

Public Notices • Public Notices

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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 NUMBER: CV2025-016913
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Deanne Court Condominium Association
Name of Plaintiff
AND
Unknown Heirs of the Estate of Zygmunt
N. Maslowski, 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:
Unknown Heirs of the Estate of Zygmunt
N. Maslowski
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: May
13, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: M. FARROW
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 Complaint (Lien
Foreclosure; Breach of Contract),
Certificate of Compulsory Arbitration and
Notice of Lis Pendens may be obtained
at the Law Offices of The Travis Law
Firm, P.L.C., 10439 South 51st Street,
Suite 205, Phoenix, Arizona, 85044,
(480) 219-3633.

5/23, 5/30, 6/6, 6/13/25

RR-3929385#

SUMMONS No. CV2025-010373 IN THE
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
IN THE MATTER OF THE WATER SERVICE
SUBCONTRACT AMONG THE UNITED STATES
OF AMERICA, THE CENTRAL ARIZONA
WATER CONSERVATION DISTRICT, AND
THE CITY OF SURPRISE 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: ALL PERSONS
WHOSE RIGHTS MAY BE AFFECTED BY ANY

JUDGMENT RENDERED IN THE ABOVE-
ENTITLED PROCEEDING YOU ARE HEREBY
NOTIFIED: 1. That the City of Surprise ("Surprise")
has filed a Petition for Validation of Water Service
Subcontract ("Petition"), which Petition seeks the
validation of the United States Department of
the Interior, Bureau of Reclamation amended
water service subcontract No. 07-XX-30-W0505
("Amended Subcontract") pursuant to A.R.S. §§
48-3731 et seq. 2. That a hearing on the Petition
is set to commence on the 14th day of August,
2025, starting at 10:00 a.m. before the Honorable
Michael J. Herrod, Judge of the Superior Court,
Division Civil, located at 101 W. Jefferson St.
Phoenix, AZ 85003, Courtroom 911, Phoenix, AZ
85003. 3. That at said hearing the Court will do the
following pursuant to A.R.S. § 48-3733: Examine
the Amended Subcontract and the proceedings
of Surprise or other body in connection with
the execution of such Amended Subcontract and hear
all testimony that may be offered by Surprise or
any other party with reference to the validity of
the Amended Subcontract; find and determine
whether the proceedings had for the organization
of Surprise are in compliance with all applicable
laws of the state, whether the proceedings leading
up to the making of the Amended Subcontract are
valid and whether the proceedings in connection
with the filing of the Petition and the giving
of notice of hearing thereon comply with the
provisions of Title 48, Chapter 22, Article 2 of
the Arizona Revised Statutes and whether the
Amended Subcontract is valid and binding and
enforceable against Surprise. No other issues shall
be considered or determined by the Court. 4. That
not less than ten days before the date fixed for
hearing the Petition, you may answer the Petition
and after such answer, may appear at the hearing
and contest the granting of the Petition and the
entry of any order of confirmation or validation.
5. That you can obtain a copy of the court papers
filed in the matter from Surprise's attorneys (whose
contact information is provided below) or from the
Clerk of the Superior Court's Customer Service
Center at: (1) 201 West Jackson, Phoenix, Arizona
85003; (2) 18380 North 40th Street, Phoenix,
Arizona 85032; (3) 222 East Javelina Avenue,
Mesa, Arizona 85210; or (4) 14284 West Tiera
Buena Lane, Surprise, Arizona 85374. 6. YOU
ARE HEREBY SUMMONED to appear at the
above-scheduled hearing and contest the granting
of the Petition or you will be forever barred from
contesting any determination made by the Court
in this proceeding, PROVIDED, HOWEVER, you
may only appear and so contest the granting of
the Petition if you have answered the Petition
not less than ten days prior to the hearing on
the Petition, which hearing is scheduled for the
14th day of August, 2025. 7. YOU ARE HEREBY
CAUTIONED that in order to appear and contest
the granting of the Petition at the hearing, said
answer to the Petition shall be in writing, filed
with the Clerk of the Court, accompanied by the
necessary filing fee, and filed within the time
required above, and you are required to serve a
copy of any such answer on Surprise's attorneys.
The names, address, and contact information of
Surprise's attorneys are: L. William Staudenmaier
Joseph G. Adams Sukhmani K. Singh SNELL
& WILMER LLP, One East Washington Street
Suite 2700 Phoenix, Arizona 85004-2556
Telephone: 602.382.6000 wstaudenmaier@swlaw.com
jgadams@swlaw.com ssingh@swlaw.com
8. Requests for reasonable accommodations for
persons with disabilities must be made to the court
by parties at least three working days in advance
of a scheduled court proceeding. 9. 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
judicial days in advance of a scheduled court
proceeding. SIGNED AND SEALED this date MAY
16 2025, 2025. JEFF FINE, CLERK CLERK OF
THE SUPERIOR COURT By /s/v. Diaz Deputy
Clerk A copy of the Summons and Complaint may
be obtained by contacting Surprise's attorneys
specified above or the Clerk of the Superior Court.
5/23, 5/30, 6/6, 6/13/25

