 587-3623.

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 30TH day of April, 2025.

KRISTIN K. MAYES
Attorney General
HAYDEN P. MYERS
Assistant Attorney General
5/7, 5/14, 5/21, 5/28/25

RR-3922198#

PETITION TO STOP INCOME WITHHOLDING ORDER (AND ALL MARICOPA COUNTY SUPPORT ORDERS) A.R.S. §25-504 CASE NO. DR1995-003064
ATLAS NO. 000110346101
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Teresa D. Montgomery
Petitioner (in original case)
William N. Montgomery
Respondent (in original case)
I, William N. Montgomery, ask the court to terminate the Income Withholding Order in which:
William N. Montgomery is the person ordered to make payments, and
Teresa D. Montgomery is the person entitled to receive payments.
"Income Withholding Order" issued: 3-1995
The Income Withholding Order was issued by: Superior Court
Located in this County: Maricopa
Located in this State: Arizona
The Income Withholding Order should be stopped and any Maricopa County Support Order(s) should be terminated because:
All past due child support (back child support/arrearages/interest) has been paid and the person making payments is no longer obligated to pay current child support because all children named in the Child Support Order:
1. are 18 and not attending high school or a certified equivalency program, and / or
2. are 19, and / or

3. have been adopted, and / or
4. are married, and / or
5. are deceased.

OATH OR AFFIRMATION AND VERIFICATION
I swear or affirm that the information on this document is true and correct under penalty of perjury.
/s/William Montgomery 9/16/24
STATE OF Indiana
COUNTY OF Dearborn
Subscribed and sworn to or affirmed before me this: 9-16-2024 by Trent Jones
/s/Trent Jones
Notary Public

My Commission Expires Nov 27, 2031

NOTICE TO OTHER PARTY: If you do not agree with this Petition, you have twenty days (thirty days if you were served outside the state of Arizona) in which to respond by completing a petition for hearing. If requested, a hearing will be set. The forms necessary to request a hearing are available from the Clerk of Superior Court, for purchase from the Law Library Resource Center, or they may be downloaded for free from the internet.

If you do not request a hearing in writing within the time allowed, the Court will review the Petition to Stop Order of Assignment (and Maricopa County Support Orders), and will grant the request, if appropriate.
5/7, 5/14, 5/21, 5/28/25

RR-3922154#

SUMMONS
CASE NO. CC2025-028274RC
AGUA FRIA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W Van Buren Street * Avondale,
AZ 85323

A SPEEDY CASH CAR TITLE LOANS, LLC
Plaintiff,

vs.
ANTONIO A JOHNSON AND DOE JOHNSON, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Antonio A Johnson And Doe Johnson
333 E van Buren St Apt # 253
Avondale, AZ 85323

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): 10420 W Van Buren Street * Avondale, AZ 85323; (602) 372-8001.

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: 2/04/2025

/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
4/30, 5/7, 5/14, 5/21/25

RR-3921267#

SUMMONS
CASE NO. CC2025025994RC
DESERT RIDGE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032

LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,

vs.
EDWIN J SAN NICOLAS AND DOE SAN NICOLAS, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Edwin J San Nicolas
And Doe San Nicolas
17425 N 19th Ave, Unit 1077
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 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) 372-7100.

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: 1/31/2025

/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
4/30, 5/7, 5/14, 5/21/25

RR-3921043#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22516
Related to Case JD40656 SUPP (Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LAYLA ANN MCKENNA A.K.A. UNKNOWN ROMAN
d.o.b. 09/19/2024
Person under 18 years of age.
TO: JUNIOR ALVARADO A.K.A. JR ALVARADO, 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 an initial hearing on the 17th day of June 2025, at 1:30 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 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 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: JOHN L. HUMPHRIES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Rachael Day and may be reached by telephone at (623) 500-5834.

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 24th day of April, 2025.

KRISTIN K. MAYES
Attorney General
JOHN L. HUMPHRIES
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3920652#

Summons/Arizona Best Movers LLC/ Eliseo Roasa/Jane Doe Rosas
File No. 00-3176e Marc S. Gladner #004751 Thomas R. Tuohy, Jr. #011745 Crosby & Gladner P.C. 1930 South Alma School Road, Suite D206 Mesa, Arizona 85210 (602) 274-9100 mgladner@candglaw.com
Attorneys for Plaintiff In The Justice Court Of The West Mesa Precinct County Of Maricopa, State Of Arizona 222 East Javelina Avenue, Suite D, Mesa, Arizona 85210 (602) 372-4900 Liberty Mutual Personal Insurance Company, a foreign corporation, Plaintiff, vs. Arizona Best Movers LLC, an Arizona limited liability company; John Does I-V; Jane Does I-V; ABC Corporations I-V; Eliseo Rosas and Jane Doe Rosas, husband and wife, Defendants. No. CC2025039187RC Summons The State Of Arizona To The Defendants: Arizona Best Movers LLC c/o Jack Shahbazian - Statutory Agent 845 E. Warner Rd. #100 Chandler, AZ 85225 Eliseo Rosas Jane Doe Rosas 1050 W. Main St. Mesa, AZ 85201 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 within 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 a 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. The Court is located at: 222 East Javelina Avenue, Suite D, Mesa, Arizona 85210. 4. Your answer must be in writing. (a) You may obtain an answer 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(s). 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: 2/18/25 /s/ illegible Judge's Signature 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 Complaint and accompanying documents may be obtained by writing to: The Law Office of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100.
4/30, 5/7, 5/14, 5/21/25

RR-3920554#

SUMMONS
NO. CC2025066277RC
IN THE SAN MARCOS JUSTICE COURT
201 E. CHICAGO STREET, CHANDLER, ARIZONA 85225 (602) 372-3400
STATE OF ARIZONA, COUNTY OF MARICOPA
C.A.G ACCEPTANCE, LLC,
Plaintiff,

vs.
MERCEDES GAIL MARIE JONES and JOHN DOE JONES, WIFE AND HUSBAND,
Defendants.

THE STATE OF ARIZONA to the above named defendants, and each of them,
MERCEDES GAIL MARIE JONES
2332 E ELMWOOD PL
CHANDLER, AZ 85249

GREETINGS:
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 date of such service upon the Director. Service by registered or certified mail without the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days has passed after 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; ARS 29-222, 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.

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 that Answer or response upon the plaintiff's attorney whose names and address are printed at the upper left of this summons. RCP 10(d); ARS 12-311; RCP 5.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

SIGNED AND SEALED this date: 3/20/25

By /s/ Illegible
Justice of the Peace

"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 court 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."

NOTICE RE PUBLICATION

A copy of the Summons and Complaint in the matter of MERCEDES GAIL MARIE JONES, case number (CC2025-066277RC) can be obtained at Germaine Law Office, PLC at 4634 N. 44th St., Phoenix, Arizona 85018, phone number 602-953-5588, fax number 602-953-5590 and e-mail sgermaine@germaine-law.com

DATED this 24th day of April, 2025.

GERMAINE LAW OFFICE, PLC

By: /s/ Sanford J. Germaine

4634 N. 44th St.

Phoenix, Arizona 85018

(602) 953-5588

(602) 953-5590 fax

sgermaine@germaine-law.com

Attorney for Plaintiff

4/30, 5/7, 5/14, 5/21/25

RR-3920504#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45089

(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

ROMELIO JAMES MUNOZ

d.o.b. 08/05/2022

Person under 18 years of age.

TO: REYNA CATHLEEN GUJARDO,
and RYAN ERNESTO MUNOZ, 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 2nd day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, 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 Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

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

or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Amanda England and may be reached by telephone at (602) 771-3054.

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 24th day of April, 2025.

KRISTIN K. MAYES

Attorney General

KINDA JOHNSON-HURD

Assistant Attorney General

4/30, 5/7, 5/14, 5/21/25

RR-3920297#

SUMMONS

CASE NUMBER: CV2025-009577

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

C.A.G. Acceptance, LLC

Name of Plaintiff

AND

Dawnn M. Wilson, et al.

Name of Defendant

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: Dawnn M. Wilson

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 entered against you without your input, you must file an "Answer" or a "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" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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. 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. 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.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. 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 at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED This Date: March 17, 2025

JEFF FINE

Clerk of Superior Court

By: A. MARQUEZ

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.

NOTICE RE PUBLICATION

A copy of the Summons and Complaint in the matter of C.A.G. Acceptance, LLC vs. Dawnn M. Wilson, case number (CV2025-009577) can be obtained at Germaine Law Office, PLC at 4634 North 44th Street, Phoenix, Arizona 85018, phone number 602-953-5588, fax number 602-953-5590 and e-mail sgermaine@germaine-law.com.

DATED this 24th day of April, 2025.

GERMAINE LAW OFFICE, PLC

By: /s/ Sanford J. Germaine

Sanford J. Germaine

4634 N. 44th St.

Phoenix, Arizona 85018

(602) 953-5588

(602) 953-5590 fax

sgermaine@germaine-law.com

Attorney for Plaintiff

4/30, 5/7, 5/14, 5/21/25

RR-3920294#

DCS'S NOTICE OF HEARING ON
MOTION FOR APPOINTMENT OF A
PERMANENT GUARDIAN OF MINOR
CHILD

NO. JD44278

(Honorable Joan Sinclair)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:

ROSSLYNN MAE MARTINEZ

d.o.b. 05/12/2013

Person under 18 years of age.

TO: DANIELA MARTINEZ, JOHN
ANTHONY REYES, 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 July 10, 2025 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 865-783-452#, before the Honorable Joan Sinclair 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, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Meaghan Cool and may be reached by telephone at unknown.

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 24 day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Kimberly A. Tryon

KIMBERLY A. TRYON

Assistant Attorney General

4/30, 5/7, 5/14, 5/21/25

RR-3920280#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536247

(Honorable Michael Blair)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:

AMILLIVAN JUE'ELLZ-TAKAR TAYLOR

d.o.b. 08/23/2009

Person under 18 years of age.

TO: SAMEENA LASTAVIA HULLOM, and
NICCOE MIGUEL TAYLOR, 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 1st day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Alondra Amezcua and may be reached by telephone at (602) 255-3514.

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 24th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Joseph E. Dwyer

JOSEPH EDWARD DWYER, JR.

Assistant Attorney General

4/30, 5/7, 5/14, 5/21/25

RR-3920258#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD38421 REAC

(Honorable Chuck Whitehead)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:

SHANI REN'EE ROSE PATTON

d.o.b. 01/20/2009

KAYDEN BRIAN GRIGGS

d.o.b. 11/17/2014

Person(s) under 18 years of age.

TO: SHANELLE RENEE PATTON,
TAMARCUS LAVOR PEARSON, and
KENNETH BRIAN GRIGGS, JR., 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 June, 2025 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 683-327-907#, before the Honorable Chuck Whitehead 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 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 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 85004. The assigned case manager is Sarah Connell and may be reached by telephone at (602) 771-9993.

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

or motion prior to any hearing that the hearing be closed to the public.
DATED this 23rd day of April, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Melissa L. Covarrubias
MELISSA L. COVARRUBIAS
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3919969#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22532
Related to Case JD43286
(Honorable Suzanne Cohen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ANYA MARIE GIBSON
d.o.b. 01/10/2020
AVANT DORRAN GIBSON
d.o.b. 10/15/2021
Person(s) under 18 years of age.
TO: ANDREW CHASE BOYNTON
a.k.a. ANDREW GIBSON, parent and/or guardian 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 21st day of July, 2025, at 10:00 a.m., at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 S. Lewis St. Mesa, AZ 85210, call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Suzanne Cohen 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 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Kelly Ray and may be reached by telephone at (602) 771-0095.

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 23rd day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3919930#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD34937 SUPP
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
EZEKIEL JAMES CHAVEZ CARRASCO

d.o.b. 03/28/2025
Person under 18 years of age.
TO: ADRIANNA NICOLE CHAVEZ, ENRIQUE CARRASCO, 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 30th day of June, 2025 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 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MCKENZIE A. IZEN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Mica McNeil and may be reached by telephone at (623) 932-8005.

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 23rd day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ McKenzie Ann Izen
MCKENZIE A. IZEN
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3919924#

CIVIL SUMMONS CASE NUMBER: CC2024-280047RC
Maricopa County Justice Courts, Arizona
Agua Fria Justice Court 10420 W. Van Buren St. #101, Avondale, AZ 85323
602-372-8001

VTLG Sunset Farms Land Co., LLC
4343 South 103rd Avenue
Tolleson, Arizona 85353
Plaintiff(s) Name/Address/Email/Phone
Debra Gabriel
Apartment 115
4343 South 103rd Avenue
Tolleson, Arizona 85353
Defendant(s) Name/Address/Email/Phone

Be in court at least 15 minutes before the scheduled hearing.
YOU MUST CHECK IN AT THE FRONT COUNTER BEFORE ENTERING THE

COURT ROOM.
(Este en el tribunal por lo menos 15 minutos antes de la audiencia programada.)

(DEBE REGISTRARSE EN EL MOSTRADOR DELANTERO ANTES DE ENTRAR EN LA SALA DEL TRIBUNAL) REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES SHOULD BE MADE TO THE COURT AS SOON AS POSSIBLE.

(LAS SOLICITUDES PARA ARREGLOS O ADAPTACIONES RAZONABLES PARA PERSONAS CON DISCAPACIDADES SE DEBEN PRESENTAR ANTE EL TRIBUNAL LO MAS ANTES POSIBLE.)

If an interpreter is needed, please contact the court listed above to request an interpreter be provided.

(En caso de necesitarse un intérprete, favor de comunicarse con el Tribunal antes mencionado para solicitar que se brinden los servicios de un intérprete.)

THE STATE OF ARIZONA TO THE ABOVE-NAMED DEFENDANT(S):

1. YOU ARE SUMMONED to respond to this complaint by filing a written ANSWER with this Court and by paying the required fee. If you cannot afford to pay the required fee, you can request the Court either waive or defer the fee.

2. If you were served with this summons in the State of Arizona, the Court must receive your answer 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 within thirty (30) calendar days from the date you were served. If the last day is a Saturday, Sunday, or legal 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. Your answer must be in writing.
(a) You may obtain an answer form from this Court.

(b) You may also obtain an answer form from the Form section of the Maricopa County Justice Courts website at <http://justicecourts.maricopa.gov/>

4. Provide a copy of your answer to the Plaintiff(s) or to the Plaintiff's attorney in accordance with JCRCP Rule 120.

5. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THIS COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU.

Date 12-24-24

/s/Illegible

Justice of the Peace
You are required to keep the court advised of your current address and telephone number. The clerk can provide you with a Notice of Change of Address form.

A copy of the Summons and Complaint may be obtained by contacting the plaintiff specified above.

4/30, 5/7, 5/14, 5/21/25

RR-3919923#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45083
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
STEPHONEE JACKO
d.o.b. 05/09/2012
SYNIA JACKO
d.o.b. 03/24/2014
SIIARA JACKO
d.o.b. 03/09/2016
Person(s) under 18 years of age.

TO: MELODIE JACKO, STEPHON JACKO, 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 the 23rd day of July, 2025 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 865-783-452#, before the Honorable Joan Sinclair 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 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 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: TYLER DEMERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Gabrielle Gomez and may be reached by telephone at (623) 587-3696.

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 23rd day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Tyler J. DeMers
TYLER DEMERS
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3919875#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45086
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
MAXIMILLIANO VILLA-GARCIA
d.o.b. 08/30/2014

Person under 18 years of age.
TO: CORAZON DELA VILLA, KUAUHTLEKO GARCIA, 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 22nd day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, 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 Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MADISON JONES, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Darian Flores and may be reached by telephone at (602) 771-3052.

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 23rd day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Madison Jones
MADISON JONES
Assistant Attorney General
4/30, 5/7, 5/14, 5/21/25

RR-3919724#

GOVERNMENT

REQUEST FOR PROPOSAL: ADOA General Pest Control Services-Phoenix & Tucson Pursuant to A.R.S. § 41-2534, the Arizona Department of Administration, General Services Division (the State), is requesting Sealed Proposals from qualified vendors to provide ADOA General Pest Control Services-Phoenix & Tucson. A Pre-Offer Conference WILL NOT BE HELD. Responses are due Thursday, June 12, 2025 by 3:00 PM (Arizona Time). View the Request for Proposals (RFP) BPM006967, at: <https://app.az.gov/>.
5/21/25

RR-3928622#

SUPERIOR COURT OF CALIFORNIA COUNTY OF VENTURA. NOTICE OF HEARING BY PUBLICATION WELFARE & INSTITUTIONS CODE §366.26 3073529
HEARING DATE: 07/31/2025
TIME: 08:30 AM
COURTROOM: J1

In the matter of the Petition of the County of Ventura Human Services Agency regarding freedom from parental custody and control on behalf of Ryland-Elizabeth

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

June Joyce, a child. To: Bobbi-Danielle Shain, Andrew Menard, and to all persons claiming to be the Parent of the above-named person who is described as follows: name: Ryland-Elizabeth June Joyce, Date of Birth: 07/22/2024, Place of Birth: Ventura, CA, Father's name: Andrew Menard, Mother's name: Bobbi-Danielle Shain. Pursuant to Welfare and Institutions Code Section 366.26, a hearing has been scheduled for your child. You are hereby notified that you may appear on 07/31/2025, at 8:30 a.m., or as soon as counsel can be heard in Courtroom J1 of this Court at Juvenile Justice Center 4353 Vineyard Ave. Oxnard, CA 93036. YOU ARE FURTHER ADVISED as follows: At the hearing the Court must choose and implement one of the following permanent plans for the child: adoption, guardianship, or long term foster care. Parental rights may be terminated at this hearing. On 07/31/2025, the Human Services Agency will recommend termination of parental rights. The child may be ordered placed in long term foster care, subject to the regular review of the Juvenile Court; or, a legal guardian may be appointed for the child and letters of guardianship be issued; or, adoption may be identified as the permanent placement goal and the Court may order that efforts be made to locate an appropriate adoptive family for the child for a period not to exceed 180 days and set the matter for further review; or, parental rights may be terminated. You are entitled to be present at the hearing with your attorney. If you cannot afford an attorney, you are entitled to have the Court appoint counsel for you. A thirty-day continuance may be granted if necessary for counsel to prepare the case. At all termination proceedings, the Court shall consider the wishes of the child and shall act in the best interest of the child. Any order of the Court permanently terminating parental rights under this section shall be conclusive and binding upon the minor person, upon the parent or parents, and upon all other persons who have been served with citation by publication or otherwise. After making such an order, the Court shall have no power to set aside, change, or modify it, but this shall not be construed to limit the rights to appeal the order. If the Court, by order or judgment, declares the child free from the custody and control of both parents, or one parent if the other no longer has custody and control, the Court shall, at the same time, order the child referred to the licensed County adoption agency for adoptive placement by that agency. The rights and procedures described above are set forth in detail in the California Welfare and Institutions Code Section 366.26. You are referred to that section for further particulars. Michael J. Planet, Executive Officer and Clerk, County of Ventura, State of California. Dated: 05/14/2025 by: Lesly Rodriguez Deputy Clerk, Children and Family Services Social Worker.

5/21, 5/28, 6/4, 6/11/25

RR-3927161#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 11, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 289 SC 000 F057601C PROJECT NO 289-A(200)T TERMINI NOGALES - RUBY HIGHWAY (SR 289) LOCATION I-19 TO PENA BLANCA LAKE The amount programmed for this contract is \$17,500,000. The location and description of the proposed work are as follows: The proposed work is located in Santa Cruz County on SR 289 between mileposts 0.00 and 10.83, near Rio Rico. The work includes removing the existing asphaltic concrete surface course and replacing it with new asphaltic concrete followed by hot applied chip seal coat overlay. The work also includes replacing guardrails and guardrail end terminals, constructing pipe flared end sections, constructing ford wall, replacing pavement markings, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

5/14, 5/21/25

RR-3926189#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 11, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 303 MA 118 F077601C PROJECT NO 303-A-NFA TERMINI BOB STUMP MEMORIAL PARKWAY (SR 303L) LOCATION SR 303L & US 60 TI ROUND 2.0 The amount programmed for this contract is \$4,200,000. The location and description of the proposed work are as follows: The proposed project located in Maricopa County within the City of Surprise on SR 303L from MP 118.58 to MP 119.30. The work includes widening of ramps, installing Department Furnished traffic signal and lighting equipment, signing, pavement markings, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

5/14, 5/21/25

RR-3926188#

MARICOPA COUNTY

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: May 21, 2025 End of 30-day Public Comment Period: June 20, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed applications for the following facilities and is proposing to issue air quality permits. Facility ID F000126. Permit Number P0012383. Corrosion Engineering Inc, 145 S Nina Cir, Mesa 85210. Plastics, Polymers, Fiberglass, Foam, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F001261. Permit Number P0011910. Costco Fuel Facility #490, 19001 N 27th Ave, Phoenix 85027. Gasoline Resale, Volatile Organic Compounds. Facility ID F003110. Permit Number P0011793. WestRock CP LLC, 6902 W Northern Ave, Glendale 85303. Corrugated and Solid Fiber Box Manufacturing with Ink Printing, Particulate Matter. The applications, proposed Technical Support Documentation, and proposed permits may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with Arizona Revised Statutes (A.R.S.) §§ 49-426 and 49-480.02, any person may submit written comments and/or a written request for a public hearing to the Permitting Division Manager at 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003 or via email at AQPermits@Maricopa.Gov within 30 days after the start of the public comment period. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.

5/21, 5/28/25

RR-3927914#

Maricopa County Air Quality Department Notice Of Public Hearing and Public Comment Start of Public Comment Period: May 14, 2025 End of Public Comment Period: June 18, 2025 Date and Time: Monday, June 16, 2025; 3:00 p.m.(virtual) Location: Microsoft Teams (virtual) events.gcc.teams.microsoft.com/event/13728bb21-892e-4245-b091-5571f0bbc837@30cd35d4-9951-4a72-978e-89655075c17f After registering, you will receive a confirmation email containing information about how to join and participate in the webinar. Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed an application for the following facility and is proposing to issue an air quality permit. Proposed Permit No. P0011682. Facility

Information: F000040 APS Redhawk Generating Facility 11600 S 363rd Ave Arlington, AZ 85322 Facility Type: Power Plant Pollutants: Products of Combustion The permit application, proposed Technical Support Documentation, and proposed permit may be reviewed online at Maricopa.Gov/1624. Additional information may be obtained by contacting the department at 602-506-6010 or submitting a public records request online at Maricopa.Gov/5073. In accordance with Arizona Revised Statutes (A.R.S.) §§ 49-426 and 49-480.02, any person may submit written comments to the Permitting Division Manager at 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003 within 30 days after the start of the public comment period or via email at AQPermits@Maricopa.Gov. Any written comment shall state the name, email, and/or mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in A.R.S. §§ 49-426, 49-480, or 49-481. Title V permits are subject to review by the U.S. Environmental Protection Agency (EPA). If the EPA does not object in writing to the issuance of this proposed Title V permit, any person may petition the EPA within 60 days after the expiration of the EPA's 45-day review period to make such objection. Any such petition shall be based only on objections to the permit that were raised with reasonable specificity during the public comment period. See 40 CFR 70.8 for additional information. In accordance with Maricopa County Air Pollution Control Regulations Rule 210 § 303.6, any person who petitions the EPA under 40 CFR 70.8(d) shall notify the Control Officer by certified mail of such petition as soon as possible, but in no case more than 10 days following such petition. Such notice shall include the grounds for objection and whether such objections were raised during the public comment period. Members of the public may comment in person at the hearing through oral or written statements. In addition to providing oral or written comments at the hearing, any person may submit written comments to the department at its address above provided they are received no later than Wednesday, June 18, 2025, 5:00 p.m. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: 602-506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: 602-506-6443.

5/14, 5/21/25

RR-3925400#

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: May 14, 2025 End of 30-day Public Comment Period: June 13, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed an application for the following facility and is proposing to issue an air quality permit. Facility ID F000702. Permit Numbers P0010879 and P0012894. Intel Corp Chandler Campus, 5000 W Chandler Blvd, Chandler 85226. Semiconductor Manufacturing, Volatile Organic Compounds, Hazardous Air Pollutants, Products of Combustion, Particulate Matter. The application, proposed Technical Support Documentation, and proposed permit may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with Arizona Revised Statutes (A.R.S.) §§ 49-426 and 49-480.02, any person may submit written comments and/or a written request for a public hearing to the Permitting Division Manager at 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003 or via email at AQPermits@Maricopa.Gov within 30 days after the start of the public comment period. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.