RR-3929378#

SUMMONS
CASE NO. CC2025-029994RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA HIGHLAND PRECINCT
222 EAST JAVELINA AVENUE SUITE A
MESA AZ 85210

OneAZ Credit Union,

Plaintiff,

vs.

Cheree R Sippial and John/Jane Doe, a
married couple,

Defendant(s).

THE STATE OF ARIZONA TO:
Cheree R Sippial and John/
Jane Doe, a married couple
Last known address:
Cheree R Sippial and John/Jane Doe
2318 S Country Club Dr #3047
Mesa, AZ 85210

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 EAST JAVELINA AVENUE
SUITE A MESA AZ 85210 Phone No:
(602)372-8300

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.

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 06 2025

/s/Illegible

REQUESTS FOR REASONABLE
ACCOMMODATION FOR PERSONS
WITH DISABILITIES MUST BE MADE
TO THE DIVISION ASSIGNED TO
THE CASE BY THE PARTY NEEDING
ACCOMMODATION OR HIS/HER
COUNSEL AT LEAST THREE (3)
JUDICIAL DAYS IN ADVANCE OF
A SCHEDULED PROCEEDING.
REQUESTS FOR AN INTERPRETER
FOR PERSONS WITH LIMITED
ENGLISH PROFICIENCY MUST BE
MADE TO THE DIVISION ASSIGNED
TO THE CASE BY THE PARTY
NEEDING THE INTERPRETER AND/OR
TRANSLATOR OR HIS/HER COUNSEL
AT LEAST TEN (10) JUDICIAL DAYS IN
ADVANCE OF A SCHEDULED COURT
PROCEEDING.

A copy of the Summons and Complaint
may be obtained by contacting the
Plaintiff's attorney: Mark A. Kirkorsky,
P.C., P.O. Box 25287, Tempe, Arizona
85285, (480) 551-2173, info@markcollections.com
5/23, 5/30, 6/6, 6/13/25

RR-3929373#

SUMMONS
CASE NO. CC2025-054052RC
ENCANTO JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
MP AUTO SALES, LLC D/B/A
CARIZONA

Plaintiff,

vs.
WENDY NICOLE BENNER AND DOE
BENNER, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Wendy Nicole Benner And Doe Benner
107 W Portland St #413A
Phoenix, AZ 85003

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): 620 W. Jackson St. * Phoenix,

AZ 85003; (602) 372-6300.

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: 5/7/25

/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
5/23, 5/30, 6/6, 6/13/25

RR-3929353#

DCS'S NOTICE OF HEARING ON
MOTION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JD43393
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the matter of:
ELIAS LEE KNIGHT SANDERS
d.o.b. 03/03/2021
Person under 18 years of age.

TO: ALEXIS RASHAWN SANDERS and
TJ LANARDO BAYLISS, parents and/or
guardians of the above-named child.