5/14, 5/21/25

RR-3925392#

PROBATE

NOTICE TO CREDITORS

(For Publication)

BETTY H. BLANDA TRUST DATED AUGUST 7, 2019 ("the Trust") NOTICE IS HEREBY GIVEN THAT LESLIE E. BLANDA is the current Trustee of the Trust. The Trust was created by BETTY H. BLANDA as Trustor and as Co-Trustee. BETTY H. BLANDA died on December 23, 2024. All persons having claims against BETTY H. BLANDA 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: Leslie E. Blanda, Trustee, c/o Braun Cathie Kruzal PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255. This Notice to Creditors is made pursuant to A.R.S. § 14-6103. Dated: 05/02/2025

/s/Leslie E. Blanda

LESLIE E. BLANDA, Trustee
5/21, 5/28, 6/4/25

RR-3928871#

NOTICE TO CREDITORS

NO. PB 2025-003403

(For Publication)

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of SARAH ELAINE MAKI,

Deceased.

NOTICE IS HEREBY GIVEN THAT Daniel Dawson Maki 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 claim to the Personal Representatives in care of Polsinelli PC, One East Washington St. Suite 1200, Phoenix, Arizona 85004, Attn: J. Douglas Wiley, II Esq. DATED: April 30, 2025.

/s/J. Douglas Wiley, II

J. Douglas Wiley, II
One East Washington St., Suite 1200
Phoenix, Arizona 85004
Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3928862#

NOTICE OF HEARING

NO. PB 2022-070769

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

In the Matter of the Guardianship of and Conservatorship for:
SHIRLEY ANNE DAVIS,

An Adult.

NOTICE IS GIVEN THAT YVETTE N. BANKER, Court Appointed Counsel for SHIRLEY ANNE DAVIS, has filed an Application for Order to Show Cause in the above-entitled Court.

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 seven (7) calendar days before the hearing date, OR you or your attorney must contact the division assigned to the case at the time of hearing using the following instructions: At least 30 minutes before the time of the bearing, 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 requested in the petition without further proceedings, and
(2) you will not receive additional

notice of Court proceedings relating to the petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes.
COURT HEARING. A Court hearing on the Application has been scheduled as follows:
DATE AND TIME: June 5, 2025, at 2:30p.m.
JUDICIAL OFFICER: Honorable Joseph M. Rhoades
PHONE NUMBER: 602-506-1117
The information for appearing electronically at the Court hearing is as follows:
http://tinyurl.com/jbazmc-pcc12a
or call in by dialing:
Phone Number: +1 917-781-4590
Access Code: 885 933 309#
Dated this 8th day of May, 2025.

/s/Yvette N. Banker

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.
5/21, 5/28, 5/28/25

RR-3928607#

NOTICE TO CREDITORS

CASE NO.: PB2025-003666
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:
HALLENE UTTER,

Deceased.

NOTICE IS HEREBY GIVEN THAT Kimberly Feeney f.k.a. Kimberly Utter 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, Gobbato & Kile, PLLC, 15249 North 99th Avenue, Sun City, Arizona, 85351. DATED This 23 day of April, 2025.

/s/Kimberly Feeney f.k.a. Kimberly Utter
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Matthew A. Gobbato
Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3928169#

NOTICE TO CREDITORS

NO. PB2025-000774

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of
KRISTIE KAE LARSEN, aka KRISTIE LARSEN

Deceased.

Notice is given that Samantha R. Barnes 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 Samantha R. Barnes, c/o Leanne B. Martin, Golston & Martin, P.L.L.C., 419 E. Juanita Ave., Suite 103-4, Mesa, AZ 85204. DATED: 5-14-25

/s/Samantha R. Barnes

GOLSTON & MARTIN, P.L.L.C.
By /s/Leanne B. Martin
5/21, 5/28, 6/4/25

RR-3928158#

NOTICE TO CREDITORS

NO. PB2024-003798

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of
Patricia Borchers
Date of Birth: 11/04/1941

Deceased.

Notice is given that Trina Norgaard 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, care of DOUG

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

NEWBORN LAW FIRM, PLLC., at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.

DATED: May 15, 2025.

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3928151#

**NOTICE OF INITIAL HEARING
REGARDING: VERIFIED
PETITION FOR APPOINTMENT
OF PERMANENT GUARDIAN AND
PERMANENT CONSERVATOR AND
SUCCESSOR TRUSTEE
CASE NO. PB2025-003810
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**
PROBATE COURT ADMINISTRATION
In the Matter of
CAROL PULVER

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 JEFFREY L. PULVER has filed the following: Verified Petition for Appointment of Permanent Guardian and Permanent Conservator and Successor Trustee
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 17, 2025 at 9:45 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
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 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.
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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/28, 6/4/25

RR-3928125#

**NOTICE TO CREDITORS
CASE NO. PB2025-003712
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**
In the Matter of the Estate of:
JOANNE M. JORDAN, Deceased.

NOTICE IS HEREBY GIVEN that DEBORAH THORFINNSEN 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 OFFICE OF EMILY J. STYSKAL, PLLC, 3333 N. Hayden Road, Suite 5, Scottsdale, Arizona 85251.
DATED this 15th day of May, 2025.

LAW OFFICES OF EMILY J. STYSKAL, PLLC
By: /s/Emily J. Styskal
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3928121#

**AVISO DE VISTA INICIAL TOCANTE
A: PETITION FOR ADJUDICATION
OF INTESTACY, DETERMINATION
OF HEIRS AND APPOINTMENT OF
PERSONAL REPRESENTATIVE
NÚMERO DE CASO PB2025-003641
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE
SUCESIONES**

En el asunto de:
PATRICIA WALLACE
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 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 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.

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 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 WENDY REEVES ha interpuesto lo siguiente:
PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS 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: martes, 08 de julio de 2025
HORA: 11:00 AM
FUNCIONARIO JUDICIAL: la juez comisionada Vanessa Smith
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
NUM. DE TELÉFONO: (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 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 específicamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia de forma virtual, utilice Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en 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/jbazmc-pcc11 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para 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-365/microsoft-teams/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.

Si no cuenta con un dispositivo con cámara, puede asistir a la Vista Inicial por teléfono, marcando estos números: Teléfono de la sala de audiencia: 1-917-781-4590

Código de conferencia para la sala de audiencia: 738 643 491#

Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace:

<https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3928117#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-003641
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of
PATRICIA WALLACE

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 WENDY REEVES has filed the following: PETITION FOR ADJUDICATION OF INTESTACY, 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: Tuesday, July 8, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 -

COURTROOM 303

TELEPHONE NO: (602) 506-6086

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

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-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-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://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3928106#

**NOTICE TO CREDITORS
(For Publication)
THE SUPERIOR COURT OF THE STATE
OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of
THE MESSALI FAMILY TRUST, DATED
AUGUST 29, 1988,
Irrevocable.

NOTICE IS HEREBY GIVEN that THE MESSALI FAMILY TRUST, LINDA CAROL MESSALI, Trustee is being administered. All persons having claims against the Trust 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 Successor Trustee at the address shown below.
DATED this 2nd day of May, 2025.

/s/LINDA CAROL MESSALI, Trustee
10561 East Pivitol Avenue
Mesa, Arizona 85212

RESPECTFULLY SUMMITTED this 2nd day of May, 2025.

BENEDICT LEGAL
By: /s/Benjamin D. Benedict
Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Trustee
5/21, 5/28, 6/4/25

RR-3928102#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND
DETERMINATION OF HEIRS
CASE NO. PB2025-003745
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**
PROBATE COURT ADMINISTRATION
In the Matter of
LUIS SOTELO

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 ROLANDO SOTELO has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Wednesday, July 9, 2025 at 10:30 AM
JUDICIAL OFFICER: Commissioner Jeffrey Alteri

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

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 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-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#: 880 692 825 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3928068#

**NOTICE OF HEARING REGARDING
PETITION FOR PERMANENT
APPOINTMENT OF GUARDIAN FOR
AN ADULT
CASE NO. PB2025-003408
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

In the Matter of
JOSE VARGAS S. FATHER OF:
ISMAEL TORRES VARGAS

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 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 GUADALUPE TORRES PEREZ has filed a Petition for PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT.

2. COURT HEARING: A court hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Monay, July 28, 2025 at 10:15 AM
PLACE: 125 W. Washington Street, Phoenix, Arizona 85003 - Courtroom 207
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
TELEPHONE NO: (602) 506-3381
DATED: 04/30/2025

/s/Guadalupe Torres
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.
5/21, 5/23, 5/28/25

RR-3927991#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR SUBSTITUTION OF CO-GUARDIAN OF AN ADULT AND APPOINTMENT OF LIMITED CO-GUARDIAN
CASE NO. PB0000-146383
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
STEPHEN ANTON

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 LINDA FLICK has filed the following:

PETITION FOR SUBSTITUTION OF CO-GUARDIAN OF AN ADULT AND APPOINTMENT OF LIMITED CO-GUARDIAN

2. COURT HEARING: An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 17, 2025 at 10:00 AM

JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
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 device, you should go to tinyurl.com/jbazzmc-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/jbazzmc-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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3927942#

NOTICE OF INITIAL HEARING ON PETITION FOR PERMANENT APPOINTMENT OF A GUARDIAN AND CONSERVATOR FOR AN ADULT (THE HONORABLE ELIZABETH BINGERT)
CASE NO. PB2025-002882
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Guardianship of and Conservatorship for:
NANCY EICHHORST,
An Adult.

READ THIS NOTICE CAREFULLY.

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 required 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 Temporary Guardian MARTIN EICHHORST has filed with the court a Petition for Permanent Appointment of a Guardian and Conservator for an Adult ("Petition for Permanent Appointment").

2. COURT HEARING: A hearing has been scheduled to consider the Petition 2 for Permanent Appointment as follows:
DATE and TIME: Tuesday, July 8, 2025 at 9:15 A.M.

JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. Washington Street - Courtroom 002, 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.

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 t 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/jbazzmc-pcc02 a few minutes before the Initial Hearing is scheduled to begin. 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#

RESPECTFULLY SUBMITTED this 1st day of May, 2025.

THE GOLDEN RULE LAW GROUP®
DECKER & WOODS, P.C.
By:/s/ Rex H. Decker, Esq.
Justin Woods Decker, Esq.
Attorneys for the Temporary Guardian
5/21, 5/23, 5/28/25

RR-3927937#

NOTICE TO CREDITORS SHROEDER REVOCABLE TRUST ESTABLISHED OCTOBER 19, 1999
NOTICE IS HEREBY GIVEN to all creditors of the Trust as follows:

1. CAROLE SHROEDER died on January 29, 2025. At the time of her death, CAROLE SHROEDER and ROBERT J. SHROEDER were the Settlers and Trustees of the Shroeder Revocable Trust Established October 19, 1999.
2. COMERICA BANK & TRUST, N.A. is the Successor Trustee of the Shroeder Revocable Trust Established October 19, 1999.
3. Claims against CAROLE SHROEDER and/or the Shroeder Revocable Trust Established October 19, 1999 must be presented within four (4) months after the date of the first publication of this notice or be forever barred.
4. Claims must be presented by delivering or mailing a written statement of the claim to the Shroeder Revocable Trust Established October 19, 1999, c/o COMERICA BANK & TRUST, N.A., Successor Trustee, 3003 N. Central Avenue, Suite 2600, Phoenix, Arizona 85012.

DATED this 15th day of MAY, 2025.
DYER BREGMAN FERRIS WONG & GARTER PLLC
By:/s/ CHARLES M. DYER
Attorney for Successor Trustee
5/21, 5/28, 6/4/25

RR-3927932#

NOTICE TO CREDITORS
(Intestate)
Case No. PB2025-003635
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
PAUL SCOTT NELLESSEN aka
PAUL S. NELLESSEN,
Deceased.

NOTICE IS HEREBY GIVEN THAT:

1. Ethan D. Nellesen has been appointed as Personal Representative of this estate.
2. Creditors of this estate must present their claims within four months after the date of the first publication of this notice or be forever barred.
3. Creditors may present their claims by either delivering or mailing a ritten statement of the claim to the Personal Representative at the address provided below, or by commencing a proceeding against the Personal Representative in the Superior Court of Maricopa County, Arizona.

Ethan D. Nellesen
c/o Michelle M. Lauer, Esq.
LINCOLN & LAUER, PLLC
3514 E. Indian School Road
Phoenix, AZ 85018

Dated this 14th day of May, 2025.

LINCOLN & LAUER, PLLC
/s/ MICHELLE M. LAUER
Attorney for Personal Representative
Ethan D. Nellesen

5/21, 5/28, 6/4/25

RR-3927930#

NOTICE TO CREDITORS (ASSIGNED TO THE HON. VANESSA SMITH)

CASE NO. PB2025-001476
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
JARED N. DICLEMENTE,

Deceased.

NOTICE IS HEREBY GIVEN that KATHERINE DICLEMENTE, 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 Personal Representative, c/o his attorney at the following address:

Alexus M. Anderson
DYER BREGMAN FERRIS WONG & CARTER, PLLC
3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012

DATED this 14th day of May, 2025.

DYER BREGMAN FERRIS WONG
CARTER, PLLC
By:/s/Alexus M. Anderson
Bernadette Ishak

Attorneys for Katherine DiClemente
5/21, 5/28, 6/4/25

RR-3927927#

Notice Of Initial Hearing Regarding: Amended Petition For Formal Probate Of Will And Appointment Of Personal Representative/Donna Keehn
Superior Court Of Arizona In Maricopa County Issued And Filed: 5/9/2025
Probate Court Administration In the Matter of Donna Keehn Case No. PB2024-091163 Notice Of Initial Hearing Regarding: Amended 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 Jenny Lee Webdale has filed the following: Amended 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, July 23, 2025 at 10:45 AM Judicial Officer: Commissioner Janette Corral Place: 222 E. Javelina Avenue, 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 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/jbazzmc-pcc10 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/jbazzmc-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# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3927888#

Notice To Creditors/Victor Ruben Larrinaga

Rita A. Daninger State Bar No. 019437
Rita A. Daninger Attorney at Law PLLC
10451 W. Palmaras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498
Email: Rita@daningerlaw.com Attorney for the Personal Representative, Maxine Martinez In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Victor Ruben Larrinaga, Deceased. PB2025-002348 Notice To Creditors Notice Is Hereby Given that Maxine Martinez has been appointed as Personal Representative of the above-captioned 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, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmaras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 13th day of May 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3927887#

Notice To Creditors By Publication/ Suresh C. Anand

Robert L. Lane (SBN 002493) Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 Phone: 602-274-7611 Direct Phone: (602) 234-8782 Email: RLane@bcttorney.com Counsel 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 Suresh C. Anand, Deceased. No. PB2024-002536 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Wiltrud Tilla Anand 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 Wiltrud Tilla Anand, care of Robert L. Lane of Burch & Cracchiolo, P.A., 1850 N. Central Avenue, Suite 1700, Phoenix, Arizona 85004. Dated this 8th day of May, 2025. Burch & Cracchiolo, P.A. By: /s/ illegible for Robert L. Lane 1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 Counsel for Personal Representative
5/21, 5/28, 6/4/25

RR-3927885#

Notice To Creditors/Anna L. Pastor
Clark A. Leuthold, #020877 Faith Law, PLC 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Phone: 623-932-0430 Fax: 623-932-1610 Email:

RECORDREPORTER.COM LEGALADSTORE.COM

PUBLIC NOTICES

cleuthold@faithlaw.com 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 Anna L. Pastor, Deceased, Case No. PB2025-003312 Notice To Creditors Notice Is Hereby Given that Stephen R. Pastor 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 Clark A. Leuthold, Esq., at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 13th day of May, 2025. Faith Law, PLC By /s/ Clark A. Leuthold, Esq., 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3927884#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL CASE NUMBER: PB2025-003845 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In The Matter of the Estate of Michael James Reins (aka Michael James Reins)
an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Mark Allen Reins has been appointed Personal Representative of this Estate on 5-13-2025.
Address: 8340 Oakland Avenue S, Bloomington, MN 55420
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 the address listed above.
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: 5-15-25

/s/Nathan Wente
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3927878#

NOTICE TO CREDITORS NO. PB2025 003587 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In The Matter of the Estate of Raymond W. Pakay,
Deceased.
NOTICE IS HEREBY GIVEN that Chris Hawkins 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 the Personal Representative at 3050 Navajo, Ste 107, Prescott Valley, AZ 86314
DATED this 13 day of May, 2025.

LAW OFFICE OF RUSSELL S. DUERKSEN
/s/Russell S. Duersken
3050 Navajo, Ste 107
Prescott Valley, AZ 86314
Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3927872#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL CASE NUMBER: PB2025-003844 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In The Matter of the Estate of Janet Susan Brian (aka Janet S. Brian)
an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Shawn Michael Brian has been

appointed Personal Representative of this Estate on 5-13-2025.
Address: 13611 W. Holly Street, Goodyear, Arizona 85395
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 the address listed above.
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: 5-15-2025

/s/Nathan Wente
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3927863#

NOTICE TO CREDITORS CASE NO. PB2025-001439 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In The Matter of the Estate of: VICTORIA ADARMES,

Deceased.
NOTICE IS HEREBY GIVEN that DEMITRI ADARMES and CAROLYN JANE ADARMES have been appointed as Co-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 Co-Personal Representative, c/o their attorney at the following address:
Kelly L. Kal
DYER BREGMAN FERRIS WONG & CARTER, PLLC
3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012
DATED this 25 day of March, 2025.

DYER BREGMAN FERRIS WONG & CARTER, PLLC
By: /s/KELLY L. KRAL
CHARLES M. DYER
Attorneys for Co-Personal Representatives

5/21, 5/28, 6/4/25

RR-3927851#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2019-001834 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In The Matter of JEANETTE MCDONALD 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 KURT TITELBACH has filed the following:
PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 10, 2025 at 9:45 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. WASHINGTON

STREET, PHOENIX, AZ 85003 - COURTROOM 301

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 device, you should go to [tinyurl.com/jbazzmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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/jbazzmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/23, 5/28/25

RR-3927819#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-002379 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In The Matter of MIGUEL MORENO 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 RITA MOLINA MORENO 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, June 2, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM

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

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pcc11](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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/jbazzmc-pcc11](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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#: 738 634 491#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/19, 5/21, 5/23/25

RR-3927773#

NOTICE OF PROBATE HEARING CASE NO.: PB2024-005322 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In The Matter of the Estate of JESSEL ARIANA MARQUEZ, a minor. Petitioner, by and through undersigned counsel, hereby gives notice that a hearing to appoint a conservator and to approve the minor, Jessel Marquez's settlement has been set for hearing on Tuesday, July 8th, 2025, at 9:00 a.m., before the Honorable Judge Elizabeth Bingert. The hearing will be held in 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 COURTROOM 002 and the telephone number to the division is (602)-372-0270.

DATED this 14th day of May, 2025.
MICHAEL CORDOVA, P.C.
By: /s/Michael Fairbairn Cordova
1700 North Seventh Street
Phoenix, Arizona 85006
Attorney 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.

5/21, 5/23, 5/28/25

RR-3927726#

NOTICE TO CREDITORS In The Matter of the Trust and Estate of WILLIAM T. BURGHART, II,

Deceased.
NOTICE IS HEREBY GIVEN that the undersigned is the sole successor Trustee of The WKB Family Trust, dated June 14, 2022 ("Trust"). All persons having claims against the Trust and the Estate of William T. Burghart, II, 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 Trustee at:

Kathryn M. Burghart, Trustee and Personal Representative
c/o James W. Ryan
Frazer, Ryan, Goldberg & Arnold, L.L.P.
1850 North Central Avenue, Suite 1800
Phoenix, Arizona 85004

DATED this 14th day of May, 2025.
/s/KATHRYN M. BURGHART, as
Personal Representative and as sole
Trustee The WKB Family Trust, dated
June 14, 2022

5/21, 5/28, 6/4/25

RR-3927705#

NOTICE TO CREDITORS IN TRUST ADMINISTRATION NOT SUBJECT TO CONTINUING JUDICIAL SUPERVISION PURSUANT TO A.R.S. § 14-10604A

In The Matter of the Trust and Estate of SANDRA K. HOECKER,

Deceased.
NOTICE IS HEREBY GIVEN that Landon S. Hoecker has been appointed Successor Trustee of this Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against the Trust or 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 Successor Trustee, c/o Alexander R. Hartman, Esq., Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.
DATED this 14th day of May, 2025.

/s/Landon S. Hoecker
c/o Pfarr & Rethore, PC
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018

By: /s/Alexander R. Hartman, Esq.
PFARR & RETHORE, P.C.
5070 N. 40th Street, Ste. 230
Phoenix, Arizona 85018
(602) 424-5547
Attorneys for Trustee and nominated
Personal Representative
5/21, 5/28, 6/4/25

RR-3927698#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF SETTLEMENT FOR MINOR CASE NO. PB2025-002583 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In The Matter of KALIA WILLIAMS 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 RICHARD WILLIAMS has filed the following:
PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF SETTLEMENT FOR MINOR
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, June 4, 2025 at 10:15 AM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
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 arises as to which any party has a constitutional right to trial by jury.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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/jbazmcc03 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/jbazmcc03 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/court-connect>

5/21, 5/23, 5/28/25

RR-3927652#

NOTICE TO CREDITORS CASE NO.: PB2025-003114 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:
LAWRENCE KELLY,

Deceased.

NOTICE IS HEREBY GIVEN that Nancy Rinn 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. § 14-3801, 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, Mushkattel, Gobbato & Kile, PLLC, 15249 North 99th Avenue, Sun City, Arizona, 85351.

DATED this 16th day of April, 2025.

/s/Nancy Rinn
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Matthew A. Gobbato
Attorney for Personal Representative

5/21, 5/28, 6/4/25

RR-3927576#

NOTICE TO CREDITORS PURSUANT TO A.R.S. §14-6103

In the Matter of the:
CLARENCE NEAL JUNEY TRUST,
dated September 13, 2017
CLARENCE NEAL JUNEY, Deceased.

NOTICE IS HEREBY GIVEN that:
1. CLARENCE NEAL JUNEY, Grantor of the CLARENCE NEAL JUNEY TRUST, dated September 13, 2017, died on April 12, 2025. LISA MARIE MILLER is the successor Trustee of the Trust, and of the irrevocable decedent's trust created thereunder.

2. All persons having claims against the Trust Estate that arose prior to the Grantor's death, are required to present their claims within four months after the date of the first publication of the notice as prescribed in A.R.S. §14-3801(A), or claims will be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Law Office of Dennis Caufield, LLC, 13843 W. Meeker Blvd., Ste. 105, Sun City West, AZ 85375.

DATED this 12th day of May, 2025.

LAW OFFICE OF DENNIS CAUFIELD,

LLC
By: /s/ Dennis M. Caufield
DENNIS M. CAUFIELD
13843 W. Meeker Blvd.
Sun City West, AZ 85375
Counsel for Trustee

5/21, 5/28, 6/4/25

RR-3927526#

NOTICE TO CREDITORS PURSUANT TO A.R.S. §14-6103

In the Matter of the:
JAMES AND NANCY SCHWARZ
LIVING TRUST, dated September 30, 2004

JAMES F. SCHWARZ and NANCY J. SCHWARZ, Deceased.

NOTICE IS HEREBY GIVEN that:

1. JAMES F. SCHWARZ and NANCY J. SCHWARZ, Grantors of the JAMES AND NANCY SCHWARZ LIVING TRUST, dated September 30, 2004, died on March 28, 2025, and December 8, 2023, respectively. CINDY JO HAAF is the successor Trustee of the Trust, and of the irrevocable decedent's trust created thereunder.

2. All persons having claims against the Trust Estate that arose prior to the Grantor's death, are required to present their claims within four months after the date of the first publication of the notice as prescribed in A.R.S. §14-3801(A), or claims will be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Law Office of Dennis Caufield, LLC, 13843 W. Meeker Blvd., Ste. 105, Sun City West, AZ 85375.

DATED this 1st day of May, 2025.