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

2. The Court has set a hearing on July
30, 2025, at 11:00 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 Motion.

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

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

5. If you are receiving this Notice by
publication, you may obtain a copy of the
Motion for Termination of Parent-Child
Relationship and Notice of Hearing by
submitting a written request to: BART
T. GARBUTT, Office of the Attorney
General, CFP/PS, 2005 N. Central Ave.
C051AC, Phoenix, Arizona 85004. The
assigned child safety worker is Nicole
Gonzales and may be reached by
telephone at (602) 771-1221.

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.

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 19 day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Bart Garbutt
BART T. GARBUTT
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3929341#

SUMMONS
CASE NUMBER: CV2025-001902
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Canvas Credit Union
Name of Plaintiff
AND
Alec David Hepola, 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: Alec David Hepola

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: January 15, 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 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.
5/23, 5/30, 6/6, 6/13/25
RR-3929335#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD44828 REAC/SUPP
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
VICTORIA VARGAS
d.o.b. 02/18/2012
VALERIE REYNA VARGAS

d.o.b. 10/17/2013
VIVIANA JOANA VARGAS
d.o.b. 10/01/2017
VALENTINO MANUEL VARGAS
d.o.b. 01/28/2022
DAMON XANDER LOPEZ
d.o.b. 03/21/2024
DAMONI MARIE LOPEZ
d.o.b. 03/24/2025
Person(s) under 18 years of age.
TO: GINA MARIE REYNA, VICTOR HUGO VARGAS, and RAFAEL LOPEZ, JR., parents and/or guardians of the above-named children.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set an Initial hearing on the 6th day of August, 2025 at 10:00 a.m., at Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, AZ 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 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.
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: 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 Carolyn Olson and may be reached by telephone at (602) 771-9994.
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 19th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Joseph E. Dwyer
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25
RR-3929283#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD37771 R
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ARIAH ROSE REEDER
d.o.b. 06/18/2019
Person under 18 years of age.
TO: ADRIANNE RAE REEDER, and JOSHUA COURTNEY HOPE, 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 Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 28th day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-C82#, 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.
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-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Allister Tegner and may be reached by telephone at (602) 771-3105.
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 19th day of May, 2025.
KRISTIN K. MAYES
Attorney General
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25
RR-3929244#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45115
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
MASON DOMINIC MINJAREZ
d.o.b. 05/08/2015
Person under 18 years of age.
TO: BREANNA DOMINIQUE MINJAREZ, ADRIAN SOLIS, 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 28th day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-C82#, 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.
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 Ajay Singh and may be reached by telephone at (602) 771-0361.
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 19th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Ebony Cormier
EBONY CORMIER
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25
RR-3929173#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD510127 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:
JANIE JOY SMITH A.K.A. JANIE HARCOURT
d.o.b. 06/19/2024
Person under 18 years of age.
TO: WHITNEY JOY SMITH A.K.A. WHITNEY JOBIN, and SCOTT WILLIAM ANTHONY JOBIN, 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 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 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.
5. Notice is given that DCS is proposing

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 Annie Wood and may be reached by telephone at (623) 715-2222.
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 19th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25
RR-3929119#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536275
(Honorable Marvin Davis)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KAMIYA SAMONII SPRINGS
d.o.b. 05/29/2012
Person under 18 years of age.
TO: SEQUIAH CAMEAO CALLOWAY, and IZAI'AH DAMONE SPRINGS, 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 29th day of July, 2025 at 9:15 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 281-904-752#, before the Honorable Marvin Davis for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your 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

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PUBLIC NOTICES

FAX 602-417-9910

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: JULIE CHAVEZ, Office of the Attorney General, CFP/ PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Christopher Leahy and may be reached by telephone at (480) 659-2599.

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 19th day of May, 2025.

KRISTIN K. MAYES
Attorney General
JULIE CHAVEZ
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3929019#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45100**
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ESSENCE RENE WOODS
d.o.b. 04/15/2009
HAELEIGH MICHELLE MILLER
d.o.b. 09/27/2011

Person(s) under 18 years of age.
TO: JEANIE REBECCA ESSENCE CARTER, TYRONE DAVID WOODS, and MICHAEL STEVEN MILLER, 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 August, 2025 at 9:15 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 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 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 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: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Alexis Deveney and may be reached by telephone at (480) 710-9219.

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 19th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Joseph E. Dwyer
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928998#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD44236**
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
GENESYS WOMACK
d.o.b. 08/24/2014
BRIAN WOMACK, JR.
d.o.b. 10/19/2011
BRAYLEN WOMACK
d.o.b. 03/26/2013

DAVIAHANNA COMBS A.K.A. D'AVIAHANNA COMBS
d.o.b. 04/10/2010
Person(s) under 18 years of age.

TO: BRIAN WOMACK, SR., and NORMAN GREENE, 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 14, 2025 at 11:30 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 Tamara Mason and may be reached by telephone at (602) 771-3097.

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 19th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Lisa M. Tibbeaux
LISA M. TIBBEDEAUX
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928972#

**DCS'S NOTICE OF HEARING ON
MOTION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JD36852 SUPP**
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ESPERANZA AYELEEN CARRILLO
d.o.b. 08/17/2024

Person under 18 years of age.
TO: BIANCA DEZIRAY RIVERA, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 27th 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 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 Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing 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 child safety worker is Raymond Rice and may be reached by telephone at (623) 500-5851.

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 15th day of May, 2025.

KRISTIN K. MAYES
Attorney General
HAYDEN P. MYERS
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928900#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS22537**
Related to Case JD36852 SUPP
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ESPERANZA AYELEEN CARRILLO
d.o.b. 08/17/2024

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 27th 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 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: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Raymond Rice and may be reached by telephone at (623) 500-5851.

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 15th day of May, 2025.

KRISTIN K. MAYES
Attorney General
HAYDEN P. MYERS
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928899#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD44987**
(Honorable Melody G. Harmon)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
CATALINA SAMJAIARAH GARCIA
d.o.b. 03/08/2025

Person under 18 years of age.
TO: SAMANTHA MARIE GAITAN, JAIRO 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 14th 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 259-915-689#, before the Honorable Melody G. Harmon for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a 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: JACOB L. STOCK, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Erica Mays and may be reached by telephone at (602) 774-9610.

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 16th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Jacob Stock
JACOB L. STOCK
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928581#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45112**
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
LIAM JOSEPH JOYCE
d.o.b. 05/04/2020
NOAH BRAYDEN JOYCE
d.o.b. 10/14/2016

Person(s) under 18 years of age.
TO: KAYLA JOY, KAYLA E. DOERR A.K.A. KAYLA STANLEY, PAUL JOSEPH JOYCE, 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 6th 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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

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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: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Rene Hutton and may be reached by telephone at (623) 587-3657.

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 16th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928576#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD34880 SUPP
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LEILANI DANIELA ESCOTO ESCARENO
d.o.b. 09/03/2020
Person under 18 years of age.
TO: CRYSTAL MARYTZA ESCOTO ESCARENO A.K.A. CRYSTAL ESCOTO-ESCARENO and ISMIL TAFT, parents of the above-named child.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 14th day of July, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Southeast Court Facility/Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 447-368-555#, before the Honorable Michael Blair 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: MICHAEL FITZGERALD, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Sherice Hammond and may be reached by telephone at (602) 771-3082.

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

4533.

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 16th day of May, 2025.

KRISTIN K. MAYES
Attorney General
s/ Molly Lathrop for Fredian Tuyisenge
FREDIAN TUYISENGE
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928445#

SUMMONS
CASE NUMBER: CV2025-013986
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Jaime Escobedo Garcia
Name of Plaintiff
AND
Logan Farrar, 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: Logan Farrar

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: April 18, 2025

JEFF FINE
Clerk of Superior Court
By: A. NASUI
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, Michael L. York, at Wattel & York, 1201 S Alma School Road Suite 9500, Mesa, AZ 85210, (480)222-2020