LAW OFFICE OF DENNIS CAUFIELD,

LLC
By: /s/ Dennis M. Caufield
DENNIS M. CAUFIELD
13843 W. Meeker Blvd.
Sun City West, AZ 85375
Counsel for Trustee

5/21, 5/28, 6/4/25

RR-3927522#

NOTICE TO CREDITORS (For Publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Trust of:
Roger L. Pauls and Linda E. Pauls
Revocable Living Trust, dated June 20, 2006

Notice is given that MICHAEL J. MURPHY is the acting Trustee of the Roger L. Pauls and Linda E. Pauls Revocable Living Trust, dated June 20, 2006. Roger L. Pauls passed away on March 28, 2023. Linda E. Pauls passed away on April 10, 2025. All persons having claims against Roger L. Pauls and Linda E. Pauls 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 Trustee, c/o Caleb S. Lihn, Esq. at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382.

RESPECTFULLY SUBMITTED this 14 day of May, 2025.

LIHN LAW GROUP, PLLC
By: /s/illegal
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, AZ 85382
Attorneys for Trustee

5/21, 5/28, 6/4/25

RR-3927510#

NOTICE OF HEARING ON PETITION FOR TITLE 14 GUARDIANSHIP OF A MINOR CASE NUMBER JG510989 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Juvenile Department
PARENT/GUARDIAN NAME(S):
MONICA CHRISTINA OSUNA
Petitioner Name ALEXANDRA BERDEJA
+ CRISTOBAL BERDEJA PEREZ

In the Matter of Minor(s):
DAVID PEREZ JR 01-10-2012

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 file 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: SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY: JUVENILE DEPT. 222 E JAVELINA AVE MESA, AZ 85210 (JUC095EF 202)

Judicial Officer: HONORABLE HARRIET BERNICK

Hearing Date/Time: 06/04/2025 @ 10:30 (MST)

Hearing Type: GUARDIANSHIP INITIAL HEARING

Hearing Location: Court Connect Remote Appearance

Court Connect Hearing: Yes

Video: <https://tinyurl.com/jbazmcc03>

Phone: (917) 781-4590, Participant Code 248804623

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.

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 intérprete para alguna de las partes interesadas, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 días antes de la fecha en la cual su audiencia ha sido programada.

5/21, 5/23, 5/28/25

RR-3927501#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2023-001085 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
STEVEN C. MEYERHOLZ,

Deceased.

NOTICE IS GIVEN to all creditors of the Estates that:

1. James Meyerholz 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 Meyerholz, care of Travis R. Campbell, Legal AZ, 432 E. Southern Ave., Tempe, AZ 85282.

DATED this 14th day of May, 2025.

LEGAL AZ
By: /s/Travis R. Campbell
Counsel for Personal Representative

5/21, 5/28, 6/4/25

RR-3927485#

NOTICE TO CREDITORS OF APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO: PB2025-001650 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
SUDHIN DEVARACHETTY
Deceased.

NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: MANASA KOTA was appointed as the Personal Representative of this Estate

on May 12, 2025.

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 Donaldson Stewart, P.C., Matthew Argyle, Esq., attorney for Personal Representative, 3100 West Ray Road, Suite 115, Chandler, Arizona 85226.

DATED: May 13, 2025

/s/ Donaldson Stewart, P.C.
Matthew Argyle, Esq.
Attorney for Personal Representative

5/21, 5/28, 6/4/25

RR-3927444#

NOTICE TO CREDITORS BY PUBLICATION

Pursuant to A.R.S. 14-6103, NOTICE IS GIVEN to all creditors of the DUKE REVOCABLE TRUST dated June 25, 1993, as amended ("Trust") that:

1. Trustor ALAN H. DUKE is deceased and Trustor RACHEL A. DUKE subsequently passed away on April 14, 2025.

2. JEREMY P. DUKE and NICHOLAS T. DUKE have been appointed as Successor Co-Trustee of the Trust.

3. Claims against RACHEL A. DUKE, the Trust, and/or any of its assets must be presented within four months after the date of the first publication of this notice or be forever barred, as prescribed in A.R.S. 14-3801.

4. Claims may be presented by delivering or mailing a written statement of the claim to JEREMY P. DUKE and NICHOLAS T. DUKE, c/o Dana Whiting Law, PLLC, 8817 E. Bell Road, Suite #210, Scottsdale, AZ 85260.

DATED this 14 day of May, 2025.

DANA WHITING LAW, PLLC
By: /s/ M. Todd Smith, Esq.
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Jeremy P. Duke and
Nicholas T. Duke

5/21, 5/28, 6/4/25

RR-3927443#

NOTICE OF HEARING ON PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-002249 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
ERIC PAUL ALLEN,

Deceased.

NOTICE IS HEREBY GIVEN that GORDON ALLEN has filed herein a Petition for Adjudication of Intestacy, Determination of Heirs, and Appointment of Personal Representative.

A hearing has been set to consider the Petition on the 23rd day of June 2025, at the hour of 10:30 A.M., before Judge Kerstin LeMaire at 101 W. Jefferson Street, Courtroom 511, Phoenix, Arizona. Notice is published specific to Brayden Allen as well.

According to Maricopa County Local Rule 511(b), an objection may be made either by filing a written response with the court at least five days prior to the hearing date or by appearing in person or through an attorney at the time and place set forth in this Notice.

DATED this 14th day of May, 2025.

/s/Joseph W. Charles
Attorneys 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.

5/21, 5/23, 5/28/25

RR-3927440#

NOTICE OF NON-APPEARANCE HEARING ON PETITION FOR FORMAL PROBATE OF A WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NUMBER: PB2025-002363 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In the Matter of the Estate of:
RENEE CHRISTINE COX,

Deceased.

WARNING

This is a legal notice; your rights may be affected. Estes 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 JORDAN KYLE HAWKINS has filed the following:

PETITION FOR FORMAL PROBATE OF A WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

2. COURT HEARING. A non-appearance hearing has been scheduled to consider the Petition as follows:

DATE AND TIME: June 5, 2025 at 11:00 am

JUDICIAL OFFICER: Commissioner Elizabeth Bingert

PLACE: 125 W. Washington Street, Courtroom 002

Phoenix, AZ 85003

TELEPHONE: 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 device, you should go to tinyurl.com/jbazmcc02 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/jbazmcc02 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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

DATED: 5/14/25.

DURFEE LAW GROUP, PLLC
/s/Toby Tigges
1423 S. Higley Road, Suite 127
Mesa, Arizona 85206

(480) 324-8000
Attorneys for Petitioner

5/21, 5/23, 5/28/25

RR-3927410#

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

NOTICE TO CREDITORS
CASE NO. PB2025-003758
STATE OF ARIZONA SUPERIOR COURT
COUNTY OF MARICOPA
In Re the Estate of:
SAMIER OMAR SAID GRANADINO, Deceased.
NOTICE IS HEREBY GIVEN that KARLA GRANADINO KING 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 the Personal Representative at 18721 W. Powell Way, Buckeye, AZ 85326. DATED this 14th day of May, 2025.
/s/ KARLA GRANADINO KING
5/21, 5/28, 6/4/25

RR-3927403#

NOTICE TO CREDITORS
(FOR PUBLICATION)
MARICOPA COUNTY
In the Matter of
THE ESTATE OF OLIVIA CORTES
and
THE TRUST OF OLIVIA CORTES,
DATED
JUNE 9, 1999, Deceased.
NOTICE IS HEREBY GIVEN that Nelson Lee Fitzsimmons has accepted Trusteeship of the above referenced Trust. All persons having claims against the Estate or Trust 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 Trustee: Nelson Lee Fitzsimmons, care of Jeffrey P. Hall, PLLC 1820 E. Ray Road Chandler, Arizona 85225. DATED this 13th day of May, 2025.
/s/Nelson Lee Fitzsimmons
Nelson Lee Fitzsimmons Trustee
Jeffrey P. Hall, PLLC
By:/s/ Jeffrey P. Hall
Attorney for Nelson Lee Fitzsimmons
5/21, 5/28, 6/4/25

RR-3927401#

NOTICE TO CREDITORS
FOR THE TRUST AND ESTATE OF
VERNETTE L. HEARE
NOTICE IS HEREBY GIVEN that the undersigned is the Trustee of the Vernette L. Heare Trust dated December 19, 1993. Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust or estate, 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 against the Trust or Estate must be presented to: Barbara Hare c/o Mushkatel, Gobbato & Kile, PLLC 15249 N. 99th Avenue Sun City, Arizona 85351 DATED: May 13, 2025.
By: /s/Barbara Hare
5/21, 5/28, 6/4/25

RR-3927395#

NOTICE TO CREDITORS
CASE NO.: PB2025-002638
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of: FREDERICK ROTHERT, Deceased.
NOTICE IS HEREBY GIVEN that Bonnie Rothert 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 Gobbato, MUSHKATEL, GOBBATO & KILE, PLLC, 15249 North 99th Avenue, Sun City, Arizona, 85351. DATED this 28 day of March, 2025.
/s/Bonnie Rothert

15607 N. Cedarhurst Ct.
Sun City, AZ 85351
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Matthew Gobbato
15249 N. 99th Avenue
Sun City, Arizona 85351
Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3927382#

NOTICE TO CREDITORS
NO. PB2025-002061
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of: FERMIN REYNA, Deceased.
NOTICE IS HEREBY GIVEN that Rosalinda Reyna 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 mailing a written statement of the claim to the Personal Representative at the law offices of Perez Law Group, PLLC 7508 North 59th Avenue, Glendale, Arizona 85301. DATED this 13th day of May, 2025.
/s/ Rosalinda Reyna
Personal Representative
5/21, 5/28, 6/4/25

RR-3927312#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003573
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of KENNETH PAUL GREINER, Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Donald H. Greiner 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 Donald H. Greiner, care of Lora G. Johnson of Johnson & Ashworth, P.L.L.C., 10320 West McDowell Road, Building D, Avondale, AZ 85392. DATED this 14th day of May, 2025.
JOHNSON & ASHWORTH, P.L.L.C.
By: /s/Illegible
LORA G. JOHNSON
YVETTE L. ASHWORTH
10320 West McDowell Road, Building D
Avondale, AZ 85392
Counsel for Personal Representative
5/21, 5/28, 6/4/25

RR-3927290#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT
CASE NO. PB2025-003537
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of J H O N A T H A N B A R R A Z A
M O T H E R : A L E J A N D R A D O M I N G U E Z -
M O T H E R

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 NOE BARRAZA RAMIREZ has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 24, 2025 at 2:15 PM
JUDICIAL OFFICER: Commissioner Sarah Selzer
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108
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 computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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-pcc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/16, 5/19, 5/21/25

RR-3927213#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
CASE NO. PB2025-003539
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of O M A R M E N D O Z A , E T . A L .
T O : I S R A E L C A S T I L L O - F A T H E R
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 NAYELI MENDOZA ARANO has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, July 14, 2025 at 9:00 AM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
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 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-pcc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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/court-connect> 5/16, 5/19, 5/21/25

RR-3927212#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003717
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of MAUREEN MCMARTIN
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 SCOTT F MCMARTIN 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: Thursday, July 17, 2025 at 10:45 AM
JUDICIAL OFFICER: Judge Andrew Russell
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202
TELEPHONE NO: (602) 372-0382
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc12a](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 885 933 309#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/16, 5/19, 5/21/25

RR-3927199#

NOTICE OF INITIAL HEARING REGARDING: EMERGENCY PETITION FOR APPOINTMENT OF TEMPORARY AND PERMANENT GUARDIAN AND CONSERVATOR FOR AN ADULT (WITH NOTICE)
CASE NO. PB2025-003726
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of KAREN THOMSON
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 HEATHER KLENNER, DON KLENNER has filed the following:

EMERGENCY PETITION FOR APPOINTMENT OF TEMPORARY AND PERMANENT GUARDIAN AND CONSERVATOR FOR AN ADULT (WITH NOTICE)

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Thursday, May 29, 2025 at 3:00 PM

JUDICIAL OFFICER: Commissioner Elizabeth Bingert

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002

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 device, you should go to [tinyurl.com/jbazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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](https://www.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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

5/16, 5/19, 5/21/25

RR-3927196#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF A WILL & APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2025-001663 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION In the Matter of NATSUYA DU BOIS

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 RICHARD MARK CAPPELLI has filed the following: PETITION FOR FORMAL PROBATE OF A WILL & APPOINTMENT OF A PERSONAL REPRESENTATIVE

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Tuesday, June 17, 2025 at 11:00 AM

JUDICIAL OFFICER: Commissioner Vanessa Smith

PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109

TELEPHONE NO: (602) 506-6086

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc11](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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](https://www.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://superiorcourt.maricopa.gov/court-connect>

5/19, 5/21, 5/23/25

RR-3926799#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2025-002642 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION In the Matter of MARTIN SALCE-GONZALEZ

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 MARTIN SALCE-GONZALEZ has filed the following: PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Wednesday, July 16, 2025 at 9:45 AM

JUDICIAL OFFICER: Judge Andrew Russell

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202

TELEPHONE NO: (602) 372-0382

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc12a](https://www.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-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](https://www.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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

5/16, 5/19, 5/21/25

RR-3926587#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN OF AN ADULT

CASE NO. PB2025-002168 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION In the Matter of JESSE SHOOP

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 SHAD BLACKFORD has filed the following: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN OF AN ADULT

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Thursday, June 12, 2025 at 10:45 AM

JUDICIAL OFFICER: Commissioner Sarah Selzer

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108

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 computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc01](https://www.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://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-pcc01](https://www.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#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

5/16, 5/19, 5/21/25

RR-3926574#

NOTICE TO CREDITORS (For Publication)

THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of THE FENWICK FAMILY TRUST, DATED

OCTOBER 27, 2003, as amended, Revocable.

NOTICE IS HEREBY GIVEN THAT THE FENWICK FAMILY TRUST, dated October 27, 2003, LAVERNE A. FENWICK, Trustee, is being administered. All persons having claims against the Trust 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 Successor Trustee at the address shown below.

DATED this 22nd day of April, 2025.

/s/LaVerne A. Fenwick 18574 North Red Mountain Way Surprise, Arizona 85374

RESPECTFULLY SUMMITTED this 22nd day of April, 2025.

BENEDICT LEGAL By /s/Benjamin D. Benedict, Esq. 3333 East Camelback Road, Suite 210 Phoenix, AZ 85018 Attorney for Trustee 5/14, 5/21, 5/28/25

RR-3926206#

NOTICE TO CREDITORS PURSUANT TO A.R.S. §14-6103

In the Matter of the: MCHENRY LIVING TRUST, dated May 10, 2010,

ALBERT L. MCHENRY, Deceased.

NOTICE IS HEREBY GIVEN THAT ALBERT L. MCHENRY, Trustor of the MCHENRY LIVING TRUST, dated May 10, 2010, passed away on September 09, 2024. JOAN M. SHERWOOD was appointed to serve as Successor Trustee ("Trustee") and is the acting Trustee of the Trust, and of the Survivor's Trust and Family Trust created thereunder. 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, 1129 South Oakland, Suite 102, Mesa, Arizona 85206.

DATED this 7th day of May, 2025.

/s/Theron M Hall, Jr. MORRIS HALL, PLLC 1129 South Oakland, Suite 102 Mesa, Arizona 85206

5/14, 5/21, 5/28/25

RR-3926204#

NOTICE TO CREDITORS CASE NO. PB2025-001785

(For Publication)

STATE OF ARIZONA

MARICOPA COUNTY SUPERIOR COURT

In the Matter of the Estate VICTOR JOSEPH SCHAUM,

Deceased.

NOTICE IS GIVEN THAT:

1. Debra J. Carlson was appointed personal representative of this estate on April 30th, 2025.

2. Claims against the estate are required to be presented within four (4) months after the date of the first publication of this notice or the claims will be forever barred.

3. Claims against the estate must be presented by delivering or mailing a written statement of the claim to the personal representative:

Debra J. Carlson

c/o Robert N. Sewell, Esq.

Davis Miles, PLLC

999 E. Playa del Norte Dr., Ste 510

Tempe, AZ 85288

DATED this 7th day of May, 2025.

DAVIS MILES, PLLC

By: /s/Robert N. Sewell

Robert N. Sewell

999 E. Playa del Norte Dr., Ste 510

Tempe, AZ 85288

Attorneys for Personal Representative

5/14, 5/21, 5/28/25

RR-3926200#

NOTICE TO CREDITORS CASE NO. PB2024-002081

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of: LYDIA ESPIRITU DECEPIDA,

Deceased.

NOTICE IS GIVEN THAT Rosalyn Kay Santos has been appointed as Personal Representative of the estate of Lydia Espiritu Decepidia. 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 Roman A. Kostenko, Law Office of Roman A. Kostenko, P.L.C., 202 E. Earll Drive, Suite 490, Phoenix, Arizona 85012.

DATED this 8th day of May, 2025.

LAW OFFICE OF ROMAN A. KOSTENKO, P.L.C.

By /s/Roman A. Kostenko

Roman A. Kostenko

Attorney for Personal Representative

5/14, 5/21, 5/28/25

RR-3926196#

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PUBLIC NOTICES

NOTICE TO CREDITORS

CASE NO. PB2024-002082
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
ROLANDO CALCETAS DECEPIDA, Deceased.
NOTICE IS GIVEN that Rosalyn Kay Santos has been appointed as Personal Representative of the estate of Rolando Calcetas DecepidA. 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 Roman A. Kostenko, Law Office of Roman A. Kostenko, P.L.C., 202 E. Earl Drive, Suite 490, Phoenix, Arizona 85012.

DATED this 8th day of May, 2025.
LAW OFFICE OF ROMAN A.
KOSTENKO, P.L.C.
By /s/Roman A. Kostenko
Roman A. Kostenko
Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3926195#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL**
CASE NUMBER: PB2025-002004
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
DEAN HARTLEY, Deceased.
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
Henry Moore has been appointed
Personal Representative of this Estate
on .

Address: 8968 W. Tonopah Drive, Peoria,
AZ, 85382
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 8968 W.
Tonopah Drive, Peoria, AZ 85382

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: 3/12/25
/s/Henry T. Moore
Personal Representative
5/14, 5/21, 5/28/25

RR-3926193#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT APPOINTMENT OF
GUARDIAN AND CONSERVATOR OF
AN ADULT**
CASE NO. PB2025-003233
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
BEVERLY-ANNE ANTONICK
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 Stephen Horton Jr.
has filed the following:
PETITION FOR PERMANENT
APPOINTMENT OF GUARDIAN AND

CONSERVATOR OF AN ADULT

2. COURT HEARING. An initial hearing
has been scheduled to consider the
Petition as follows:
DATE and TIME: Tuesday, July 8, 2025
at 10:45 AM

JUDICIAL OFFICER: Commissioner
Jeffrey Altieri
PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 207
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 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/jbzmcc-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/jbzmcc-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/court-connect>
5/14, 5/21, 5/28/25

RR-3925873#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
EMERGENCY APPOINTMENT OF
GUARDIAN AND CONSERVATOR**
CASE NO. PB2025-003233
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
BEVERLY-ANNE ANTONICK
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 Stephen Horton Jr.
has filed the following:
PETITION FOR EMERGENCY
APPOINTMENT OF GUARDIAN AND
CONSERVATOR
2. COURT HEARING. An initial hearing

has been scheduled to consider the
Petition as follows:

DATE and TIME: Friday, May 30, 2025
at 2:30 PM
JUDICIAL OFFICER: Commissioner
Jeffrey Altieri

PLACE: 101 W. JEFFERSON 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 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/jbzmcc-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/jbzmcc-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/court-connect>
5/14, 5/21, 5/28/25

RR-3925869#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE**
CASE NO. PB2025-003274
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
KENNETH COLE
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 JANET M COLE
has filed the following:
PETITION FOR ADJUDICATION
OF INTESTACY, 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: Monday, June 23 at
10:45 AM
JUDICIAL OFFICER: Judge Kerstin
LeMaire

PLACE: 101 W. JEFFERSON STREET,
PHOENIX, AZ 85003 - COURTROOM
511

TELEPHONE NO: (602) 506-8245
Pursuant to A.R.S. § 14-1306(A), if duly
demanded, a party is entitled to trial
by jury in any proceeding in which any
controverted question of fact arises as to
which any party has a constitutional right
to trial by jury.

Any interested person, including the
Petitioner and the Petitioner's attorney,
may attend the Initial Hearing virtually
unless the Court has specifically ordered
that person to attend the hearing in
person. To attend the hearing virtually,
use Court Connect as described in
Section 3 below. If the Court has
specifically ordered you to attend the
Initial Hearing in person, you must do so
by appearing at the location stated above
at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT
TEAMS

If you have a camera-enabled computer,
smartphone, or tablet device, you
should go to tinyurl.com/jbzmcc-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/jbzmcc-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
090#

For more information about Court
Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/16, 5/19, 5/21/25

RR-3925789#

NOTICE TO CREDITORS
NO. PB2025-002989
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of:
HERSCHEL VINCENT ANDERSON, Deceased.

Notice is given that Brent Porter, was
appointed Personal Representatives of
this estate. All persons having claims
against the estate must present their
claims within 4 months after the date
of the first publication of this notice or
the claims will be barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representatives' attorney at
1152 E. Greenway St.#3, Mesa, AZ
85203 (480) 429-3700.
5/14, 5/21, 5/28/25

RR-3925702#

NOTICE TO CREDITORS
NO. PB2025-002711
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of
Glenda Conway
Date of Birth: 02/12/1947

Deceased.
Notice is given that Grace Conway 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, care of DOUG

NEWBORN LAW FIRM, PLLC, at 7315
N. Oracle Road, Suite 230, Tucson, AZ
85704.

DATED: May 8, 2025
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925670#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2025-003308
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
JESSIE MAE THORNTON, Deceased.

NOTICE IS GIVEN to all creditors of the
Estate that:
1. Doris Maroney 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 Doris
Maroney, care of Hunter G. Knight,
KNIGHT LAW PLC, 4320 E. Brown
Road, Suite 108, Mesa, AZ 85205.
DATED this 28 day of April, 2025.

Signed: /s/Doris Maroney, Personal
Representative//
5/14, 5/21, 5/28/25

RR-3925576#

NOTICE TO CREDITORS
THE ESTATE OF JIMMIE DEAN
GOODVIN &

THE JIMMIE DEAN GOODVIN
SURVIVOR'S TRUST

NOTICE IS GIVEN to all creditors of
the Estate of Jimmie Dean Goodvin
(the "Estate") and the Jimmie Dean
Goodvin Survivor's Trust (the "Trust")
that Jessica Klinger is the de facto
personal representative of the Estate
and successor Trustee of the Trust. All
persons having claims against the Estate
and/or 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 Jessica Klinger, Trustee,
c/o Tomi L. Farr, Praesidium Law, PLLC,
4450 S. Rural Rd., C-120, Tempe, AZ
85282.

DATED: May 8, 2025
PRAESIDIUM LAW, PLLC
/s/Tomi L. Farr, Esq.

5/14, 5/21, 5/28/25

RR-3925492#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2025-003542
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of
KIM VERNILE WESTENSKOW, Deceased.

NOTICE IS GIVEN to all creditors of the
Estate that:
1. Kymberli Nichole Taylor and Kristian
Connor Taylor have been appointed as
Co-Personal Representatives 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 Kymberli
Nichole Taylor and Kristian Connor
Taylor, care of Andrew B. Compton of
Compton Law, P.C., 1423 S. Higley Rd.,
Ste. 112, Mesa, AZ 85206.

DATED this 29th day of April, 2025.
By: /s/Andrew B. Compton
1423 S. Higley Rd., Ste. 112
Mesa, AZ 85206
Counsel for Co-Personal Representatives
5/14, 5/21, 5/28/25

RR-3925442#

NOTICE TO CREDITORS
CASE NO. PB2025-003622
(For Publication)
THE SUPERIOR COURT OF THE STATE
OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

JOHN WILLIAM LIGHTFOOT,
Deceased.

NOTICE IS HEREBY GIVEN that MARGARET ELIZABETH LIGHTFOOD 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 the Personal Representative at the address shown below.

DATED this 30TH day of APRIL, 2025.

/s/MARGARET E. LIGHTFOOD
MARGARET ELIZABETH LIGHTFOOD
7244 South Roberts Road
Tempe, Arizona 85283

RESPECTFULLY SUBMITTED this 30th day of April, 2025.