5/23, 5/30, 6/6, 6/13/25

RR-3928324#

NOTICE OF HEARING ON MOTION FOR REVOCATION OF A PERMANENT GUARDIAN OF A MINOR CHILD Case No.: JD42583 (Honorable Keith Miller) IN THE SUPERIOR COURT OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: WINDY SHELTON d.o.b 08/08/2013 Person(s) under 18 years of age. TO: DYLAN EARL SHELTON, father/parent

to WINDY SHELTON, 1. Mother, ANNETTE SERRATO, has filed a Motion to Revoke/Terminate Permanent Guardianship of WINDY SHELTON, 2. The Court has set an initial hearing and publication for father for the 9th day of July 2025 at 9:15 A.M. at Maricopa County Superior Court Southeast Facilities Justice Center, 222 East Javelina Avenue, Mesa, AZ 85210, call-in number (917) 781-4590, conference code 181 992 669#, before the Honorable Keith Miller for the purpose of determining the parties responses to the Motion. 3. You are hereby advised that your failure to appear without good cause may result in a finding that you waived your legal rights, and you admit to the allegations in the petition. In addition, in you fail to appear without good cause the hearings may go forward in your absence and may result in an adjudication of the establishment or revocation of a permanent guardianship based upon the record and evidence presented to the Court. 4. In the event you appear and contest the allegations, the Court shall/may set a date for the trial on the permanent guardianship. 5. If you are receiving this Notice by publication, you may obtain a copy of the Motion and Notice of Guardianship Hearing by submitting a written request to: Cheyesser Pevey and Francesca Stevens, Office of the Legal Defender, 222 North Central, Suite 6100, Phoenix, Arizona 85004. 6. Requests for reasonable accommodation for persons with disabilities must be made to the Court by the parties at least three (3) working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 7. RESPECTFULLY SUBMITTED this 6th day of May 2025. SHERRI MCGUIRE LAWSON OFFICE OF THE LEGAL DEFENDER /s/Cheyesser Pevey CHEYSSER PEVEY Deputy Legal Defender 5/16, 5/23, 5/30, 6/6/25

RR-3927358#

SUMMONS Case No. FC2025-090819 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY ROSARIO M. BUSTAMANTE, Petitioner, and AGUSTIN REYES MORALES, 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: AGUSTIN REYES MORALES 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: FEB 26 2025 Clerk of the Court By G. FARLER Deputy Clerk 5/16, 5/23, 5/30, 6/6/25

RR-3927217#

SUMMONS
CASE NO. CC2025-023810RC
ARCADIA BILTMORE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W Jackson St * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES,
LLC
Plaintiff,
vs.
JOLENE RUBI AND DOE RUBI, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Jolene Rubi And Doe Rubi
1314 E Whitton Ave
Phoenix, AZ 85042

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 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): 620 W. Jackson St * Phoenix, AZ 85003; (602) 372-6300.

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: 1/28/2025

/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

5/16, 5/23, 5/30, 6/6/25

RR-3927209#

SUMMONS
CASE NUMBER: CV2025-009566
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

C.A.G. Acceptance, LLC
Name of Plaintiff
AND
Christine Ipiriye Young, 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: Christine Ipiriye Young

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 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
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. Christine Ipiriye Young, case number (CV2025-009566) 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 12th day of May, 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

5/16, 5/23, 5/30, 6/6/25

RR-3927206#

SUMMONS
CASE NUMBER: CV2025-004312
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Jose Luis Saavedra, et al.
Name of Plaintiff
AND
Patrick Henry Bonn, 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 Bonn J.

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 before your scheduled court date.

SIGNED AND SEALED this Date:
February 03, 2025
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926633#

SUMMONS
CASE NUMBER: CV2025-004312
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Jose Luis Saavedra, et al.
Name of Plaintiff
AND
Patrick Henry Bonn, 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 Bonn

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 before your scheduled court date.

SIGNED AND SEALED this Date:
February 03, 2025
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926633#

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

SIGNED AND SEALED this Date:
February 03, 2025
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926637#

SUMMONS
CASE NUMBER: CV2025-004312
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Jose Luis Saavedra, et al.
Name of Plaintiff
AND
Patrick Henry Bonn, 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: Dennis Eugene Bonn Jr.