BENEDICT LEGAL

By: /s/Benjamin D. Benedict
Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018

Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925432#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003574
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
CHRISTOPHER COFFMAN,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Margaret Ann Coffman 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 Margaret Ann Coffman, care of Leighton K. Hendrickson of Phelps LaClair, PLLC, 7227 E. Baseline Road, Suite 103, Mesa, Arizona 85209.

DATED this 8th day of May, 2025.

PHELPS LACLAIR, PLC
By: /s/ Jeff LaClair for Leighton
Hendrickson

LEIGHTON K. HENDRICKSON
7227 E. Baseline Road, Suite 103
Mesa, Arizona 85209

Counsel for Personal Representative
5/14, 5/21, 5/28/25

RR-3925406#

NOTICE TO CREDITORS
CASE NO. PB2025-003441
(For Publication)
THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
ROZANNE AGNES FREITAG,
Deceased.

NOTICE IS HEREBY GIVEN that BENJAMIN THOMAS FREITAG 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 the Personal Representative at the address shown below.

DATED this 21ST day of APRIL, 2025.

/s/ Benjamin D. Benedict
BENJAMIN THOMAS FREITAG
7619 East Medlock Drive
Scottsdale, Arizona 85250

RESPECTFULLY SUBMITTED 21ST day of APRIL, 2025.

BENEDICT LEGAL

By: /s/ Benjamin D. Benedict
Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018

Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925398#

NOTICE TO CREDITORS
NO. PB2025-001643
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
BARBARA HILLMAN,

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 months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, at the address below.

DATED this 8 day of May, 2025.

/s/DARLA DENNISON
5/14, 5/21, 5/28/25

RR-3925395#

NOTICE TO CREDITORS
NO. PB2024-071483
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
DEBBRA LEE BRATCHER,

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 months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, at the address above.

DATED this 5 day of May, 2025.

/s/JUSTIN MCLEE BRATCHER
5/14, 5/21, 5/28/25

RR-3925387#

NOTICE TO CREDITORS
NO. PB2025-001105
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
ERIK JAMES KOSTIK,

Deceased.

NOTICE IS HEREBY GIVEN that Sandra Joy Schultz 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 the Personal Representative at c/o Robert W. Hobkirk, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.

DATED: May 6, 2025.

/s/Sandra Joy Schultz
4399 Town Road 142
Littlefork, Minnesota 56653

BROWN & HOBKIRK, PLLC
By: /s/ Robert W. Hobkirk
17015 N. Scottsdale Road, Suite 335
Scottsdale, AZ 85255

(480) 685-4036
Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925382#

Notice To Creditors/David Litchfield
Paul E. Deloughery, # 022410 Sudden Wealth Protection Law, PLLC 7600 N. 15th St., Ste. 150 Phoenix, AZ 85020 Ph: (602) 443-4888 info@suddenwealthprotectionlaw.com Attorney for Patricia Galvan Superior Court Of Arizona, Maricopa County In the Matter of the Estate of: David Litchfield, Deceased. No. PB2025-003315 Notice To Creditors Notice is given that Patricia Galvan 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 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 Sudden Wealth Protection Law, PLLC, 7600 N. 15th Street, Suite 150, Phoenix, AZ 85020. Dated: May 01, 2025 Sudden Wealth Protection Law, PLLC By: /s/ Paul E. Deloughery, # 022410 Attorney for Patricia Galvan
5/14, 5/21, 5/28/25

RR-3925366#

NOTICE TO CREDITORS PURSUANT TO A.R.S. SECTIONS 14-3801 AND 6103

1. The Northern Trust Company, 2398 E. Camelback Road, Ste. 1100 Phoenix, AZ 85016, as Trustee of THE SHIRLEY MAE BRANDT TRUST AGREEMENT

dated August 11, 1987 (as amended) (the "Trust"), hereby PROVIDES NOTICE THAT:

2. The Northern Trust Company is the successor trustee of the Trust.

3. Shirley M. Brandt died on February 15, 2025.

4. Deadlines to make claims: All persons (including, without limitation, all corporations, associations, limited liability companies, partnerships, trusts, banks, organizations, authorities, agencies, departments, divisions, any other type of entity or any individual) having claims against Shirley M. Brandt, her probate estate, 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.

5. Notice of claims: Claims must be presented by delivering or mailing a written statement of the claim indicating the basis, the name and address of the claimant, the date the claim is due, the amount claimed, and describing any security for the claim. The claim is deemed presented upon receipt by the Trustee at the address listed in Paragraph 1 above, with a copy provided to counsel at KNIGHT LAW PLLC, 4320 E. Brown Rd. Ste. 108, Mesa, AZ 85205. DATED: April 28, 2025

Signed: /Hunter G. Knight, Counsel for The Northern Trust Company//
5/14, 5/21, 5/28/25

RR-3925362#

Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will/Kay Ellen Ruston
Person Filing: Gregory A Robinson
Address: 4001 N. 3rd St., Ste. 118 City, State, Zip Code: Phoenix, AZ 85012 Telephone: 602-265-6666 Email Address: greg@lawlrf.com Lawyer's Bar Number: 003100 Attorney for Petitioner Superior Court Of Arizona Maricopa County In the Matter of the Estate of: Kay Ellen Ruston an Adult, deceased Case Number: PB2025-003352 Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will Notice Is Given That: 1. Personal Representative: Lawrence Dana Ruston has been appointed Personal Representative of this Estate on 4/28/2025. Address: 2113 E. Concorda Dr., Tempe, AZ 85282 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 Farley, Robinson & Larsen Attn: Gregory A. Robinson 4001 N. 3rd St., Ste. 118 Phoenix, AZ 85012 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: 4/29/25 /s/ Lawrence Dana Ruston Personal Representative
5/14, 5/21, 5/28/25

RR-3925353#

Notice To Creditors/Bernard G. Corbeil
Rita A. Daninger State Bar No. 019437
Rita A. Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: Ronald Landry In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Bernard G. Corbeil, Deceased. PB2025-003594 Notice To Creditors Notice Is Hereby Given that Ronald Landry has been appointed as Personal Representative of the above-captioned 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, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 7th day of May, 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925352#

Notice To Creditors/Rosemary Purdom
Law Office Of Jeremy Sohn, PLLC 100 S. Church Ave., Suite 100 Tucson, AZ 85701 Jeremy Sohn, Esq. AZ Bar No. 022033 Phone: (520) 850-4441 Fax: (520) 582-0616 Email: jeremy@sohnpllc.com Attorney 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: Rosemary Purdom, Deceased. No. PB2025-002605 Notice To Creditors Notice Is Hereby Given that Douglas J. Purdom 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 Law Office of Jeremy Sohn, PLLC, 100 S. Church Ave., Suite 100, Tucson, Arizona 85701. Dated this 1st day of May, 2025. Law Office Of Jeremy Sohn, PLLC By: /s/ Jeremy Sohn Attorney for Personal Representative
5/14, 5/21, 5/28/25

RR-3925351#

Notice To Creditors/Arthur P. Craig
Moeller & Conway, PLLC 3060 N. Swan Road Tucson, Arizona 85712-1225 (520) 620-5500 Attorneys for Thomas Tronsdal Jacquelyne J. Mingle PCC No. 66580 State Bar No. 29687 jjmingle@mczlaw.com In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of: Arthur P. Craig DOB: September 28, 1928 Deceased. No. PB2025-003232 Notice To Creditors Notice is given that Thomas Tronsdal was appointed personal representative of this estate. Any 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 Jacquelyne J. Mingle, 3060 N. Swan Road, Tucson, Arizona 85712-1225. Dated this 17 day of April, 2025. /s/ Thomas Tronsdal, Personal Representative Moeller & Conway, PLLC /s/ Jacquelyne J. Mingle 3060 N. Swan Road Tucson, AZ 85712 (520) 620-5500 -Attorneys for Personal Representative
5/14, 5/21, 5/28/25

RR-3925350#

Notice To Creditors By Publication/Susie Vallejos Madrid/Jesus C. Madrid Jr. (a.k.a. Jess C. Madrid)
Monica Madrid-Lopez 11074 W. Hadley St. Avondale, AZ 85323 Phone: 623-330-5895 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 Susie Vallejos Madrid and Jesus C. Madrid Jr. (a.k.a. Jess C. Madrid), Deceased. No. PB2025-003417 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Monica Madrid-Lopez 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 Monica Madrid-Lopez, 11074 W. Hadley St. Avondale, AZ, 85323. Dated this 30th day of April, 2025. /s/ Monica Madrid-Lopez, Personal Representative
5/14, 5/21, 5/28/25

RR-3925349#

Notice To Creditors By Publication/George Spring
Kevin Cooperrider 4041 N. 56th Ave. Phoenix, AZ 85031 Phone: 602-478-0315 Email: kccooperrider93@gmail.com 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 George Spring, Deceased. No. PB2025-003418 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 5. Kevin Cooperrider has been appointed as Personal Representative of the Estate. 6. Claims against the Estate must be presented within four months

after the date of the first publication of this notice or be forever barred. 7. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Kevin Cooperrider, 4041 N. 56th Ave. Phoenix, AZ 85031. Dated this 6th day of May, 2025. /s/ Kevin Cooperrider, Personal Representative
5/14, 5/21, 5/28/25

RR-3925340#

Notice To Creditors By Publication/Dale Arnold Kussrow
Brian A. Kussrow 7171 W Rawson Ave Franklin, WI 53132 Phone: (414) 477-9772 Email: bksaint@gmail.com 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 Dale Arnold Kussrow, Deceased. No. PB2025-003536 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Brian A. Kussrow 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 Brian A. Kussrow, 7171 W Rawson Ave Franklin WI, 53132. Dated this 5th day of May, 2025. /s/ Brian A. Kussrow, Personal Representative
5/14, 5/21, 5/28/25

RR-3925339#

Notice To Creditors/Volodymyr Bohdanovych Stokolosa
Thomas R. Atkins, #034790 Faith Law, PLC 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Phone: (623) 932-0430 Fax: (623) 932-1810 Email: tatkins@faithlaw.com 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 Volodymyr Bohdanovych Stokolosa, Deceased. Case No. PB2025-003140 Notice To Creditors Notice Is Hereby Given that Iryna Stokolosa 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 Thomas R. Atkins, Esq. at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 30 day of April, 2025. Faith Law, PLC By /s/ Thomas R. Atkins, Esq. 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative
5/14, 5/21, 5/28/25

RR-3925338#

NOTICE TO CREDITORS
(Testate Estate)
Case No. PB2025-003518
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
ROBERT ALLAN KOMER,
Deceased.

NOTICE IS HEREBY GIVEN THAT:
1. Lee Alan Komer has been appointed as Personal Representative of this estate.

2. Creditors of this estate must present their claims within four months after the date of the first publication of this notice or be forever barred.

3. Creditors may present their claims by either delivering or mailing a written statement of the claim to the Personal Representative at the address provided below, or by commencing a proceeding against the Personal Representative in the Superior Court of Maricopa County, Arizona.

Lee Alan Komer
c/o Michelle M. Lauer
LINCOLN & LAUER, PLLC
3514 E. Indian School Road
Phoenix, AZ 85018

Dated this 7th day of May, 2025.

LINCOLN & LAUER, PLLC
/s/ MICHELLE M. LAUER
Attorney for Personal Representative
Lee Alan Komer

5/14, 5/21, 5/28/25

RR-3925260#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

CASE NO. PB2025-003479

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:
DAGOBERTO NIDO SOTO,

Decedent.
NOTICE IS GIVEN that Petitioner Julian A. Soto filed a Petition for Adjudication of Intestacy, Determination of Heirs and Appointment of Personal Representative and a Notice of Initial Hearing was issued on May 7, 2025.

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. If you oppose any of the relief requested in the petition, 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.

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which a controverted question of fact arises as to which any party has a constitutional right to trial by jury.

An initial hearing is set to consider the petition on Tuesday, July 8, 2025 at 9:00 AM before the probate Commissioner Vanessa N. Smith, at 125 W. Washington Street, Phoenix, Arizona 85003 in Courtroom 303. The telephone number is (602) 506-6086.

Any interested person may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. The attend the hearing virtually, use Court Connect as described below.

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-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/jbazzmc-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: 1-917-781-4590 and the Conference ID# is 738 643 491 #

For more information about Court Connect, please see: <https://superiorcourt.maricopa.gov/court-connect> DATED this 7th day of May, 2025.

VAN COTT & TALAMANTE, PLLC
By: /s/ Ryan J. Talamante
Attorney for Petitioner

5/14, 5/21, 5/28/25

RR-3925255#

NOTICE TO CREDITORS

NO. PB2025-002571

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In re the Matter of the Estate of:
ANATOLIA Y. HEI,

Decedent.
NOTICE IS HEREBY GIVEN that KENNETH M. HEI 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 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 26th day of March 2025.

/s/Kenneth M. Hei
Personal Representative

5/14, 5/21, 5/28/25

RR-3925253#

NOTICE TO CREDITORS

(FOR PUBLICATION)

CAUSE NO. PB2025-000019

SUPERIOR COURT OF ARIZONA,

MARICOPA COUNTY

In the Matter of the Estate of:
MICHAEL RICHARD MCNELLEY,

Decedent.
NOTICE IS GIVEN that Barbara Raddatz 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:

Brien B. Birge
HAGESTAD LAW GROUP, P.L.L.C.
15331 West Bell Road, Suite 322
Surprise, AZ 85374
DATED this 7th day of May, 2025.

By: /s/Brien B. Birge
Brien B. Birge
HAGESTAD LAW GROUP, PLLC
Attorneys for Petitioner/Personal Representative, Barbara Raddatz

5/14, 5/21, 5/28/25

RR-3925237#

NOTICE TO CREDITORS

ASSIGNED TO:

CASE NO. PB2025-003616

(For Publication)

SUPERIOR COURT OF THE STATE OF

ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In re the Estate of:
PAUL T. KATSENES,

Decedent.
NOTICE IS GIVEN that LORI C. MANN was appointed Personal Representative of the above-captioned 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 the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative LORI C. MANN c/o BRAUN CATHIE KRUZEL PC, 8501 E. Princess Drive, Suite 190, Scottsdale, AZ 85255.
Dated: 4/30/25.

By: /s/Lori C. Mann
Personal Representative
BRAUN CATHIE KRUZEL PC
By: /s/Bradley S. Braun
Attorney for Personal Representative

5/14, 5/21, 5/28/25

RR-3925236#

NOTICE TO CREDITORS BY

PUBLICATION

NO. PB2025-003349

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:
EDWARD ROBERT ZWISLER,

Decedent.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Kyle Zwisler 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 Kyle Zwisler, 4222 E Brown Road, #26, Mesa, Arizona 85205.
DATED this 6 day of May, 2025.

By: /s/Kyle Zwisler
4222 E Brown Road, #26
Mesa, Arizona 85205
Personal Representative

5/14, 5/21, 5/28/25

RR-3925136#

NOTICE TO CREDITORS

NO. PB2025-003567

(For Publication)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:
DAVID ALLAN VAN ZANTEN,

Decedent.
Notice is given that LOUISE VAN ZANTEN was appointed Personal Representative of this estate on May 2, 2025. 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 Pavlik Law Firm, PLC, 706 E. Bell Road, Suite 126, Phoenix, Arizona 85022.
DATED: May 7, 2025
NICOLE PAVLIK LAW FIRM, PLC
Attorney for Personal Representative

5/14, 5/21, 5/28/25

RR-3925026#

NOTICE OF INITIAL HEARING

REGARDING: PETITION FOR

APPOINTMENT OF CONSERVATOR

FOR MINORS A.R.S. § 14-5401 - 5443

CASE NO. PB2025-003521

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of
ABRAHAM AVALOS, ET.AL
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 RAQUEL AVALOS has filed the following:
PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS A.R.S. § 14-5401 - 5443

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 23, 2025 at 10:00 AM

JUDICIAL OFFICER: Judge Andrew Russell
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202

TELEPHONE NO: (602) 372-0382
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-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/jbazzmc-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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/14, 5/21, 5/28/25

RR-3925016#

NOTICE TO CREDITORS

THE VERL S. STINEMETZ AND JUDITH M. STINEMETZ FAMILY TRUST DATED

APRIL 3, 2019

NOTICE IS HEREBY GIVEN that the undersigned is the Successor Trustee of the Verl S. Stinemetz and Judith M. Stinemetz Family Trust Dated April 3, 2019, created by Verl S. Stinemetz and Judith M. Stinemetz on April 3, 2019.

Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust estate, 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 Trustee at the following address:

Kenneth Esposito, Successor Trustee of The Verl S. Stinemetz and Judith M. Stinemetz Family Trust Dated April 3, 2019

c/o Mushkatel, Gobbato & Kile, PLLC
15249 N. 99th Avenue
Sun City, Arizona 85351
DATED: April 9th 2025.

By: /s/Kenneth Esposito, Successor Trustee

5/14, 5/21, 5/28/25

RR-3924903#

NOTICE TO CREDITORS

The Moss Family Trust, dated April 14, 1993, as amended (the "Trust")

NOTICE IS GIVEN THAT:

1. BARBARA K. BAKER is serving as successor Trustee of the Trust.

2. Pursuant to A.R.S. § 14-6103, claims against the Trust and/or PHYLLIS JANE MOSS ("Decedent") are required to present their claims pursuant to A.R.S. § 14-3801(A) within four (4) months after the date of the first publication of this notice or the claims will be forever barred.

3. All claims must include supporting documentation or a clear statement of the amount and basis for the claim. Claims against the Trust and/or DECEDENT, must be presented by delivering or mailing a written statement of the claim to the Successor Trustee:

BARBARA K. BAKER
c/o Kelsi T. Lane, Esq.
Frazier Ryan Goldberg & Arnold, LLP
1850 N. Central Ave., Ste. 1800
Phoenix, AZ 85004
DATED this 30 April 2025.

FRAZIER RYAN GOLDBERG & ARNOLD, LLP

By: /s/Kelsi T. K Lane, Esq.
1850 N. Central Ave., Ste. 1800
Phoenix, AZ 85004
Attorneys for Successor Trustee

5/14, 5/21, 5/28/25

RR-3924897#

NOTICE TO CREDITORS OF

INFORMAL APPOINTMENT OF

PERSONAL REPRESENTATIVE AND/

OR INFORMAL PROBATE OF A WILL

CASE NO.: PB2025-000494

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

In the matter of the Estate of:
WALTER A. SCOTT

Decedent

NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: NANCY E. GRAHAM has been appointed Personal Representative of this Estate on JANUARY 23, 2025. She resides at 12931 LARRY LANE WEST GRAND BAY, ALABAMA 36541

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 12931 LARRY LANE WEST GRAND BAY, ALABAMA 36541.

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: 1/24/2025
/s/NANCY E. GRAHAM

5/14, 5/21, 5/28/25

RR-3924756#

NOTICE TO CREDITORS BY

PUBLICATION

NO. PB2025-003568

ARIZONA SUPERIOR COURT

MARICOPA COUNTY

In the Matter of the Estate of
BRYCE SCOTT WILLIAMS,

Decedent.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Patricia Ann Williams has been appointed as Personal Representative of the Estate.
2. Bryce Scott Williams died on April 5, 2025 (SSN: ***-**-1555).
3. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
4. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Patricia Ann Williams, 2577 W. Greenway Rd. Apt. 1039 Phoenix, Arizona 85023.
DATED this 6th day of May, 2025.

//signed// Patricia Ann Williams, Personal Representative

5/14, 5/21, 5/28/25

RR-3924734#

NOTICE TO CREDITORS

NO. PB2025-002208

SUPERIOR COURT OF ARIZONA,

MARICOPA COUNTY

In the Matter of the Estate of
KAREN A. DELANEY-PARSONS a/k/a

KAREN ANNE DELANEY-PARSONS,

Decedent.

NOTICE IS HEREBY GIVEN that COLLENE J. DELANEY 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 Charles A. Adams, P.C., 19082 N.R.H. Johnson Blvd., Suite B, Sun City West, Arizona 85375.
DATE: April 30, 2025.

/s/Collene J. Delaney
COLLENE J. DELANEY
Personal Representative

/s/Charles A. Adams
Charles A. Adams
Attorney for Personal Representative

5/7, 5/14, 5/21/25

RR-3923737#

NOTICE TO CREDITORS

CASE NO.: PB2025-003173

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:
Nancy Gail Graf, a.k.a. Nancy Gale Graf,

a.k.a. Nancy G. Graf, a.k.a. Nancy G. Porter,

Decedent.

Notice is given that Brianna Lyn Graf 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: Brianna Lyn Graf, Personal Representative, 804 W. Malibu Drive, Tempe, Arizona 85282.

DATED: 04/14/2025

/s/Brianna Lyn Graf

5/7, 5/14, 5/21/25

RR-3923015#

NOTICE TO CREDITORS BY

PUBLICATION

NO. PB2025-003385

ARIZONA SUPERIOR COURT

MARICOPA COUNTY

In the Matter of the Estate of
LINDA W. GUYAUX,

Decedent.

NOTICE IS GIVEN to all creditors of the

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Estate that:

1. East Valley Fiduciary Service Inc., #20592 has been appointed as Personal Representative of the Estate.

2. Claims against the Estate, Decedent or Trust 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 Knight Law PLC, Attn: Hunter G. Knight, 4320 E. Brown Rd. Ste. 108, Mesa, AZ 85205. DATED this 30 day of April, 2025.

Signed://Patrick Moore, Personal Representative//

5/7, 5/14, 5/21/25

RR-3923009#

NOTICE TO CREDITORS
No. PB2025-001621
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
Debra Kay Cannon,

Deceased.

NOTICE IS HEREBY GIVEN that Stephanie J. Bruno 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 Personal Representative 798 W Kingbird Dr, Chandler, AZ 85286 DATED this 2nd day of May 2025.

/s/Stephanie J. Bruno

5/7, 5/14, 5/21/25

RR-3922999#

**NOTICE TO CREDITORS BY
PUBLICATION**
No. PB2025-003276
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
TAKEKO MORALES,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Adam Roy Morales 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 Adam Roy Morales Jr., care of Scott T. Jensen of Guidant Law, PLC, 402 E. Southern Ave., Tempe, AZ 85282.

DATED this 21st day of April, 2025.

GUIDANT LAW, PLC
By: /s/Scott T. Jensen
402 E. Southern Ave.
Tempe, AZ 85282

Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922935#

NOTICE TO CREDITORS
(For Publication)
CARRO SURVIVOR'S TRUST
ESTABLISHED UNDER THE CAROL
R. CARRO AND MELVIN J. CARRO
REVOCABLE TRUST DATED JULY 30,
2003 ("the Survivor's Trust")

NOTICE IS HEREBY GIVEN that MITCHELL J. RACOOSIN is the current Trustee of the Survivor's Trust. The Trust was created by CAROL R. CARRO and MELVIN J. CARRO as Settlers and Trustees. CAROL R. CARRO died on April 4, 2025.

All persons having claims against CAROL R. CARRO 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 MITCHELL J. RACOOSIN, Trustee c/o BRAUN CATHIE KRUEZEL PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255.

This Notice to Creditors is made pursuant to A.R.S. §14-6103.

DATED 4/23/25

/s/MITCHELL J. RACOOSIN, Trustee
5/7, 5/14, 5/21/25

RR-3922918#**NOTICE TO CREDITORS**

No. PB2025-003231

(For Publication)

SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA

In the Matter of the Estate of
DON R PIERSON,

Deceased.

NOTICE IS GIVEN that ROXANNE PIERSON 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 Hough Law Offices, P.L.L.C., 2500 South Power Road, Suite 114, Mesa, Arizona 85209. DATED this 17th day of April, 2025

/s/Roxanne Pierson

7937 E. Sierra Morena Circle
Mesa, Arizona 85207

/s/Michael H. Hough, #015810

Hough Law Offices, P.L.L.C.
2500 South Power Road, Suite 114
Mesa, Arizona 85209

Attorney for ROXANNE PIERSON,
Personal Representative
5/7, 5/14, 5/21/25

RR-3922905#

**NOTICE TO CREDITORS BY
PUBLICATION**
No. PB2025-003357

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

In the Matter of the Estate of
MICHAEL ANDREW EVANS,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Jessica Jean Evans 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 Jessica Jean Evans, care of Andrew B. Compton of Compton Law, P.C., 1423 S. Higley Rd., Ste. 112, Mesa, AZ 85206.

DATED this 21 day of April, 2025.

COMPTON LAW, P.C.

By: /s/Andrew B. Compton
1423 S. Higley Rd., Ste. 112
Mesa, AZ 85206

Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922894#**NOTICE TO CREDITORS**

NOTICE IS HEREBY GIVEN that Christopher Palermo is the currently acting trustee of the Survivor's Trust established under The Palermo Family Living Trust. Trustor, Gerard V. Palermo passed away on March 31, 2025. All persons having claims against the trust 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 Trustee as follows: Christopher Palermo, Trustee, 3939 East Parkside Lane, Phoenix, AZ 85050

5/7, 5/14, 5/21/25

RR-3922823#

**NOTICE TO CREDITORS BY
PUBLICATION**
No. PB2025-003427

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

In the Matter of the Estate of
MARK S. KOWALSKI,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Nicole Neely 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 Nicole Neely, care of Giancarlo G. Estrada of Kamper and Estrada, PLLC, 3030 N.

Third St Ste 770, Phoenix, AZ 85012.

DATED this 1st day of May 2025.

KAMPER AND ESTRADA, PLLC

By: /s/Giancarlo G. Estrada
3030 N. Third St Ste 770
Phoenix, AZ 85012

Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922802#**NOTICE TO CREDITORS**

No. PB2025-003142

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

In the Matter of the Estate of:
RICHARD JOSEPH BROWN,

Deceased.

NOTICE IS HEREBY GIVEN that CONDIS AND ASSOCIATES, LLC 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 as follows: CONDIS AND ASSOCIATES, LLC c/o Dyer Bregman Ferris Wong & Carter, PLLC

3003 N. Central Avenue, Suite 2600
Phoenix, Arizona 85012

DATED this 1 day of MAY, 2025.

DYER BREGMAN FERRIS
WONG & CARTER, PLLC.
/s/Bernadette Ishak
CHARLES M. DYER
BERNADETTE ISHAK

Attorneys for Personal Representative
5/7, 5/14, 5/21/25

RR-3922800#**NOTICE TO CREDITORS**

(for Publication)

In the Matter of the Administration of:
The Kroll Family Living Trust, dated February 20, 2015, and any amendments thereto

Nancy R. Doney Kroll, deceased
NOTICE IS GIVEN to all creditors of the Estate that:

1. Nancy R. Doney Kroll is deceased and that Mary Ann Doney is the successor Trustee of the Kroll Family Living Trust, dated February 20, 2015, and any amendments thereto.

2. Claims against the Estate of Nancy R. Doney Kroll or the Kroll Family Living Trust, dated February 20, 2015, must be presented within four (4) months after the date of the first publication of this notice or be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the successor Trustee at: Mary Ann Doney, Trustee c/o Heather L. Parker, Esq. The Parker Law Office, LLC 6640 E. Baseline Road, Suite 103 Mesa, Arizona 85206 Dated: May 1, 2025.

THE PARKER LAW OFFICE, LLC
By: /s/Heather L. Parker, Esq.
6640 E. Baseline Road, Suite 103
Mesa, Arizona 85206

Attorney for Trustee
5/7, 5/14, 5/21/25

RR-3922796#**NOTICE TO CREDITORS**

(for Publication)

In the Matter of the Administration of:
The Kroll Family Living Trust, dated February 20, 2015, and any amendments thereto

James M. Kroll, deceased
NOTICE IS GIVEN to all creditors of the Estate that:

1. James M. Kroll is deceased and that Mary Ann Doney is the successor Trustee of the Kroll Family Living Trust, dated February 20, 2015, and any amendments thereto.

2. Claims against the Estate of James M. Kroll or the Kroll Family Living Trust, dated February 20, 2015, must be presented within four (4) months after the date of the first publication of this notice or be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the successor Trustee at: Mary Ann Doney, Trustee c/o Heather L. Parker, Esq. The Parker Law Office, LLC 6640 E. Baseline Road, Suite 103 Mesa, Arizona 85206 Dated: May 1, 2025.

THE PARKER LAW OFFICE, LLC

By: /s/Heather L. Parker, Esq.

6640 E. Baseline Road, Suite 103

Mesa, Arizona 85206
Attorney for Trustee

5/7, 5/14, 5/21/25

RR-3922794#**NOTICE TO CREDITORS**

No. PB2025-003171

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

In the Matter of the Estate of:
Asa Armstrong Liebmann,

Deceased.

Notice is given that Lief Liebmann, a.k.a. Lief Morgan Liebmann 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: Lief Liebmann, Personal Representative, 5345 Lewis Street, Dallas, Texas 75206. DATED: 4/3/25

/s/Lief Liebman, a.k.a. Lief Morgan
Liebmann

5/7, 5/14, 5/21/25

RR-3922790#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT GUARDIAN AND
CONSERVATOR OF OLIVIA
HOUGEN**

CASE NO. PB2025-001723
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of

OLIVIA HOUGEN

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 ASIMOU & ASSOCIATES, PLC has filed the following:

PETITION FOR PERMANENT
GUARDIAN AND CONSERVATOR OF
OLIVIA HOUGEN

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Thursday, July 10, 2025 at 9:00 AM

JUDICIAL OFFICER: Commissioner Elizabeth Bingert

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002

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 device, you should go to [tinyurl.com/jbzmcc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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/jbzmcc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

5/7, 5/14, 5/21/25

RR-3922775#**NOTICE TO CREDITORS**

CASE NO. PB2025-003310

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
ERIC MICHAEL FRANKEL,

Deceased.

NOTICE IS HEREBY GIVEN that DAVID LESLIE FRANKEL 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 OFFICE OF EMILY J. STYSKAL, PLLC, 3333 N. Haden Road, Suite 5, Scottsdale, Arizona 85251. DATED this 28th day of April, 2025.

LAW OFFICES OF EMILY J. STYSKAL,

PLLC

By: /s/Emily J. Styskal

Attorney for Personal Representative
5/7, 5/14, 5/21/25

RR-3922758#

**NOTICE TO CREDITORS BY
PUBLICATION**
No. PB2025-003090

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
MARIA GUADALUPE DE LA VEGA,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Alicia Hernandez 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 Alicia Hernandez, Personal Representative, 3295 SW Avalon Way #410, Seattle, Washington 98126. DATED April 22, 2025.

ALI LEGAL, PLLC

By: /s/Yaser Ali

Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922711#

Notice To Creditors/Genevieve F. Welch Name: David Parrett Welch Address: 351 W. Carbury St City, State, Zip: Tekoa, WA 99033 Daytime Telephone No: 509-869-5525 Representing Self, Without a Lawyer Shannon Trezza AZCLDP #80880 AZ Statewide Paralegal AZCLDP #80890 Arizona Superior Court, Maricopa County In the Matter of the Estate of: Genevieve F. Welch, Date of Birth: May 23, 1931 Deceased.

RECORDREPORTER.COM LEGALADSTORE.COM

PUBLIC NOTICES

Case No. PB2025-003207 Notice To Creditors Notice Is Hereby Given that David Parrett Welch 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 the Personal Representative at 351 W. Carbury St, Tekoa, WA 99033 Dated this 28 day of March, 2025. /s/ David Parrett Welch 351 W. Carbury St. Tekoa, WA 99033
5/7, 5/14, 5/21/25

RR-3922692#

Notice To Creditors/William Thomas Marking Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 P: (480) 348-1590 firm@phoenixlawteam.com Emily B. Kile, Esq., #018819 Attorney for Personal Representative, David Frank Marking In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of Williams Thomas Marking Deceased. No. PB2025-000211 Notice To Creditors Notice is given that David Frank Marking 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 Emily B. Kile, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261. Dated this 29th day of April, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261 Attorney for Personal Representative
5/7, 5/14, 5/21/25

RR-3922691#

Notice To Creditors/Shirley Ann Macias Rita A. Daninger State Bar No. 019437 Rita A Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: Sandra M. Ledesma In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Shirley Ann Macias Deceased. PB2025-001363 Notice To Creditors Notice Is Hereby Given that Sandra M. Ledesma has been appointed as Personal Representative of the above-captioned 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, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 24th day of April 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative
5/7, 5/14, 5/21/25

RR-3922690#

Notice To Creditors/Brent Engilman Trust Notice is given that Brent Engilman, Trustor of the Brent Engilman Trust, died on March 1, 2025. John Francis Ciombor is the Trustee of the Trust. All persons having claims against 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 the Trustee, John Francis Ciombor, at 3108 E. Escudra Rd., Phoenix, AZ 85050. Dated: April 24, 2025. /s/ Jeffrey C. Whitley Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 852558
5/7, 5/14, 5/21/25

RR-3922689#

Notice To Creditors/Brent Engilman Jeffrey C. Whitley (AZ # 019366) Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 85255 Tel: (480) 393-0404 Fax: (480) 365-0356 jeff@whitleylawgroup.com 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 Brent Engilman, an unmarried man, Deceased, No. PB2025-003043 Notice To Creditors Notice is given that John Francis Ciombor is appointed personal representative of the Estate of Brent Engilman. 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 100, Scottsdale, AZ 85255. Dated: April 24, 2025 /s/ Jeffrey C. Whitley Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 852558
5/7, 5/14, 5/21/25

RR-3922688#

Notice To Creditors/David Sterenfeld Living Trust Notice is given that David Adam Sterenfeld, Trustmaker of the David Sterenfeld Living Trust, died on March 22, 2025. Candace Frances Jung is the Trustee of the Trust. All persons having claims against 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 the Trustee, Candace Frances Jung, at 13663 E. Columbine Drive, Scottsdale, AZ 85259. Dated: April 24, 2025 /s/ Jeffrey C. Whitley Whitley Legal Group, P.C. 17550 N. Perimeter Dr., Suite 100 Scottsdale, AZ 852558
5/7, 5/14, 5/21/25

RR-3922687#

Notice To Creditors By Publication/Ethel Marie Rozelle Kent Flowers 8523 E. Dewberry Ave. Mesa, AZ 85208 Phone: 480-213-6874 Email: kentflowers245@msn.com 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 Ethel Marie Rozelle, Deceased. No. PB2025-003040 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Kent Flowers 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 Kent Flowers, 8523 E. Dewberry Ave. Mesa AZ, 85208. Dated this 25th day of April, 2025. /s/ Kent Flowers, Personal Representative
5/7, 5/14, 5/21/25

RR-3922684#

Notice To Creditors/Elizabeth Hughes Income Only Trust, Dated March 21, 2024, and any amendments thereafter Copper Wren Law 1930 S. Alma School Road, Suite C201 Mesa, Arizona 85210 Phone: (602) 679-3956 Fax: (480) 418-4493 Email: Courts@CopperWrenLaw.com Elizabeth Cole, AZ #034478 Korey Bahme, AZ #035231, Of Counsel Attorney for Trustee In The Matter of the Trust of: Elizabeth Hughes Income Only Trust, Dated March 21, 2024, and any amendments thereafter, a Trust. Notice To Creditors Notice is given that Christian Spencer was appointed as Successor Trustee of Elizabeth Hughes Income Only Trust, Dated March 21, 2024. All persons having claims against the estate must present their claims within 4 (four) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Christian Spencer at: Copper Wren Law c/o: Elizabeth Cole 1930 S. Alma School Road, Suite C201 Mesa, Arizona 85210 Dated this 25th day of April 2025. Copper Wren Law /s/ Elizabeth Cole Attorney for Trustee
5/7, 5/14, 5/21/25

RR-3922683#

Notice To Creditors By Publication/Vincent Ruggiero Sophia Ruggiero 224 Spring Meadow Dr. Unit K Holbrook, NY 11741 Phone: 516-770-6502 Email: nevadul1157@

gmail.com 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 Vincent Ruggiero, Deceased. No. PB2025-002974 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Sophia Ruggiero 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 Sophia Ruggiero, 224 Spring Meadow Dr. Unit K, Holbrook, NY 11741. Dated this 16th day of April, 2025. /s/ Sophia Ruggiero, Personal Representative
5/7, 5/14, 5/21/25

RR-3922682#

Trustee Notice To Creditors/Swisher Family Trust To All Creditors: Santos Swisher, as Trustor, created the Swisher Family Trust on August 6, 2001 (Trust). She was born on November 1, 1941. She passed away on March 23, 2025. Notice is given that Martha Navarro was appointed as Successor Trustee on April 25, 2025. All persons having claims against the estate must present their claims within four (4) months from the date of the first publication of this Notice or the claims will be barred. All claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, Martha Navarro, at 301 West Minton Street, Phoenix, AZ 85041.
5/7, 5/14, 5/21/25

RR-3922681#

Notice To Creditors Of Informal Appointment Of Personal Representative/Musa Yacub Sayegh Womble Bond Dickinson (US) LLP 201 East Washington Street, Suite 1200 Phoenix, Arizona 85004 Peter R. Wand (State Bar No. 025817) Direct Dial: 602.262.5305 Direct Fax: 602.734.3752 Email: peter.wand@wbd-us.com Amanda L. Thatcher (State Bar No. 030804) Direct Dial: 602.262.0848 Email: amanda.thatcher@wbd-us.com Attorneys for Personal Representative Lisa Ann Rios Superior Court Of Arizona County Of Maricopa In The Matter of the Estate of Musa Yacub Sayegh, Deceased. No. PB2025-003007 Notice To Creditors Of Informal Appointment Of Personal Representative Notice Is Given That: 1. Personal Representative: Lisa Ann Rios has been appointed Personal Representative of this Estate on April 15, 2025. Her address is in care of Amanda L. Thatcher, Womble Bond Dickinson US LLP, 201 East Washington Avenue, 12th Floor, Phoenix, Arizona 85004. 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 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 in care of Amanda L. Thatcher, Esq., Womble Bond Dickinson (US) LLP, 201 East Washington Street, 12th Floor, Phoenix, Arizona 85004. 4. Notice Of Appointment: A copy of the Statement of Informal Appointment of Personal Representative (Intestate Estate) is attached to the copy of this document mailed to all known creditors. Dated: April 24, 2025. Womble Bond Dickinson (US) LLP By: /s/ Amanda L. Thatcher Peter R. Wand Amanda L. Thatcher Attorneys for Personal Representative Lisa Ann Rios
5/7, 5/14, 5/21/25

RR-3922680#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2013-000143
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of MELANIE RENEE WRIGHT, Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. George Ryan Wright 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 George Ryan Wright, care of Yvette L. Ashworth of Johnson & Associates, P.L.L.C., 10320 West McDowell Road, Building D, Avondale, AZ 85392.
DATED this 30th day of April, 2025.
JOHNSON & ASHWORTH, P.L.L.C.
By: /s/ illegible
YVETTE L. ASHWORTH
LORA G. JOHNSON
10320 West McDowell Road, Building D
Avondale, AZ 85392
Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922642#

NOTICE TO CREDITORS
NO. PB2025-003288
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of KAREN LYNN HINTON, Deceased.

NOTICE IS HEREBY GIVEN THAT KATHERINE J. CUDAHY 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 at KATHERINE J. CUDAHY, c/o MARZ LAW, LLC, 3300 N. Central Avenue, Suite 800, Phoenix, Arizona 85012.
DATED this 30th day of April, 2025.
MARZ LAW, LLC
/s/ Rachel Butts
JESSE J. MARZIALA, Esq.
RACHEL K. BUTTS, Esq.
Attorneys for Personal Representative
5/7, 5/14, 5/21/25

RR-3922552#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2024-071487
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of Terrance J. McGuire an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Christopher A. McGuire has been appointed Personal Representative of this Estate on.
Address: 6225 W. Irma Lanem, Glendale, AZ 85308
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 6225 W. Irma Lane, Glendale, AZ 85308
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: 10/25/24

/s/ illegible

Personal Representative

5/7, 5/14, 5/21/25

RR-3922509#

NOTICE TO CREDITORS (FOR PUBLICATION)
THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
THE ROZANNE FREITAG LIVING TRUST, DATED NOVEMBER 24, 2015, Irrevocable.
NOTICE IS HEREBY GIVEN THAT THE ROZANNE FREITAG LIVING TRUST, BENJAMIN THOMAS FREITAG, Trustee, is being administered. All persons having claims against the Trust 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 Successor Trustee at the address shown below.
DATED this 21st day of April, 2025.
/s/ Benjamin Thomas Freitag
Successor Trustee
7619 East Medlock Drive
Scottsdale, AZ 85250
RESPECTFULLY SUMMITTED this 21st day of April, 2025.
BENEDICT LEGAL
By: /s/ Benjamin D. Benedict
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Trustee
5/7, 5/14, 5/21/25

RR-3922497#

NOTICE TO CREDITORS

(For Publication)

Estate of Annette Francis Morley
NOTICE IS HEREBY GIVEN that Jon-Paul Christopher Morley is the Personal Representative of this Estate of Annette Francis Morley.
All persons having claims against the Estate of Annette Francis Morley 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 pursuant to A.R.S. §14-6103. Claims must be presented by delivering or mailing a written statement of the claim to Jon-Paul Christopher Morley, c/o Fountain Hills Law Firm, PO Box 19565, Fountain Hills, AZ 85269.
Dated: 4-30-25
/s/ Jon-Paul Christopher Morley
Personal Representative
5/7, 5/14, 5/21/25

RR-3922422#

NOTICE TO CREDITORS PURSUANT TO A.R.S. §14-6103

In the Matter of:
THE RODGER TRUST, dated April 1, 2009,
GEORGE D. RODGER and
CONSTANCE C. RODGER, Deceased.
NOTICE IS HEREBY GIVEN THAT GEORGE D. RODGER, Grantor of THE RODGER TRUST dated April 1, 2009, passed away on April 23, 2025, and CONSTANCE C. RODGER, Grantor of THE RODGER TRUST dated April 1, 2009, passed away on January 4, 2022. JENNIFER MAHONEY is the acting Trustee of THE RODGER TRUST.
All persons having claims against Trust or Estate of GEORGE D. RODGER and CONSTANCE C. RODGER that arose prior to the Grantors' deaths, are required to present their claims within four months after the published notice or within sixty days after mailing or delivery of this Notice to Creditors by Mail, if later, or be forever barred.
Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Mahoney Law Office PLLC, 2980 N. Litchfield Rd., #120, Goodyear, AZ 85395. DATED April 30, 2025.

/s/ Jennifer Mahoney, Esq.
Mahoney Law Office, PLLC
2980 N. Litchfield Rd. #120
Goodyear, AZ 85395

5/7, 5/14, 5/21/25

RR-3922349#

NOTICE TO CREDITORS

NO. PB2025-003404

SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of MICHAEL FREDDY GUEBARA, Deceased.

Notice is given that MARY ELIZABETH GUEBARA 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: 4-24-2025.

PENNINGTON LAW, PLLC
By /s/ Andre L. Pennington, Esq.
Attorney for MARY ELIZABETH GUEBARA

5/7, 5/14, 5/21/25

RR-3922345#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE TO CREDITORS**NO. PB2025-003340**

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

In the Matter of the Estate of:
GERARDO CAMPOS,

Deceased.

NOTICE IS GIVEN that JOSE LUIS CAMPOS has been appointed as Personal Representative of the above-captioned 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 the address listed below:

JOSE LUIS CAMPOS
c/o Banker Law Office, P.L.L.C.
14455 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85254
DATED this 29th day of April, 2025.
/s/Yvette N. Banker
Attorney for Personal Representative
5/7, 5/14, 5/21/25

RR-3922242#**NOTICE TO CREDITORS BY PUBLICATION****NO. PB2025-001159**

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

In the Matter of the Estate of
JOHN NICOLOFF,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Elizabeth Lynn Roper 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 Elizabeth Lynn Roper, care of Keith R. Lyman of Lyman Law Office, 2550 W. Union Hills Dr. Ste. 350, Phoenix, AZ 85027.

DATED this 30th day of April, 2025.
LYMAN LAW OFFICE
By: /s/Keith R. Lyman
KEITH R. LYMAN
2550 W. Union Hills Dr. Ste. 350
Phoenix, AZ 85027
Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922326#**NOTICE TO CREDITORS**

CASE NO.: PB2025-000591
SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA

In the Matter of the Estate of
MARGARET M. MORAN,

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: 29 April 2025

/s/Harriette E. Moran,
Personal Representative
5/7, 5/14, 5/21/25

RR-3922294#

NOTICE TO CREDITORS
(For Publication)
THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the JANE KNEUT
FAMILY TRUST, DATED OCTOBER
1, 2021

Irrevocable.

NOTICE IS HEREBY GIVEN that
THE JANE KNEUT FAMILY TRUST,
Dated October 1, 2021, Dorothy Ann

Harvey Trustee (the "Trust") is being administered. All persons having claims against the Trust or the Estate of Jane M. Kneut 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 Successor Trustee at the address shown below.
DATED this 29 day of April, 2025.

/s/Dorothy Ann Harvey, Trustee
18667 N. 84th Drive
Peoria, Arizona 85382

5/7, 5/14, 5/21/25

RR-3922244#**NOTICE TO CREDITORS BY PUBLICATION****NO. PB2025-003320**

ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
BARBARA LEE HAMMER,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Stephen Manes 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 Stephen Manes, care of Hallie Tessendorf of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.

DATED this 22 day of April, 2025.
DANA WHITING LAW, PLLC
By: /s/HALLIE TESSENDORF
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Personal Representative
5/7, 5/14, 5/21/25

RR-3922242#**NOTICE TO CREDITORS****CASE NO. PB2024-050343**

(For Publication)

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

In the Matter of the Estate of:
DONALD LEE ADAMS,

Deceased.

NOTICE IS HEREBY GIVEN that MARY L. WARD 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 Personal Representative, c/o Caleb S. Lihn, Esq. at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382.
RESPECTFULLY SUBMITTED this 29 day of April, 2025.

LIHN LAW GROUP, PLLC
By: /s/Rachael Mitchell
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, Arizona 85382
Attorneys for Personal Representative
5/7, 5/14, 5/21/25

RR-3922239#**NOTICE TO CREDITORS****CASE NO. PB2025-003076**

(For Publication)

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

In the Matter of the Estate of:
JOHN JOSEPH KENNEDY,
Deceased.

NOTICE IS HEREBY GIVEN that GLORIA KENNEDY 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 Personal Representative, c/o Caleb S. Lihn, Esq. at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382.

RESPECTFULLY SUBMITTED this 29 day of April, 2025.

LIHN LAW GROUP, PLLC
By: /s/Rachael Mitchell
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, Arizona 85382
Attorneys for Personal Representative
5/7, 5/14, 5/21/25

RR-3922236#**NOTICE TO CREDITORS****CASE NUMBER: PB2025-001708**

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of: Anna Thao Vuong, Deceased. NOTICE IS HEREBY GIVEN that John Thanh Vuong has been appointed Personal Representative of the Estate of Anna Thao Vuong, deceased, on March 4, 2025.

All persons or entities 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 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 to the Personal Representative at the following address:
John Thanh Vuong
3663 South Hassett
Mesa, Arizona 85212
DATED this 7th day of May, 2025.
John Thanh Vuong
Personal Representative
5/7, 5/14, 5/21/25

RR-3922158#**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT GUARDIANSHIP****CASE NO. PB2024-004950**

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
Alicsha Garrison
To: Lakesha M. Garrison; Percival Johnson

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 Miriam Cooley has filed the following:
Petition for permanent guardianship
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, May 29, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Janet Corral
PLACE: 222 E. JAVELINA AVENUE, 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.
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 oppose the relief

requested in the Petition is likewise not required to 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 or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom described above 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 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 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 person 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.