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 03, 2025
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926635#

SUMMONS
CASE NUMBER: CV2025-004312
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Jose Luis Saavedra, et al.
Name of Plaintiff
AND
Patrick Henry Bonn, 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: Patrick Henry Bonn

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 03, 2025
JEFF FINE
Clerk of Superior Court
By: C. NASUI
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926633#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER: JS21059
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S): Samantha Station
Sean Groover
Petitioner Samantha Station
In the Matter of Minor(s): Logan Groover 07/12/2012
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: 7/8/2025 @ 9:00 am
Hearing Type: Publication Hearing
Location: Court Connect Remote
Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: https://tinyurl.com/ibazmc-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) 508-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. 5/16, 5/23, 5/30, 6/6/25

RR-3926594#

SUMMONS
CASE NO. CV2024-030823
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Rhonda M. Bellows
Name of Plaintiff
AND
The Estate of Veva L. Smith, 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: The Estate of Veva L. Smith

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 the: Office of the Clerk of the Superior Court, 201 West Jefferson Street, Phoenix, AZ 85003-2205 OR
Office of the Clerk of the Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-8201 OR
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.
Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons.

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 at the address at the top of the preceding page, from the Clerk of the 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. 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 the scheduled proceeding.

6. 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.

7. Eviction Action/Forcible Detainers: If you want to request a telephonic hearing, please contact the judge assigned to your case. If you do not know your assigned judge, or have not been assigned a judge, please contact Civil Court Administration at 602-506-1497.

SIGNED AND SEALED this date: MAY 12 2025
CLERK OF THE SUPERIOR COURT
JEFF FINE, CLERK
By /s/ S. Barba
Deputy Clerk

5/16, 5/23, 5/30, 6/6/25

RR-3926577#

Summons/Successors, Heirs And Devises Of The Estate Of Ramon Leon/David Angulo/Jane Doe Angulo, as spouse of David Angulo/Russell Shurtleff/Jane Doe Shurtleff, as spouse of Russell Shurtleff/ Successors, Heirs And Devises Of The Estate Of Russell Shurtleff/Catherine Shurtleff McKinley A/K/A Catherine McKinley/ John Doe McKinley, as spouse of Catherine Shurtleff McKinley A/K/A Catherine McKinley/Virginia Ayala/ John Doe Ayala, as spouse of Virginia Ayala/Successor, Heirs And Devises Of The Estate Of Virginia Ayala/Carlos O. Ayala/Jane Doe Ayala, as spouse to Carlos O. Ayala/Lawrence Ayala A/K/A Lawrence M. Ayala/Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala/Alfred E. Arvizu/ Jane Doe Arvizu, as spouse of Alfred E. Arvizu/Robert Ayala/Jane Doe Ayala, as spouse of Robert Ayala/John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese/John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese/John Doe Angulo, as spouse of Deborah Angulo/Duane Angulo/ Jane Doe Angulo, as spouse of Duane Angulo/Successors, Heirs And Devises Of Charles Ayala/John Doe Ayala, as spouse of Salvadora Marchese Ayala A/K/A Sally Marchese Ayala/Raymond Leon