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcc10 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>
Or scan the following QR code on your smartphone or tablet:
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/jbzmcc10 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#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/30, 5/7, 5/14, 5/21/25

RR-3920570#**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: PALM HARBOR
Body Style: 16 X 65 MH
Model Year: 1987
M V R VIN : A S 1 5 8 0 8 H L
Level II VIN: AS15808
Date and Time of Sale: 6/13/25 10:00:00 AM
Location of Sale: Space No. 202
SUN GARDEN MHC, LLC
SUN GARDEN MOBILE HOME COMMUNITY
8301 N. 103RD AVENUE
PEORIA, AZ 85345
Name of landlord: SUN GARDEN MHC, LLC

Amount of Claimed Lien: \$6,048.49 as of June 13, 2025

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: July 13, 2012
Name(s) of Tenant(s): JESI LYNN MOORE, TRAVIS MOORE
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.
SUN GARDEN MHC, LLC
By: /s/Illegible
Park Manager
Dated: May 12, 2025
5/21, 5/28/25

RR-3928860#**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: INFINITY III
Body Style: 13 X 50 MH
Model Year: 1997
VIN : 0 9 9 7 6 1 0 7 9 0 0 A
VIN: 09976107900B
Date and Time of Sale: 6/13/25 10:10:01 AM
Location of Sale: Space No. 155
SUN GARDEN MHC, LLC
SUN GARDEN MOBILE HOME COMMUNITY
8301 N. 103RD AVENUE
PEORIA, AZ 85345
Name of landlord: SUN GARDEN MHC, LLC

Amount of Claimed Lien: \$5,982.00 as of June 13, 2025

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 29, 2018
Name(s) of Tenant(s): CHERYL ANNE LOVE
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.
SUN GARDEN MHC, LLC
By: /s/Illegible
Park Manager
Dated: May 12, 2025
5/21, 5/28/25

RR-3928859#

RECORDREPORTER.COM LEGALADSTORE.COM

PUBLIC NOTICES

TRUSTEE'S SALES

PUBLISHERS STATEMENT: All real estate advertised herein is subject to the Federal Fair Housing Act which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



EQUAL HOUSING
OPPORTUNITY

NOTICE OF TRUSTEE'S SALE
Recorded: 05/12/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated March 05, 2014 and recorded on March 18, 2014, as Instrument No. 2014-0169627, 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 Conference Room of the Craig Collins Law Office, 13912 W. Stardust Blvd., #100, Sun City West, Arizona 85375, on August 27, 2025, at 10:00 AM of said day: **LOT 1, Lot 17, of VERAMONTE PARCEL 2, according to Book 688 of Maps, Page 29, records of Maricopa County, Arizona; Except all minerals, ores, and metals of every kind and character and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances in or under said land as reserved in the patent to said land. Per A.R.S. Section 33-803 (A) (2), the undersigned trustee 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: 14130 W. Dahlia Dr. Surprise, AZ 85379 A.P.N.: 501-40-872 Original Principal Balance: \$165,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Benjamin C. Collins, an unmarried man 14130 W. Dahlia Dr., Surprise, AZ 85379 Name and address of beneficiary: (as of recording of Notice of Sale) Emerald Bay Properties, L.L.C. 13912 W. Stardust Blvd. Sun City West, Arizona 85375 Phone Number: (623) 977-7267 Sale Information: 623-977-7267 Dated: May 12, 2025. /s/Craig Collins, a member of the State Bar of Arizona (SATE OF ARIZONA) ss. COUNTY OF MARICOPA) On May 12, 2025, before

me, Michelle White, a Notary Public for the State of Arizona, personally appeared Craig Collins, 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. /s/Michelle L. White Notary Public My Commission Expires January 1, 2028
5/21, 5/28, 6/4, 6/11/25

RR-3928618#

TS/File 100226
Notice Of Trustee's Sale
Recorded: 04/10/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 5/7/2021, in 2021-0513904 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 main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 7/10/2025 at 11:00 A.M. of said day: Lot 129, Grayson Square, according to Book 713 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 2005-0143622; and in Instrument No. 2005-0143623, records of Maricopa County, Arizona. Purported Property Address: 2326 W. Gaby Rd., Phoenix, AZ 85041 Tax Parcel Number: 105-65-821 Original Principal Balance: \$370,000.00 Original/Current Beneficiary: Kim Heng Chea and Lily Sieng, husband and wife 211 Parker Road, Dracut, MA 01826 Original/Current Trustor: Charnan Outhen and Alvin Outhen, wife and husband 2326 W. Gaby Road, Phoenix, AZ 85041 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of \$353,852.21 plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: April 10, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Anakin Lane Brockway Notary Public My Commission Expires: 5-8-2028
5/21, 5/28, 6/4, 6/11/25

RR-3927525#

TS#: 2250425050
Notice of Trustee's Sale
Recorded: 05/07/2025 Loan #: 970159500 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/10/2022 and recorded on 11/15/2022 as Instrument # 20220838150, 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 At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 8/6/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 4540 N 34th Pl. Phoenix, AZ 85018 A.P.N.: 170-22-130 Original Principal Balance: \$830,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Sea to Sky LLC, an Arizona Limited Liability Company 7700 E. Gainey Ranch Road, Unit 105 Scottsdale, Arizona 85258 Name and address of beneficiary: (as of recording of Notice of Sale) Carol J. Wonderleigh as Trustee, or any successor Trustee, of The Carol J. Wonderleigh Trust, dated March 18, 2013, as amended 2513 E Glenrosa Phoenix, AZ 85016 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ <https://mkconsultantsinc.com> Dated: 5/7/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiaki, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona ss County of Maricopa On 5/7/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiaki, personally known to me (or 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 hereby set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 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.
5/21, 5/28, 6/4, 6/11/25

RR-3927524#

TS#: 135657-AZ Order #: CTT25027038
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 10/17/2020 and recorded on 10/22/2020, as Instrument No. 20201017318, 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 11, OF ADORA TRAILS PARCEL 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1247 OF MAPS, PAGE 32. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 313-21-680 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7622 S QUINN AVE GILBERT, AZ 85298-0148** 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: 8/14/2025 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: MICHAEL A. MADER AND ANDREA ELIZABETH MADER 7622 S QUINN AVE GILBERT, AZ 85298-0148 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$483,736.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 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: 5/6/2025 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 May 06, 2025 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 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.
5/21, 5/28, 6/4, 6/11/25

RR-3927337#

TS#: 25-34867 Order #: 101-10707487
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 4/6/2006 and recorded on 4/11/2006 as Instrument # 20060482962, Book Page 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 At the Main entrance of the Maricopa Superior Court Building located at 201 West Jefferson, Phoenix, AZ 85003, on 8/21/2025 at 12:00 PM of said day: Lot 230, of Encanto Meadows Unit Two, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded Book 226 of Maps, page 6. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. 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: 2520 N 44TH DR PHOENIX, AZ 85035 A.P.N.: 103-22-425 Original Principal Balance: \$165,750.00 Name and address of original trustor: (as shown on the Deed of Trust) Maria G. Campos, a single woman 2520 N 44TH DR PHOENIX, AZ 85035 TS#: 25-34867 Order #: 101-10707487 Name and address of beneficiary: (as of recording of Notice of Sale) Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-N22 Asset-Backed Pass-Through Certificates, c/o Carrington Mortgage Services, LLC 1600 South Douglas Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express 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. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/9/2025 Vylla Solutions, LLC LaTredan Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-34867 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 Texas ss County of Collin) On 5/9/2025 before me, Dee Ann Potote Notary Public, personally appeared LaTredan Franklin, Trustee Sales Specialist personally known to me (or 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. IN WITNESS WHEREOF I hereunto set my hand and official seal. Dee Ann Potote, My Comm. Expires 08-19-2028
5/21, 5/28, 6/4, 6/11/25

RR-3927336#

TS#: 25-35032 Order #: 101-10711532
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 6/17/2022 and recorded on 6/17/2022 as Instrument # 20220510487, Book Page 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 In the Courtyard by the main entrance of the Superior Court Building, 201 West Jefferson,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Phoenix, AZ 85003, on 8/21/2025 at 10:00 AM of said day: Lot 51, Ryland at Harbor Shores, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 512 of Maps, Page 35. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. 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: 10404 W GRANADA RD AVONDALE, AZ 85392 A.P.N.: 102-31-178 Original Principal Balance: \$392,755.00 Name and address of original trustor: (as shown on the Deed of Trust) Magali Dunn and Andre R. Dunn, wife and husband 10404 W Granada Rd Avondale, AZ 85392-4742 TS#: 25-35032 Order #: 101-10711532 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express 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. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/9/2025 Vylla Solutions, LLC LaTédra Franklin, Trustee Sales Specialist personally known to me (or 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. IN WITNESS WHEREOF I hereunto set my hand and official seal, Dee Ann Poteet, My Comm. Expires 08-19-2026 5/21, 5/28, 6/4, 6/11/25

RR-3927335#

NOTICE OF TRUSTEE'S SALE Title No. DEF-671249 Trustee's Sale No. 183687 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/30/2014 in Instrument No. 20140279849, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder 201 W. Jefferson Street, Phoenix, AZ 85003 on 08/14/2025 at 10:00 AM. NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND

OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 6, Patio Homes East, according to Book 127 of Maps, page 35, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 5218 S 48th St, Phoenix, AZ 85040 TAX PARCEL NUMBER(S): 123-12-007 ORIGINAL PRINCIPAL BALANCE: \$59,916.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: STEPHANIE D. HILL 5218 S 48th St Phoenix, AZ 85040 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/7/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A 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 Mortgagor or the Mortgagee's attorney. A-4843213 05/21/2025, 05/28/2025, 06/04/2025, 06/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3926906#

TS No. 2025-00037-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 01/17/2022 and recorded on 01/19/2022 as Instrument No. 20220055700, 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 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 main entrance of the Superior Court Building, Maricopa County Courthouse, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 06/12/2025 at 10:30 AM of said day: Legal Description: LOT 172, UNION HILLS MANOR UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 183, OF MAPS, PAGE 26. Purported Street Address: 3031 WEST MICHIGAN AVENUE, PHOENIX, AZ 85053 Tax Parcel Number: 207-01-339 Original Principal Balance: \$ 334,757.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Nations Direct Mortgage, LLC c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : DUKE FISHER II, AN UNMARRIED MAN, AND VICTORIA PRYOR, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 3031 WEST MICHIGAN AVENUE, PHOENIX, AZ 85053 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.aitsource.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: _____ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On _____ before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____

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. _____

NOTARY PUBLIC
5/14, 5/21, 5/28, 6/2/25

RR-3925470#

TS No. 2025-00073-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 09/12/2018 and recorded on 09/12/2018 as Instrument No. 20180688797, 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 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 main entrance of the Superior Court Building, Maricopa County Courthouse, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 06/12/2025 at 10:30 AM of said day: Legal Description: PARCEL NO. 1: LOT 22, OF VALENCIA HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 33. EXCEPT THE EAST 65 FEET THEREOF AND EXCEPT THE WEST 50 FEET THEREOF. PARCEL NO. 2: THE WEST 50 FEET OF LOT 22, OF VALENCIA HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 33. Purported Street Address: 814 E RAILROAD ST, BUCKEYE, AZ 85326 Tax Parcel Number: 504-49-017C Original Principal Balance: \$ 127,645.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : TERESA A. LUERA, AN UNMARRIED WOMAN, AND LORENZO A. ESQUIVEL, AN UNMARRIED MAN 814 E RAILROAD ST, BUCKEYE, AZ 85326 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.aitsource.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: _____ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On _____ before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____

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. _____

NOTARY PUBLIC
5/14, 5/21, 5/28, 6/2/25

RR-3925467#

TS No. 2025-00075-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 01/26/2006 and recorded on 02/03/2006 as Instrument No. 2006-0166525, Book --- Page --- 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 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 Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 06/12/2025 at 10:00 AM of said day: Legal Description: LOT 98, OF SUNSET MEADOWS REPLAT, ACCORDING TO BOOK 225 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 7320 W MINNEZONA AVENUE, PHOENIX, AZ 85033 Tax Parcel Number: 144-37-684 Original Principal Balance: \$ 147,200.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MILAGROS RILLERA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY 7320 W MINNEZONA AVENUE, PHOENIX, AZ 85033 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.aitsource.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: _____ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On _____ before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____

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. _____

NOTARY PUBLIC
5/14, 5/21, 5/28, 6/2/25

RR-3925463#

TS/File 100220 Notice Of Trustee's Sale Recorded: 03/31/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 3/2/2023, in 2023-0105740 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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 7/1/2025 at 11:00 A.M. of said day; Lot 7, of Sun City West Unit 36, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 310 of Maps, Page 35, Purported Property Address: 14626 W. Trading Post Dr., Sun City West, AZ 85375 Tax Parcel Number: 232-17-052 Original Principal Balance: \$284,000.00 Current Beneficiary: Andrew Gerhartz Investment Trust 1411 North 122nd St. Wauwatosa, WI 53226 Original/Current Trustee: Sean M Mannion and Joyce Mannion, husband and wife 10042 Clybourn Ave., Los Angeles, CA 91040 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: March 31, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas)) County of Miami) The foregoing instrument was acknowledged before me on March 31, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 02-03-2027
5/14, 5/21, 5/28, 6/4/25

RR-3925341#

NOTICE OF TRUSTEE'S SALE Title No. 2580751AZD Trustee's Sale No. 180836 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 11/30/2017 in Instrument No. 20170886218, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 07/31/2025 at 10:00 A.M. NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: UNIT 48, OF TRE BELAVIA, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN DOCUMENT NO. 2003-1646651, ACCORDING TO BOOK 660 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, PURPORTED STREET ADDRESS: 2150 E Bell Rd Unit 1063, Phoenix, AZ 85022 TAX PARCEL NUMBER(S): 214-08-361 3 ORIGINAL PRINCIPAL BALANCE: \$57,500.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Karen D Haber, an unmarried woman 2150 E Bell Rd Unit 1063 Phoenix, AZ 85022 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated:4/29/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A 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 Mortgagee or the Mortgagee's attorney, A-FN4842682 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025
5/14, 5/21, 5/28, 6/4/25

RR-3925248#

TS No. 2025-00076-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 09/16/2005 and recorded on 09/23/2005 as Instrument No. 20051408966, 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 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 07/01/2025 at 12:00 P.M. of said day; Legal Description: LOT 273 OF CIMARRON UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 256 OF MAPS, PAGE 47, Purported Street Address: 7041 SOUTH 44TH WAY, PHOENIX, AZ 85042 Tax Parcel Number: 123-18-834 Original Principal Balance: \$93,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust, 2006-AM1, Mortgage Pass-Through Certificates, Series 2006-AM1 c/o PHH Mortgage

Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : KEVIN LEROY WILLIAMS, AN UNMARRIED MAN 7041 SOUTH 44TH WAY, PHOENIX, AZ 85042 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: Trustee Sale Assistant Pursuant to A.R.S. 33 -- 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive -- Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____

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. _____

NOTARY PUBLIC
5/21, 5/28, 6/4, 6/11/25

RR-3924902#

TS No. 2025-00045-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 01/22/2007 and recorded on 01/29/2007 as Instrument No. 20070115075, 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 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 Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 06/12/2025 at 10:00 A.M. of said day; Legal Description: Lot 189, Sunridge Two, according to Book 186 of Maps, Page 23, records of Maricopa County, Arizona, Purported Street Address: 1640 SOUTH DAVIS STREET, MESA, AZ 85210 Tax Parcel Number: 134-25-198 Original Principal Balance: \$260,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 c/o PHH Mortgage Corporation PO

BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : RENE PALOMINO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 1640 SOUTH DAVIS STREET, MESA, AZ 85210 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: Trustee Sale Assistant Pursuant to A.R.S. 33 -- 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive -- Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____

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. _____

NOTARY PUBLIC
5/14, 5/21, 5/28, 6/2/25

RR-3924873#

TS#: 135194-AZ Order #: 250210953-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 5/2/2022 and recorded on 5/6/2022, as Instrument No. 20220397853, the subject Deed of Trust was modified by Loan Modification recorded on 6/25/2024 as Instrument 20240336318 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 19, OF PALOMINO ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 95 OF MAPS, PAGE 38, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-43-035 STREET ADDRESS OR IDENTIFIABLE LOCATION: 514 E MORGAN DR GILBERT, AZ 85295 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: 8/7/2025 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: JAMES P MULLALLY AND SHEILA M MULLALLY 514 E MORGAN DR GILBERT, AZ 85295 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$520,000.00 CURRENT BENEFICIARY: loanDepot.com, LLC 5465 Legacy Drive Plano, Texas 75024 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: 4/30/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On 4/30/2025 before me, Jennifer De La Merced 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. Jennifer De La Merced My Commission Expires Jan. 16, 2028 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.
5/14, 5/21, 5/28, 6/4/25

RR-3924515#

TS#: 135203-AZ Order #: CTT25024829 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 3/7/2022 and recorded on 3/11/2022, as Instrument No. 20220222834, 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 60, TAMI ESTATES, ACCORDING TO BOOK 88 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 167-42-061 STREET ADDRESS OR IDENTIFIABLE LOCATION: 4950 E PARADISE DR SCOTTSDALE, AZ 85254 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: 8/14/2025 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

TRUSTOR: JASON R. PORTER 4950 E PARADISE DR SCOTTSDALE, AZ 85254 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$490,200.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 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: 5/2/2025 CLEAR RECON CORP Carlos Madrid, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 2, 2025 before me, Jennifer De La Merced 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. Jennifer De La Merced My Commission Expires Jan. 16, 2028 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.

5/14, 5/21, 5/28, 6/4/25

RR-3924513#

TS#: 135202-AZ Order #: CTT25024775 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 4/24/2020 and recorded on 5/4/2020, as Instrument No. 20200380100, and re-recorded on 10/26/2021 as instrument # 20211151256, 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 146, OF SURPRISE FARMS PHASE 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 883 OF MAPS, PAGE 20; EXCEPT ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 100 FEET BELOW THE SURFACE OF THE WEST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 412 OF DEEDS, PAGE 558, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 502-89-429 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18514 WEST STATLER STREET SURPRISE, AZ 85388 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: 8/14/2025 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: SANDRA J. MAIERS 18514 WEST STATLER STREET SURPRISE, AZ 85388 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$190,000.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 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: 5/2/2025 CLEAR RECON CORP Carlos Madrid, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 2, 2025 before me, Jennifer e La Merced 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. Jennifer De La Merced My Commission Expires Jan. 16, 2028 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.

5/14, 5/21, 5/28, 6/4/25

RR-3924494#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010360543 Title Order No.: 250035042 FHA/VA/PMI No.: 45-45-6-3356264 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated March 29, 2023 and Recorded as Instrument No. 20230160774 on March 30, 2023 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, 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 08/07/2025 at 10:00 AM of said day; LOT 794, OF KNOELL NORTH UNIT 8, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 142 OF MAPS, PAGE 27, ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 11002 N 45TH AVE, GLENDALE, AZ 85304 Tax parcel number: 148-03-336 3 Original Principal Balance: \$398,970.00 Name and mailing address of original trustor (as shown on the Deed of Trust): RUSSELL JORDAN SMITH, AN UNMARRIED MAN, 11002 N 45TH AVE, GLENDALE, AZ 85304 Name and address of beneficiary (as of recording of Notice of Sale): VILLAGE CAPITAL & INVESTMENT LLC, C/O VILLAGE CAPITAL & INVESTMENT

2460 PASEO VERDE PARKWAY SUITE 110 HENDERSON, NV 89074 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & 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 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 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 4/28/2025 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is 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: SERVICELINK AUCTION 14785 PRESTON ROAD SUITE 1150 DALLAS, TX 75254 972-732-2581 www.hudsonandmarshall.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-4842370 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924493#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010315000 Title Order No.: 240642639 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 01, 2021 and Recorded as Instrument No. 20210965907 on September 07, 2021 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, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day; LOT 104, OF ANTHEM UNIT 35, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 584 OF MAPS, PAGE 46, AND CERTIFICATE OF CORRECTION RECORDED AS 2002-0239591, OF OFFICIAL RECORDS, ACCORDING TO THE DEED OF TRUST OR UPON

INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 40131 N MILL CREEK WAY, ANTHEM, AZ 85086 Tax parcel number: 203-06-436 Original Principal Balance: \$196,700.00 Name and mailing address of original trustor (as shown on the Deed of Trust): JEREMY N HANNAH, AN UNMARRIED MAN, 40131 N MILL CREEK WAY, ANTHEM, AZ 85086 Name and address of beneficiary (as of recording of Notice of Sale): NATIONSTAR MORTGAGE LLC, 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & 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 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 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: 4/16/2025 ISRAEL SAUCEDO, a member of the State Bar. Trustee is 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: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.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-FN4841380 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924282#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010393858 Title Order No.: 250115248 FHA/VA/PMI No.: 1868723 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 29, 2022 and Recorded as Instrument No. 20220384219 on May 02, 2022 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, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003

at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. EXHIBIT "A" UNIT 171, VILLA RIALTO, A CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED DECEMBERS, 2006 IN RECORDING NO. 2006-1608343 AND FIRST AMENDMENT RECORDED MAY 12, 2008 IN RECORDING NO. 2008- 0419072 AND SECOND AMENDMENT RECORDED JULY 31, 2008 IN RECORDING NO. 2008-0668601 AND AMENDMENT AUGUST 7, 2008 IN RECORDING NO. 2008-0689343 AND THIRD AMENDMENT RECORDED SEPTEMBER 2, 2008 IN RECORDING NO. 2008-0758998 AND FOURTH AMENDMENT RECORDED AS RECORDING NO: 2013-0411418; AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED JUNE 26, 2013 IN RECORDING NO. 2013-0587208 AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS RECORDING NO: 2013-0587209, ALL OF OFFICIAL RECORDS, AND PLAT RECORDED BOOK 881 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS INDICATED ON SAID PLAT: EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMON VALUE AS RESERVED IN THE PATENT TO SAID LAND; AND EXCEPT 50% OF ALL MINERALS AS RESERVED IN WARRANTY DEED RECORDED JULY 25, 1968 RECORDED IN DOCKET 7194, PAGE 424, RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT 50% OF ALL MINERALS AS RESERVED IN WARRANTY DEED RECORDED JULY 25, 1968 RECORDED IN DOCKET 7194, PAGE 430, 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 33-808(C): Street address or identifiable location: 7726 E BASELINE RD UNIT 171, MESA, AZ 85209 Tax parcel number: NEW: 218-58-419 4/ OLD: 218-58-419 Original Principal Balance: \$337,560.00 Name and mailing address of original trustor (as shown on the Deed of Trust): MAYGAN MUNOZ, AN UNMARRIED WOMAN, 7726 E. BASELINE RD. UNIT 171, MESA, AZ 85209 Name and address of beneficiary (as of recording of Notice of Sale): CrossCountry Mortgage, LLC, C/O NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & 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 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,

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PUBLIC NOTICES

payable in accordance with A.R.S Section 33-81 1(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 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:4/16/25 ISRAEL S SAUCEDO, a member of the State Bar, Trustee is qualified per ARS 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: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.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-FN4841381 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924281#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010409399 Title Order No. : 250154458 FHAVA/PMI No. : The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated July 15, 2021 and Recorded as Instrument No. 20210793323 on July 21, 2021 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, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA TO WIT: THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 11, CHANDLER HEIGHTS CITRUS TRACT UNIT 3626, ACCORDING TO BOOK 25 OF MAPS, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE SAME WHICH MARY J. MILLS, SOLE TRUSTEE OR SUCCESSOR TRUSTEE OF THE MILLS FAMILY TRUST, DATED SEPTEMBER 25, 1991 BY DEED DATED JULY 26, 2017 AND RECORDED APRIL 10, 2018 IN THE COUNTY OF MARICOPA, STATE OF ARIZONA IN 20180267282 CONVEYED UNTO JOSHUA JAMES MILLS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND TAJ DANIEL MILLS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KESIA RENEE MILLS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND GREG J. MILLS, TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C). Street address or identifiable location: 25742 S LEMON AVE, QUEEN CREEK, AZ 85142 Tax parcel number: 304-88-037F Original Principal Balance: \$207,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): TAJ D. MILLS, AN UNMARRIED

MAN, 25742 S LEMON AVE, QUEEN CREEK, AZ 85142 Name and address of beneficiary (as of recording of Notice of Sale): LOANDEPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400 PLANO, TX 75024 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar, BARRETT DAFFIN FRAPPIER TREDER & 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 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 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:4/16/2025 ISRAEL S SAUCEDO, a member of the State Bar, Trustee is qualified per ARS 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: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.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-FN4841385 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924278#

TS# : 25-73381 Order #: 250122807-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 8/6/2019 and recorded on 8/9/2019, as Instrument No. 20190813010, which was modified by Loan Modification Agreement recorded on 1/12/2024 as Instrument No. 20240018752, 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, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/10/2025 at 10:00 AM of said day: LOT 312, OF VISTA DE MONTANA PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 966 OF MAPS, PAGE 42. 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.R.S. SECTION 33-808(C): Street address or identifiable location: 295 S 192ND LN BUCKEYE, AZ 85326 A.P.N.: 502-36-544 1 Original Principal Balance: \$197,880.00 Name and address of original trustor: (as shown on the Deed of Trust) JOAQUIN RAYGOZA, JR., AN UNMARRIED MAN AND CRISTAL SANTIVANEZ, AN UNMARRIED WOMAN 295 S 192ND LN BUCKEYE, AZ 85326 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) Carrie Thompson Jones, 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: 04/07/2025 Carrie Thompson Jones, 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 Arizona) ss. County of Maricopa) On 04/07/2025 , before me, Courtney Perry , a Notary Public for the State of Arizona, personally appeared , Carrie Thompson Jones, 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 43584 Pub Dates 05/14/05/21, 05/28, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924006#

NOTICE OF TRUSTEE'S SALE Title No. 2613900AZD Trustee's Sale No. 182958 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/16/2021 in Instrument No. 20211333545, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder on 07/31/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 44, AMENDEZ PLAT OF RANCHO COLLENE, ACCORDING TO THE PLAT OF RECORD IN BOOK 582 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTED STREET ADDRESS: 4151 E Campbell Ave, Gilbert, AZ 85234 TAX PARCEL NUMBER(S): 304-18-607 ORIGINAL PRINCIPAL BALANCE: \$527,000.00 Name and Address of Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Blvd., Coppell, TX 75019 Name and Address of Original Trustor: BRENT ALAN GOLDING AND REGINA MARIE GOLDING, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON 4151 E Campbell Ave Gilbert, AZ 85234 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (866) 539-4173 Dated: 4/29/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803. Subsection A Tills 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 Mortgagee or the Mortgagee's attorney, A-4842183 05/07/2025, 05/14/2025, 05/21/2025, 05/28/2025 5/7, 5/14, 5/21, 5/28/25

RR-3922754#

TS#: 134735-AZ Order #: 3453183 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 2/23/2017 and recorded on 2/28/2017, as Instrument No. 20170146151, 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 01 OF ANTIHEM UNIT 26, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 588 OF MAPS, PAGE 10; EXCEPTING THEREFROM FALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT TO THE LAND, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 203-08-389 STREET ADDRESS OR IDENTIFIABLE LOCATION: 41602 N CONGRESSIONAL DRIVE PHOENIX, AZ 85086 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: 8/5/2025 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: GRACELLEN C GOODMAN AND DOUGLAS H STONE 41602 N CONGRESSIONAL DRIVE PHOENIX, AZ 85086 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$885,000.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC c/o CELINK 3900 Capital City Blvd Lansing MI 48906CURRENT 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) 477-7869Dated: 4/24/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee (State of California) ss. County of San Diego On April 24, 2025, before me, Jennifer De La Merced 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. Jennifer De La Merced My Commission Expires Jan. 16, 2028 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. 5/7, 5/14, 5/21, 5/28/25

RR-3922750#

Notice Of Trustee's Sale Recorded: 04/23/2025 The following legally described property will be sold, pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents ("Deed of Trust") dated October 30, 2024 and recorded on October 30, 2024 as 20240582196, and re-recorded October 31, 2024 as 2024-0584135 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 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 trust property will be sold at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building at the Maricopa County Courthouse located at 201 West Jefferson, Phoenix, AZ 85003, July 31, 2025 at 10:00 a.m. The sale will be made for cashier's check or other form of payment satisfactory to the Trustee (payable at the time of sale or as allowed by the Trustee under Arizona law), but without covenant or warranty, express or implied, regarding title, condition, possession, or encumbrances, to pay the obligations secured by the Deed of Trust. The following additional information concerning the trust real property, the Deed of Trust, and the Trustee's Sale is hereby provided. Situs Address: 3718 E. Bloomfield Pkwy Gilbert, Arizona 85296 Legal Description: See attached Exhibit A Tax Parcel Number: 313-31-015 Original Principal Balance: \$221,000.00 Beneficiary's Name and Address: Julio Cesar Munoz, 1260 E. Mead Dr. Gilbert, Arizona 85298 Trustor's Stated Name and Address: Richard R. Giddings 3718 E. Bloomfield Pkwy Gilbert, Arizona 85296 Trustee's Name and Contact: Bert Millett, Esq,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

1930 E Brown Road, Suite 103 Mesa, Arizona 85203 bert@orangewoodlaw.com (480) 500-9741 The successor trustee appointed herein qualifies as a trustee of the trust deed in the trustee's capacity as a member of the State Bar of Arizona as required by Arizona Revised Statutes § 33-803(A)(2). This sale will not exhaust the power of sale contained in the Deed of Trust as to any remaining property encumbered by the Deed of Trust described above, which may, at the Beneficiary's option, be sold in one or more subsequent sale proceedings. The recordation of this Notice does not constitute an election to proceed against any given collateral, or to pursue any given remedy, to the exclusion of any other collateral or remedy. The Trustee and the Beneficiary hereby expressly reserve the right, without impairing the effectiveness of this sale, to conduct one or more further judicial or non-judicial sales of any of the Beneficiary's collateral if considered necessary or advisable to foreclose out the interests of other parties who may claim to have an interest in any portion of the Beneficiary's collateral or to otherwise clear or perfect title to any portion of or interest in such collateral. Dated April 23, 2025, /s/ Bert Millett, Esq., Successor Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 23 day of April, 2025, Bert Millett, Esq., Successor Trustee, /s/ Kirk Norwood Notary Public My Commission Expires March 31, 2028 Exhibit A Lot 375, Of Lakeview Trails (Southeast) At Morrison Ranch, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 1467 Of Maps, Page 49. Address: 3718 E. Bloomfield Pkwy, Gilbert, Arizona 85296 Assessor's Parcel No.: 313-31-015 5/7, 5/14, 5/21, 5/28/25

RR-3922679#

TS#: 132954-AZ Order #: 250072379-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 9/26/2003 and recorded on 10/3/2003, as Instrument No. 20031393972, 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 41, PARKWOOD SUBDIVISION UNIT NO. 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 113 OF MAPS, PAGE 50, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 149-39-114 STREET ADDRESS OR IDENTIFIABLE LOCATION: 9251 NORTH 36TH DRIVE PHOENIX, AZ 85051 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: 8/7/2025 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: GEORGE DILLON AND MARY H. GARCIA-DILLON 9251 NORTH 36TH DRIVE PHOENIX, AZ 85051 ORIGINAL PRINCIPAL BALANCE AS SHOWN

ON DEED OF TRUST: \$121,500.00 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: 4/25/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On April 25, 2025 before me, Anahra Verdusco-Alejo 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. Anahra Verdusco-Alejo My Commission 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. 5/7, 5/14, 5/21, 5/28/25

RR-3922454#

NOTICE OF TRUSTEE'S SALE Title No. 250222312 Trustee's Sale No. 183323 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/03/2021 in Instrument No. 20211285583 and Modified by Modification on 11/13/2023 by Instrument No. 20230584316, 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 07/30/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lots 63 and 66 Valley View Ranchettes Unit Two, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 166 of Maps, page 49 PURPORTED STREET ADDRESS: 1040 N 362nd Ave, Tonopah, AZ 85354 TAX PARCEL NUMBER(S): 506-40-100A1 ORIGINAL PRINCIPAL BALANCE: \$337,590.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: JESSE RAY RAJKNIGHT AND JACQUELINE ANN RAJKNIGHT, HUSBAND AND WIFE 1040 N 362nd Ave Tonopah, AZ 85354 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 4/25/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A 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 die effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at die sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or die Mortgagee's attorney, A-4841962 05/07/2025, 05/14/2025, 05/21/2025, 05/28/2025 5/7, 5/14, 5/21, 5/28/25

RR-3922289#

NOTICE OF TRUSTEE'S SALE Title No. 2619681AZD Trustee's Sale No. 183276 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/27/2019 in Instrument No. 20191051916, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 07/24/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 59, OF GRANADA ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 118 OF MAPS, PAGE 15, EXCEPT AN UNDIVIDED 1/2 INTEREST OF THE MINERAL RIGHTS AS RESERVED IN THAT CERTAIN DEED RECORDED SEPTEMBER 23, 1959 IN DOCKET 3003, PAGE 296, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTED STREET ADDRESS: 15801 N 66th Lane, Glendale, AZ 85306 TAX PARCEL NUMBER(S): 200-51-067 ORIGINAL PRINCIPAL BALANCE: \$132,525.00 Name and Address of Beneficiary: TH MSR Holdings LLC P.O. Box 19409 Charlotte, NC 28219-9409 Name and Address of Original Trustor: ROBENA WEATHERBY AN UNMARRIED WOMAN 15801 N 66th Lane Glendale, AZ 85306 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 4/21/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp, 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney, A-FN4841984 05/07/2025, 05/14/2025, 05/21/2025, 05/28/2025 5/7, 5/14, 5/21, 5/28/25

RR-3922288#

NOTICE OF TRUSTEE'S SALE. Sale Date and Time: 07/28/2025 at 12:00 PM. Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003. 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. First American Title Insurance Company, an Insurance Company regulated by the AZ Dept. of Ins., in care of 400 S. Rampart Blvd., Las Vegas, NV, 89145 Phone: (844) 857-8303, a qualified Trustee under A.R.S. 33-803 (A) (4); will auction the Timeshare Intervals on See Schedule 1, see Declaration Legal Desc, recorded 10/29/1999 Instrument No. 99-0997461 of records for Maricopa County, AZ located at: 7887 East Princess Boulevard (UDI), Scottsdale, AZ 85255 for Tax Parcel ID: See Schedule "1" on behalf of Scottsdale Villa Mirage UDI Owners Association, an Arizona non-profit corporation, C/O Diamond Resorts Management Inc., 1450 Center Crossing Road, Las Vegas, NV 89144. Beneficiary, Foreclosure HOA 148600-SVMU11-HOA, Schedule "1": Lien Recording Date and Reference: 03/21/2025; Inst: 20250154378; Contract No., Legal Description Variables, Tax Parcel No., Amount of Delinquent Assessment, Name and Address of Delinquent Owner(s): 16214367, undivided interest: 10,000/2,385,000unit number(s): 236F, 332F, 333F, 334F and 335F; flex timeshare interest no.: SVM14714; use rights: 10000, 215-08-320, \$5,833.83, Robert G. Rowland and Holly M. Rowland /8611 Kingston Heath Ct Las Vegas, Nv 89131-4333 United States; 336990, undivided interest: 6,000/ 2385000unit number(s): 134F, 135F, 136F, 234F and 235F; flex timeshare interest no.: SVM13886; use rights: 6000, 215-08-250, \$1,751.39, Peter W. Vickerman and Jean M. Vickerman /7430 Mellgren Lane Chaska, Mn 55318-9277 United States; 360554, undivided interest: 15,000/ 2385000unit number(s): 236F, 332F, 333F, 334F and 335F; flex timeshare interest no.: SVM14557; use rights:

15000, 215-08-320, \$2,720.49, Hector O. Arzate and Rosemary Grijalva-Arzate /610 Guinevan St Bayard, Nm 88023-9655 United States; 370569, undivided interest: 4,000/ 2385000unit number(s): 142F, 237F, 238F, 239F and 240F; flex timeshare interest no.: SVM15811; use rights: 4000, 215-08-258, \$1,230.39, Betti Jo Warren Streeter and the unrecorded interest of the spouse of Betti Jo Warren Streeter and Oscar E. Streeter, Sr. and the unrecorded interest of the spouse of Oscar E. Streeter, Sr. /1636 Chelsea Rd Pls Vrds Est, Ca 90274-1823 United States; 371340, undivided interest: 7,000/ 2385000unit number(s): 142F, 237F, 238F, 239F and 240F; flex timeshare interest no.: SVM15942; use rights: 7000, 215-08-258, \$1,637.09, Shirley J. Van Herpen and John Van Herpen /C/O Kathleen R. Pickett, Po Box 613monte Vista, Co 81144-1037 United States; 373444, undivided interest: 10,000/ 2862000unit number(s): 241F, 242F, 338F, 339F, 340F and 341F; flex timeshare interest no.: SVM16160; use rights: 10000, 215-08-325, \$10,944.25, Bill Alley and Mary R. Alley /15741 W Ironwood St Surprise, Az 85374-5826 United States. 5/7, 5/14, 5/21, 5/28/25

RR-3922138#

NOTICE OF TRUSTEE'S SALE. Sale Date and Time: 07/28/2025 at 12:00 PM. Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003. 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. First American Title Insurance Company, an Insurance Company regulated by the AZ Dept. of Ins., in care of 400 S. Rampart Blvd., Las Vegas, NV, 89145 Phone: (844) 857-8303, a qualified Trustee under A.R.S. 33-803 (A) (4); will auction the Timeshare Intervals on See Schedule 1, see Declaration Legal Desc, recorded 04/21/1998 as Document No. 98-0319228 of records for Maricopa County, AZ located at: 5720 East Rancho Manana Blvd., Cave Creek, AZ 85331 for Tax Parcel ID: See Schedule "1" on behalf of The Casitas at Rancho Manana Owners Association Inc., an Arizona non-profit corporation, C/O Diamond Resorts Financial Services, 1450 Center Crossing Road, Las Vegas, NV 89144. Beneficiary, Foreclosure HOA 147651-PRC6-HOA, Schedule "1": Contract No., Legal Description Variables, Tax Parcel No., Lien Recording Date and Reference, Amount of Delinquent Assessment, Name and Address of Delinquent Owner(s): 18352420, interval interest no.: 8; unit no.: 1A, 211-12-726, 03/21/2025 Inst: 20250154271, \$568.35, Craig Ferguson and the unrecorded interest of the spouse of Craig Ferguson /500 W Main St Lyons, Co 80540 United States. 5/7, 5/14, 5/21, 5/28/25

RR-3922137#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-988779-SH Order No.: 240205877-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/14/2006 and recorded 2/21/2006 as Instrument No. 20060235531 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: 7/23/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court

RECORDREPORTER.COM
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PUBLIC NOTICES

Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 34, OF NORTHERN HILLS AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 17, Purported Street Address: 1649 E JUNIPER AVE, PHOENIX, AZ 85022 Tax Parcel Number: 214-21-034 5 Original Principal Balance: \$140,000.00 Name and Address of Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-7 Asset-Backed Securities, Series 2006-7 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): ANGELA KHANKHEL, WIFE OF MUHAMMAD A. KHANKHEL, AS HER SOLE AND SEPARATE PROPERTY 1649 EAST JUNIPER AVENUE, PHOENIX, AZ 85022 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-24-988779-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 right's against the real property only. TS No.: AZ-24-988779-SH Dated: 4/16/2025 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 4/16/2025 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 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) 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 #0247949 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920178#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1012086-CL Order No.: 250190998 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/23/2023 and recorded 5/24/2023 as Instrument No. 20230269561 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: 7/24/2025 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 551, RANCHO SANTA FE PARCELS 16, 17 AND 18, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 458 OF MAPS, PAGE 22, AND AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 1998-191447 AND RECORDED IN DOCUMENT NO. 1999-834737 Purported Street Address: 12938 W ALVARADO RD, AVONDALE, AZ 85392 Tax Parcel Number: 501-90-147 2 Original Principal Balance: \$348,570.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): CARLOS VASQUEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 12938 WEST ALVARADO ROAD, AVONDALE, AZ 85392-7142 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.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012086-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, 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-25-1012086-CL Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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) 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 #0247953 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920177#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-1001670-AB Order No.: CTT24006380 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/14/2024 and recorded 3/18/2024 as Instrument No. 20240138480 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

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: 7/23/2025 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 29, SUNRAY ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 89 OF MAPS, PAGE 7, Purported Street Address: 3336 E EARL DR, PHOENIX, AZ 85018-6812 Tax Parcel Number: 127-32-072 Original Principal Balance: \$803,250.00 Name and Address of Current Beneficiary: NWL Company, LLC C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): Niksi Construction LLC, an Arizona Limited Liability Company 13951 NORTH SCOTTSDALE ROAD #211, SCOTTSDALE, AZ 85254 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-24-1001670-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 holders right's against the real property only. TS No.: AZ-24-1001670-AB Dated: 4/16/2025 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 4/16/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, 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) 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 Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0247950 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920176#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-1004197-SH Order No.: 240676457-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/2/2007 and recorded 7/5/2007 as Instrument No. 20070767129 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: 7/23/2025 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 153, OF THOMPSON RANCH PHASE 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 742 OF MAPS, PAGE 27, Purported Street Address: 11765 W. MAUI LANE, EL MIRAGE, AZ 85335 Tax Parcel Number: 501-25-447 6, 501-25-447 Original Principal Balance: \$202,973.00 Name and Address of Current Beneficiary: CSMC 2019-RPL7 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): FRANCES WALDROPT, AN UNMARRIED WOMAN 11765 W. MAUI LANE, xxx, EL MIRAGE, AZ 85335 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-24-1004197-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 right's against the real property only. TS No.: AZ-24-1004197-SH Dated: 4/16/2025 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 4/16/2025 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 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) 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 #0247951 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920175#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1013376-AB Order No.: 250227808-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/19/2019 and recorded 2/20/2019 as Instrument No. 20190113693 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: 7/23/2025 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: UNIT B, OF LO LANI CONDOMINIUMS, A CONDOMINIUM ACCORDING TO THAT CERTAIN CONDOMINIUM DECLARATION RECORDED IN RECORDING NO. 2018-0632439, AND ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1405 OF MAPS, PAGE 1; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT. Purported Street Address: 16546 E ASHBROOK DR, B, FOUNTAIN HILLS, AZ 85268 Tax Parcel Number: 176-04-819 4 Original Principal Balance: \$248,000.00 Name and Address of Current Beneficiary: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): MATTHEW C. BERNSTEIN, AN UNMARRIED MAN 20100 NORTH 78TH PLACE, #3212, SCOTTSDALE, AZ 85255 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-25-1013376-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 holders right's against the real property only. TS No.: AZ-25-1013376-AB Dated: 4/16/2025 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 4/16/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, 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 Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0247955 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920172#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1012327-CL Order No. : FIN-25004144 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/1/2020 and recorded 5/20/2020 as Instrument No. 20200429551 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: 7/24/2025 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 76, Sunset Farms Unit 4, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 786 of maps, Page 39 and as amended in Affidavit of Correction recorded in Document No. 20080702145 of Official Records of Maricopa County, Arizona. Purported Street Address: 9731 W GETTY DR, TOLLESON, AZ 85353 Tax Parcel Number: 101-29-484 Original Principal Balance: \$295,850.00 Name and Address of Current Beneficiary: loanDepot.com, LLC C/O loanDepot.com, LLC 6531 Irvine Center Drive Suite 100 Irvine, CA 92618 Name(s) and Address(s) of Original Trustor(s): Alicia Ruiz and Juan Antonio Ruiz Damaso, wife and husband as community property with right of survivorship 9731 West Getty Drive, Tolleson, AZ 85353 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.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012327-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, 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 rights against the real property only. TS No.: AZ-25-1012327-CL Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247954 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920171#

TS#: 135156-AZ Order #: 250208132-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 1/8/2021 and recorded on 1/13/2021, as Instrument No. 20210039670, 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 195, CAMELBACK RANCH UNIT 2, ACCORDING TO BOOK 777 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 102-90-649 STREET ADDRESS or IDENTIFIABLE LOCATION: 4702 N 111TH DR PHOENIX, AZ 85037 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: 7/31/2025 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: FREDDY SALAZAR AND MARISOL VILLA-BARRAZA 4702 N 111TH DR PHOENIX, AZ 85037 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$243,750.00 CURRENT BENEFICIARY: CROSSCOUNTRY 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: 4/18/2025 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 APR 18, 2025 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 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. 4/30, 5/7, 5/14, 5/21/25

RR-3920170#

NOTICE OF TRUSTEE'S SALE Title No. 2571457AZD Trustee's Sale No. 180417 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/24/2022 in Instrument No. 20220447277, 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 07/23/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 203, THE VISTAS AT NORTH GATE, according to Book 289 of Maps, Page 1, and Affidavit of Correction recorded in Document No. 85-531620, records of Maricopa County, Arizona. PURPORTED STREET ADDRESS: 18825 North 34th Street, Phoenix, AZ 85050 TAX PARCEL NUMBER(S): 213-15-019 ORIGINAL PRINCIPAL BALANCE: \$558,910.00 Name and Address of Beneficiary: Quanta Finance, LLC 4195 E Thousand Oaks Suite 201 Westlake Village, CA 91362 Name and Address of Original Trustor: WSFR II, LLC, an Utah Limited Liability Company 504 W 800 North Orem, UT 84057 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 4/21/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A 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 Mortgagee or the Mortgage attorney. A-4841428 04/30/2025, 05/07/2025, 05/14/2025, 05/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3920169#

NOTICE OF TRUSTEE'S SALE Title No. 250211250 Trustee's Sale No. 183203 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/13/2022 in Instrument No. 20220420042, 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 07/23/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 106 in Tract F, of THE GARDENS-TEMPE AMENDED, according to Book 267 of Maps, page 39, records of Maricopa County Arizona PURPORTED STREET ADDRESS: 1319 E Marry Rd, Tempe, AZ 85281 TAX PARCEL NUMBER(S): 132-09-108 7 ORIGINAL PRINCIPAL BALANCE: \$268,080.00 Name and Address of Beneficiary: US Bank Trust National Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2024-NQM1 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: DEMECHIONA NICOLE GRAY, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY 1319 E Marry Rd Tempe, AZ 85281 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: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 4/21/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A 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 tile 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 Mortgagee or tire Mortgagee's attorney. A-4841431 04/30/2025, 05/07/2025, 05/14/2025, 05/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3920167#

TS#: 134502-AZ Order #: 92231065 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 7/1/2022 and recorded on 7/1/2022, as Instrument No. 20220546376, the subject Deed of Trust was modified by Loan Modification recorded on 6/28/2024 as Instrument 20240345682 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 30, OF TRE BELLAVIA CONDOMINIUM, MRC 660-43, UNIT 30, ACCORDING TO CONDOMINIUM DECLARATION RECORDED IN 2003-1646651, 1ST AMENDMENT RECORDED IN 2004-0188587, BOTH OF OFFICIAL RECORDS AND ACCORDING TO BOOK 660 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 214-08-343 STREET ADDRESS or IDENTIFIABLE LOCATION: 2150 E BELL RD UNIT 1030 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: 7/31/2025 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: JOHN DAVID POLO AND ANOTHA CHONSUK POLO 2150 E BELL RD UNIT 1030 PHOENIX, AZ 85022 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$346,410.00 CURRENT BENEFICIARY: CITIZENS BANK N A/F/K/A RBS CITIZENS BANK N A/c/o CITIZENS BANK, N.A. One Citizens Plaza Providence, RI 02903 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: 4/18/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary

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PUBLIC NOTICES

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 APR 18, 2025 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 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.

4/30, 5/7, 5/14, 5/21/25

RR-3919922#

NOTICE OF TRUSTEE'S SALE Title No. 240517374 Trustee's Sale No. 178504 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 08/24/2006 in Instrument No. 20061127152, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 07/24/2025 at 10:00 AM, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 339, OF MAR WALL TERRACENO. 35 EAST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 125 OF MAPS, PAGE 3. PURPORTED STREET ADDRESS: 4316 N 72nd Ave, Phoenix, AZ 85033-2506 TAX PARCEL NUMBER(S): 144-39-341 1 ORIGINAL PRINCIPAL BALANCE: \$126,000.00 Name and Address of Beneficiary: MewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Helen M Murphy, and Arthur L Murphy, Wife and Husband, as joint tenants with right of survivorship 4316 N 72nd Ave 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 tide, 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 die 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, An Arizona Licensed Attorney 2999 N.44* Street, Ste. 625 Phoenix, AZ 850L8 Telephone: (877) 914-3498 Sales Line: (800)280-2832 Dated: April 18, 2025 Christina Harper, Attorney at Law The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity capacity as a member of the Arizona State Bar as required by Arizona Revised Statutes Section 33-803(A) 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. F. Supp.2d (D. Ariz, 2009)). Should a subsequent determination be made that this firm is a Debt Collector as (hat 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 arty reason, the Purchaser at tbc sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have farther recourse against die Mortgagee, the Mortgagee or the Mortgagee's attorney. A-FN4841347 04/30/2025, 05/07/2025, 05/14/2025, 05/21/2025

4/30, 5/7, 5/14, 5/21/25

RR-3919912#

Notice Of Trustee's Sale Recorded: 04/11/2025 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 AND WILL OCCUR. The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust Residential 1-4, dated December 1, 2022, recorded December 28, 2022, as Recording No. 20223620489, records of Pima County, Arizona, at public auction to the highest bidder: Sale Date and Time: July 15, 2025 at 10:00 a.m. Sale Location: Steps Outside The East Entrance Pima County Superior Court Building Pima County Superior Court 110 West Congress Street Tucson, AZ 85701 Legal Description: Lot 271 Of Rancho Sierra, Pima County, Arizona, According To The Plat Of Record In The Office Of The Pima County Recorder In Book 30 Of Maps And Plats, Page 34 Thereafter, Corrected By Declaration Of Scrivener s Error In Docket 6192, Page 653 Except All Coal And Other Minerals As Reserved By The United States Of America In Deed Book 294, Page 263. Original Principal Balance: \$230,000.00 Purported Street Address: 4721 N. Rio Vista Dr. Tucson, AZ 85749 Tax Parcel Number: 114-21-2760 Name and Address of Current Beneficiary: Zions Bancorporation, n.a. Dba National Bank of Arizona Wilmot & Broadway Retail Banking 335 North Wilmot Road Tucson, AZ 85711 Name and Address of Original Trustor: Sara A. Watson 4721 N. Rio Vista Dr. Tucson, AZ 85749 Name and Current Address of Current Trustor: Sara A. Watson 4721 N. Rio Vista Dr. Tucson, AZ 85749 Name and Address of Successor Trustee: Robert

C. Williams Gust Rosenfeld P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004 Telephone: (602) 257-7661 (Attn: Teresa Kendall) The appointed Successor Trustee qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803(A) and is regulated by the Arizona Supreme Court. Dated: April 11, 2025. /s/ Robert C. Williams Successor Trustee State Of Arizona) ss. County of Maricopa) The foregoing Notice of Trustee's Sale was acknowledged before me on April 11, 2025, by Robert C. Williams, Successor Trustee. (Seal and Expiration Date) /s/ Angela Mayoral Notary Public Expires July 22, 2027

4/30, 5/7, 5/14, 5/21/25

RR-3919820#

TS#: 2250407037 Notice of Trustee's Sale Recorded: 04/15/2025 Loan #: 970168340 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/7/2023 and recorded on 8/9/2023 as Instrument # 20230415590, 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 At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ. on 7/16/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 14843 N 142nd Ave, Surprise, AZ 85379 A.P.N.: 509-17-533 Original Principal Balance: \$50,000.00 Name and address of original trustor: (as shown on the Deed of Trust) 142nd Avenue Holdings LLC, a Wyoming Limited Liability Company 16211 N. Scottsdale Rd #250 Scottsdale, Arizona 85254 Name and address of beneficiary: (as of recording of Notice of Sale) JAK Realty PO Box 5052 Glendale, AZ 85312 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: TLSsales.info Dated: 4/15/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona)ss County of Maricopa) On 4/15/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or 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. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 35, Final Plat of Sierra Verde Parcel 3, according to Book 661 of Maps, Page 31, Records of Maricopa County, Arizona.

4/30, 5/7, 5/14, 5/21/25

RR-3919818#

NOTICE OF TRUSTEE'S SALE Title No. 240540108 Trustee's Sale No. 178753 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/20/2021 in

Instrument No. 20210066695, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 07/17/2025at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 112, OF FAIRWOOD UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 183 OF MAPS, PAGE 4. AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 12639, PAGE 1234. PURPORTED STREET ADDRESS: 4110 W Cholla St, Phoenix, AZ 85029-3818 TAX PARCEL NUMBER(S): 149-33-506 9 ORIGINAL PRINCIPAL BALANCE: \$255,290.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: Cristian Rivera Bojorquez, a single man 4110 W Cholla St Phoenix, AZ 85029-3818 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, An Arizona Licensed Attorney 2999 N. 44* Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: April 16, 2025 Christina Harper, Attorney at Law The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity capacity as a member of the Arizona State Bar as required by Arizona Revised Statutes Section 33-803(A) This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz, 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4841245 04/30/2025, 05/07/2025, 05/14/2025, 05/21/2025

4/30, 5/7, 5/14, 5/21/25

RR-3919691#

TS#: 134887-AZ Order #: 250189885-AZ-VOL 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 8/31/2018 and recorded on 8/31/2018, as Instrument No. 20180663258, the subject Deed of Trust was modified by Loan Modification recorded on 1/27/2022 as Instrument 20220082511 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 98, OF 83RD AND BUCKEYE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 555 OF MAPS, PAGE 50, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2001-1155488 OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 101-56-098 STREET ADDRESS OR IDENTIFIABLE LOCATION: 8510 W MOHAVE ST 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 of business of the Trustee. Sale Date: 7/24/2025 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 TRUSTOR: JORGE ARNOLDO SALAZAR REYES AND DIANA J MALDONADO 8510 W MOHAVE ST TOLLESON, AZ 85353 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$216,931.00 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 4/16/2025 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 APR 16, 2025 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 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.

4/30, 5/7, 5/14, 5/21/25

RR-3919438#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-24-1005319-AB Order No.: 240713608-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/3/2013 and recorded 8/9/2013 as Instrument No. 20130729802 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: 7/22/2025 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 FIFTY-SIX (56), COX MEADOWS 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 92 OF MAPS, PAGE 35. Purported Street Address: 2601 W COLUMBINE DR, PHOENIX, AZ 85029 Tax Parcel Number: 149-49-025 8 Original Principal Balance: \$153,500.00 Name and Address of Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): RACHEL HOLKA, A SINGLE WOMAN 2601 W COLUMBINE DR, PHOENIX, AZ 85029 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-24-1005319-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 holders right's against the real property only. TS No.: AZ-24-1005319-AB Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President 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 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, 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. 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 #0247907 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918875#

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-25-1010253-AB Order No.: S-MCH-AZ-202361-TSG The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/25/2022 and recorded 7/26/2022 as Instrument No. 20220597734 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: 7/22/2025 at 10:00 AM 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 61, of Cypress Gardens No. 4 Amended, according to Book 246 of Maps, Page 19, records of Maricopa County Arizona. Purported Street Address: 3645 N 69th Ave #61, Phoenix, AZ 85033 Tax Parcel Number: 102-84-298 Original Principal Balance: \$120,000.00 Name and Address of Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): Proper Cash Offer LLC 6635 W HAPPY VALLEY RD, STE A104-178, GLENDALE, AZ 85310 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: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010253-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 holders right's against the real property only. TS No.: AZ-25-1010253-AB Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President 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 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, 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 #0247909 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918874#

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-25-1012955-SH Order No.: 250218109-AZ-VOO The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/19/2005 and recorded 10/28/2005 as Instrument No. 20051635056 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: 7/22/2025 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 ONE HUNDRED FIFTY FIVE (155), OF CASA GRANADA EAST TOWNHOUSES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 113 OF MAPS, PAGE 2. Purported Street Address: 4305 NORTH MILLER ROAD, SCOTTSDALE, AZ 85251 Tax Parcel Number: 173-53-219 7 Original Principal Balance: \$140,000.00 Name and Address of Current Beneficiary: Towd Point Mortgage Trust 2018-1, U.S. Bank National Association, as Indenture Trustee 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): FRANK E. PAIZ, A SINGLE MAN 4305 NORTH MILLER RD., SCOTTSDALE, AZ 85251 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-25-1012955-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 right's against the real property only. TS No.: AZ-25-1012955-SH Dated: 4/15/2025 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 4/15/2025 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 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 #0247912 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918873#

TS#: 24-11705 Loan #: *****0 Order #: 2498427AZD 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 12/29/2021 and recorded on 1/3/2022 as Instrument # 20220005387 Book -- Page -- 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 in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 7/1/2025 at 12:00 PM of said day; LOT 42, OF PARKCREST, ACCORDING TO THE PAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 95 OF MAPS, PAGE 24 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). 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: 5326 N 82ND ST SCOTTSDALE ARIZONA 85250 A.P.N.: 173-73-042 And 173-73-042 1 Original Principal Balance: \$527,250.00 Name and address of original trustor: (as shown on the Deed of Trust) Stana Jovicic, An Unmarried Woman 5326 N 82ND ST Scottsdale, AZ 85250 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2022-4 c/o Fay Servicing, LLC 1601 LBJ Freeway, Suite 150 Farmers Branch, TX 75234 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002472 5/21, 5/28, 6/4, 6/11/25

RR-3917352#

TS#: 24-13006 Loan #: *****4247 Order #: 240661447-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 5/15/2023 and recorded on 5/19/2023 as Instrument # 20230260412 Book -- Page -- 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 in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 6/24/2025 at 12:00 PM of said day; LOT 79, FOX CROSSING UNIT 6, ACCORDING TO BOOK 460 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPTING AND RESERVING ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND CHARACTER ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AS RESERVED BY THE STATE OF ARIZONA IN BOOK 149 OF DEEDS, PAGE 589 AND IN BOOK 147 OF DEEDS, PAGE 230. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). 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: 3562 S PEDEN CT CHANDLER, ARIZONA 85248 A.P.N.: 303-40-725 3 Original Principal Balance: \$148,648.38 Name and address of original trustor: (as shown on the Deed of Trust) DENNIS SNOOK 3562 PEDEN CT CHANDLER, AZ 85248 Name and address of beneficiary: (as of recording of Notice of Sale) Figure Lending LLC c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002469 5/14, 5/21, 5/28, 6/4/25

RR-3917342#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1010947-BF Order No.: EOR20250311-8615496 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/14/2019 and recorded 8/26/2019 as Instrument No. 20190657216 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: 7/17/2025 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 168, OF COLDWATER SPRINGS, PARCEL 29, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 658 OF MAPS, PAGE 37. Purported Street Address: 11633 W JEFFERSON ST, AVONDALE,

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

AZ 85323 Tax Parcel Number: 500-95-655 Original Principal Balance: \$100,000.00 Name and Address of Current Beneficiary: BANK OF AMERICA, N.A. C/O Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024 Name(s) and Address(s) of Original Trustor(s): SENOVIA THOMAS 11633 W JEFFERSON ST, AVONDALE, AZ 85323 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.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010947-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. 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 right's against the real property only. TS No.: AZ-25-1010947-BF Dated: 4/9/2025 QUALITY LOAN SERVICE CORPORATION By: Daniel Lazos, 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 4/9/2025 before me, Maroun Elias Khater a notary public, personally appeared Daniel Lazos, 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 #0247824 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917026#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1011652-CL Order No. : FIN-25003637 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/14/2018 and recorded 3/26/2018 as Instrument No. 20180221432 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: 7/16/2025 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 230, Sun City Unit Thirty Two A, according to Book 168 of Maps, Page 11, Records of Maricopa County, Arizona. Purported Street Address: 9809 W LOMA BLANCA DR, SUN CITY, AZ 85351 Tax Parcel Number: 200-55-890 Original Principal

Balance: \$60,000.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JPMorgan Chase Bank, N.A. 3415 Vision Dr Columbus, OH 43219 Name(s) and Address(s) of Original Trustor(s): Alphonse J Janicki and Carmancita Janicki, as Trustees on behalf of The Janicki Family Trust, dated January 20, 1994, and Alphonse J Janicki and Carmancita Janicki 9809 West Loma Blanca Drive, Sun City, AZ 85351-1356 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: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011652-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, 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-25-1011652-CL Dated: 4/9/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/9/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247827 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917025#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1011798-CL Order No. : 250182887-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/7/2007 and recorded 2/22/2007 as Instrument No. 2007-0213031 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: 7/17/2025 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: UNIT 19, TAMARAC, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS, AND PER MAP RECORDED IN BOOK 253 OF MAPS, PAGE 1 AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 84-06569 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS; TOGETHER WITH THE EXCLUSIVE USE OF THE YARD ADJOINING THE UNIT IDENTIFIED ON THE PLAT WITH THE SAME NUMBER AS THE UNIT, KNOWN AS THE RESTRICTED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS. Purported Street Address: 18002 N 12TH ST, PHOENIX, AZ 85022 Tax Parcel Number: 214-12-4774A Original Principal Balance: \$35,000.00 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): JAMES N. ROMSON, AN UNMARRIED MAN AND MARY S. ROMSON, AN UNMARRIED WOMAN 18002 NORTH 12TH STREET UNIT 19, PHOENIX, AZ 85022 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.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011798-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, 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-25-1011798-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247828 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917023#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-24-1004910-SH Order No. : FIN-24014942 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/14/2020 and recorded 11/17/2020 as Instrument No. 20201124371 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: 7/17/2025 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 773, Cortessa, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 730 of Maps, Page 11. Purported Street Address: 18481 W VOGEL AVE, WADELLE, AZ 85355 Tax Parcel Number: 502-90-773 Original Principal Balance: \$332,500.00 Name and Address of Current Beneficiary: Moria Development, Inc DBA Peoples Mortgage Company C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Nhan Thanh Tran, a married man as his sole and separate property, and Omar Alexander Rascon, a married man as his sole and separate property 18481W VOGEL AVE., WADELLE, AZ 85355 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.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1004910-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 right's against the real property only. TS No.: AZ-24-1004910-SH Dated: 4/8/2025 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 4/8/2025 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 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 #0247797 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916567#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-25-1011796-CL Order No. : 250182886-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/8/2014 and recorded 1/13/2015 as Instrument No. 20150020392 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: 7/17/2025 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: THE EAST 379.50 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH ONE-THIRD OF THE NORTH THREE-FIFTHS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN (MARICOPA COUNTY ARIZONA). EXCEPT THE EAST 40.00 FEET, SAID PARCEL B CONTAINS 2.05 NET ACRES MORE OR LESS Purported Street Address: 3116 N 83RD AVE, PHOENIX, AZ 85033 Tax Parcel Number: 102-23-006S1 Original Principal Balance: \$95,000.00 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): NORMA JOAN PENDERGAST, AN UNMARRIED PERSON 3116 NORTH 83RD AVENUE, PHOENIX, AZ 85033-4724 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.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011796-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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 right's against the real property only. TS No.: AZ-25-1011796-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247800 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916566#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-25-1011793-CL Order No. : 250183171-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/3/2010 and recorded 5/5/2010 as Instrument No. 20100382259 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: 7/15/2025 at 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 9869, MARYVALE TERRACE NO. 26 AMENDED, ACCORDING TO BOOK 90 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 6901 WEST MARIPOSA STREET, PHOENIX, AZ 85033 Tax Parcel Number: 144-77-001 4 Original Principal Balance: \$68,970.00 Name and Address of Current Beneficiary: LAKEVIEW LOAN SERVICING, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): MAUNG HLA & WIN WIN NWE, HUSBAND & WIFE 2314 W THOMAS RD #285, 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: 800-758-8052 Login to: <https://www.xome.com>

Or Login to: <http://www.qualityloan.com>. Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011793-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, 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-25-1011793-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247799 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916564#

Notice of Trustee's Sale Recorded on: 4/1/2025 TS No.: AZ-25-1010399-AB Order No. : FIN-25002679 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/28/2022 and recorded 7/29/2022 as Instrument No. 20220607542 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: 7/6/2025 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 13, Malone Place Parke - Parcel 1, RECORDED IN BOOK 1497 OF MAPS, PAGE 47 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 23046 E ESTRELLA RD, QUEEN CREEK, AZ 85142 Tax Parcel Number: 314-14-503 Original Principal Balance: \$554,000.00 Name and Address of Current Beneficiary: UNITED WHOLESALE MORTGAGE, LLC C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): Gary Johnson and Widya Johnson, husband and wife 1925 S

CORONADO RD, APT 1003, GILBERT, AZ 85295 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: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: <http://www.qualityloan.com>. Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010399-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 holders right's against the real property only. TS No.: AZ-25-1010399-AB Dated: 4/1/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President 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 4/1/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, 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 #0247685 5/7/2025 5/14/2025 5/21/2025 5/28/2025 5/7, 5/14, 5/21, 5/28/25

RR-3914221#

Notice of Trustee's Sale Recorded on: 4/1/2025 TS No.: AZ-25-1010615-SH Order No. : 2604674AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/24/2022 and recorded 7/27/2022 as Instrument No. 20220603305 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: 7/8/2025 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 11, OF MESA VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 12. Purported Street Address: 1340 E CRESCENT AVE, MESA, AZ 85204 Tax

Parcel Number: 139-03-011 Original Principal Balance: \$286,400.00 Name and Address of Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1 C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): Trask Investment Properties, LLC, an Arizona Limited Liability Company 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-25-1010615-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 right's against the real property only. TS No.: AZ-25-1010615-SH Dated: 4/1/2025 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 4/1/2025 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 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 #0247686 5/7/2025 5/14/2025 5/21/2025 5/28/2025 5/7, 5/14, 5/21, 5/28/25

RR-3914220#

TS#: 25-13626 Loan #: *****9712 Order #: 250040697-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 9/12/2022 and recorded on 9/19/2022 as Instrument # 20220718671 , Book -- Page -- 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 in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 6/18/2025 at 12:00 PM of said day: The land referred to herein below is situated in the County of Maricopa, State of Arizona, and described as follows: Lot 51, Of Legend Trail Parcel A, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 458 Of Maps, Page 13; Except 1/16th Of All Oil, Gases And Other Hydrocarbon Substances, Coal, Stone, Metals, Minerals, Fossils And Fertilizer Of Every Name And Description And Except All Materials Which May Be Essential To The Production Of Fissionable Material As Reserved In Arizona Revised Statutes The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). 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: 9847 E PRESERVE WAY SCOTTSDALE, Arizona 85262 A.P.N.: 216-45-159 1 Original Principal Balance: \$100,000.00 Name and address of original trustor: (as shown on the Deed of Trust) KARIN KOENIG HARMER AND PAUL EMERSON, WIFE AND HUSBAND, AS COMMUNITY PROPERTY WITH FULL RIGHT OF SURVIVORSHIP 9847 E PRESERVE WAY SCOTTSDALE, AZ 85262 Name and address of beneficiary: (as of recording of Notice of Sale) Saluda Grade Alternative Mortgage Trust 2022-LOC1 c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002117 5/7, 5/14, 5/21, 5/28/25

RR-3912989#

Notice of Trustee's Sale Recorded on: 3/26/2025 TS No.: AZ-25-1007690-AB Order No. : 250052360-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/14/2006 and recorded 12/26/2006 as Instrument No. 20061680156 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: 7/3/2025 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: THE SOUTH 210 FEET OF THE NORTH 420 FEET, EXCEPT THE EAST 420 FEET OF LOT 34, VISTA DEL RIO ESTATES, ACCORDING

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

TO BOOK 31 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 850 S SAGUARO DR, WICKENBURG, AZ 85390 Tax Parcel Number: 505-38-044H3 Original Principal Balance: \$265,000.00 Name and Address of Current Beneficiary: The Bank of New York, in trust for the TBW Mortgage-Backed Trust 2007-1 for the benefit of the Holders of the Mortgage Pass Through Certificates, Series 2007-1 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): RICHARD H. CREEL AND CHRISTAL J. CREEL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 850 SOUTH SAGUARO DRIVE, WICKENBURG, AZ 85390 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.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1007690-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 holders right's against the real property only. TS No.: AZ-25-1007690-AB Dated: 3/26/2025 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 3/26/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, 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 Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0247605 4/30/2025 5/7/2025 5/14/2025 5/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3912231#

Notice of Trustee's Sale Recorded on: 3/26/2025 TS No.: AZ-25-1011053-CL Order No. : 250164573-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/15/2022 and recorded 1/21/2022 as Instrument No. 20220064221 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: 7/1/2025 at 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: THE NORTH HALF OF LOT 2, OF LAS LOMAS ANNEX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 23 OF MAPS, PAGE 31. Purported Street Address: 10011 S 27TH AVE, LAWEEN, AZ 85339 Tax Parcel Number: 300-83-002B9 Original Principal Balance: \$412,392.00 Name and Address of Current Beneficiary: LAKEVIEW LOAN SERVICING, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): FRANCISCO J PINON, AN UNMARRIED MAN 10011 SOUTH 27TH AVENUE, LAWEEN, AZ 85339 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: 800-758-8052 Login to: https://www.xome.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011053-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, 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-25-1011053-CL Dated: 3/26/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 3/26/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247607 4/30/2025 5/7/2025 5/14/2025 5/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3912230#

Notice of Trustee's Sale Recorded on: 3/25/2025 TS No.: AZ-25-1010554-CL Order No. : FIN-25002793 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/24/2007 and recorded 2/8/2007 as Instrument No. 20070163735 and re-recorded on 10/14/2024 as Instrument

Number 20240545655 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: 7/1/2025 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 4148, Maryvale Terrace No. 7A, according to the plat of record in the office of the County Recorder of Maricopa County Arizona, in Book 74 of Maps, Page 21. Purported Street Address: 3308 N 40TH AVENUE, PHOENIX, AZ 85019 Tax Parcel Number: 107-40-104 Original Principal Balance: \$176,800.00 Name and Address of Current Beneficiary: Chase Home Lending Mortgage Trust 2024-RPL4 Mortgage Certificates, Series 2024-RPL4 C/O JPMorgan Chase Bank, N.A. 3415 Vision Dr Columbus, OH 43219 Name(s) and Address(s) of Original Trustor(s): Modesto Castro, a married man, as his sole and separate property 3308 N 40th Ave., Phoenix, AZ 85019 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-25-1010554-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, 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-25-1010554-CL Dated: 3/25/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 3/25/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247581 4/30/2025 5/7/2025 5/14/2025 5/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3911795#

Notice of Trustee's Sale Recorded on: 3/25/2025 TS No.: AZ-25-1011246-CL Order No. : FIN-25003320 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/8/2022 and recorded 11/9/2022 as Instrument No. 20220829069 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: 7/3/2025 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: The East half of Lot 167, of Ben-Jo Estates, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 35 of Maps, Page 24; Except an undivided one-half interest in and to all oil, gas, petroleum, naptha and other hydrocarbon substances and minerals reserved in Deed from the Federal Land Bank of Berkeley, to C.W. Neely, et ux, recorded March 17, 1941 in Book 356 of Deeds, Page 181. Purported Street Address: 2414 E ROESER RD, PHOENIX, AZ 85040 Tax Parcel Number: 122-54-112B Original Principal Balance: \$392,755.00 Name and Address of Current Beneficiary: MidFirst Bank C/O MidFirst Bank 999 N.W. Grand Blvd., Ste. 100 Oklahoma City, OK 73118-6116 Name(s) and Address(s) of Original Trustor(s): Emerson Valle, an unmarried man 2414 East Roeser Road, Phoenix, AZ 85040 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.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011246-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, 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-25-1011246-CL Dated: 3/25/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, 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 3/25/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, 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 #0247583 4/30/2025 5/7/2025 5/14/2025 5/21/2025 4/30, 5/7, 5/14, 5/21/25

RR-3911794#

LEGAL NOTICES

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of The Montague Foundation is available for inspection during regular business hours at Kathryn A. Bradley, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, or by e-mail request to Kathy@blsazlaw.com, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal managers of Montague Foundation is Carrie M. Stanny. 5/21/25

RR-3928870#

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of The Allyn Family Foundation is available for inspection during regular business hours at Kathryn A. Bradley, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, or by e-mail request to Kathy@blsazlaw.com, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal managers of The Allyn Foundation are Anne Sunderland and Sarah Bahlman. 5/21/25

RR-3928868#

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of The Allyn Foundation is available for inspection during regular business hours at Kathryn A. Bradley, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, or by e-mail request to Kathy@blsazlaw.com, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal managers of The Allyn Foundation is Anne Sunderland. 5/21/25

RR-3928867#

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of The Nehring Foundation is available for inspection during regular business hours at Kathryn A. Bradley, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, or by e-mail request to Kathy@blsazlaw.com, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal managers of Nehring Foundation is Roland G. Nehring. 5/21/25

RR-3928866#

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of Rim Institute will be available for inspection during regular business hours at KATHRYN A. BRADLEY, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal manager of the Institute is Andrew C. Norris. 5/21/25

RR-3928865#