Nossaman LLP Christopher Kramer (SBN 013289) ckramer@nossaman.com Ashley Mahoney (SBN 034776) amahoney@nossaman.com Michelle Burton (SBN 030311) mburton@nossaman.com William Bassoff (SBN 037762) wbassoff@nossaman.com 2 North Central Avenue, Suite 1715 Phoenix, AZ 85004 Telephone: 480.790.5900 Facsimile: 480.790.5901 Attorneys for Plaintiff City of Phoenix In The Superior Court Of The State Of Arizona In And For The County Of Maricopa City Of Phoenix, a municipal corporation, Plaintiff, vs. Bianco Verde LLC, Successors, Heirs And Devises Of The Estate Of Ramon Leon; David Angulo; Jane Doe Angulo, as spouse of David Angulo; Russell Shurtleff; Jane Doe Shurtleff, as spouse of Russell Shurtleff; Successors, Heirs And Devises Of The Estate Of Russell Shurtleff; Catherine Shurtleff McKinley A/K/A Catherine McKinley; John Doe McKinley, as spouse of Catherine Shurtleff McKinley A/K/A Catherine McKinley; Virginia Ayala; John Doe Ayala, as spouse of Virginia Ayala; Successor, Heirs And Devises Of The Estate Of Virginia Ayala; Carlos O. Ayala; Jane Doe Ayala, as spouse to Carlos O. Ayala; Lawrence Ayala A/K/A Lawrence M. Ayala; Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala; Alfred E. Arvizu; Jane Doe Arvizu, as spouse of Alfred E. Arvizu; Robert Ayala; Jane Doe Ayala, as spouse of Robert Ayala; John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Angulo, as spouse of Deborah Angulo; Duane Angulo; Jane Doe Angulo, as spouse of Duane Angulo; Successors, Heirs And Devises Of Charles Ayala; John Doe Ayala, as spouse of Salvadora Marchese Ayala A/K/A Sally Marchese Ayala; Raymond Leon; and Maricopa County Treasurer, as to any unpaid real property taxes, Defendants. No: CV2025-015579 Summons Tier 2 (Eminent Domain) (Statutory Preference A.R.S. § 12-1121(B)) Connect with a qualified lawyer through the Lawyer Referral Service. Simply scan the QR code to complete a referral or call us directly at 602-257-4434. Sponsored by the Maricopa County Bar Association The State Of Arizona To: Successors, Heirs And Devises Of The Estate Of Ramon Leon; David Angulo; Jane Doe Angulo, as spouse of David Angulo; Russell Shurtleff; Jane Doe Shurtleff, as spouse of Russell Shurtleff; Successors,

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PUBLIC NOTICES

Heirs And Devises Of The Estate Of Russell Shurtleff; Catherine Shurtleff McKinley A/K/A Catherine McKinley; John Doe McKinley, as spouse of Catherine Shurtleff McKinley A/K/A Catherine McKinley; Virginia Ayala; John Doe Ayala, as spouse of Virginia Ayala; Successor, Heirs And Devises Of The Estate Of Virginia Ayala; Carlos O. Ayala; Jane Doe Ayala, as spouse to Carlos O. Ayala; Lawrence Ayala A/K/A Lawrence M. Ayala; Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala; Alfred E. Arvizu; Jane Doe Arvizu, as spouse of Alfred E. Arvizu; Robert Ayala; Jane Doe Ayala, as spouse of Robert Ayala; John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Angulo, as spouse of Deborah Angulo; Duane Angulo; Jane Doe Angulo, as spouse of Duane Angulo; Successors, Heirs And Devises Of Charles Ayala; John Doe Ayala, as spouse of Salvadora Marchese Ayala A/K/A Sally Marchese Ayala; Raymond Leon 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. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. The lawsuit seeks to acquire by condemnation the land identified as the "Property" and legally described in the accompanying Complaint for the Van Buren - 7th to 24th Streets Improvement Project, ST89320161-1, in Phoenix, Arizona. The Property is identified generally as 1349 E. Van Buren Street, Phoenix, Maricopa County, Arizona, consisting of Maricopa County Assessor's Parcel No(s): 116-45-001A. 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 Plaintiff may be given the relief requested in its Complaint. To file your Answer or Response, take or send the Answer or Response to the Office of the Clerk of the Superior Court, Central Court Building, 201 W. Jefferson, Phoenix, Arizona, or electronically file your Answer or Response through AZ TurboCourt at www.azturbcourt.gov. Mail a copy of the Answer or Response to the plaintiff's attorney: Christopher W. Kramer Ashley Mahoney Michelle Burton William Bassoff Nossaman LLP 2 North Central Ave., Suite 1715 Phoenix, AZ 85004 (480) 790-5900 You Are Notified to file an Answer or Response and to appear and show cause at the time and place specified in the Order to Show Cause served with this summons, why the Property should not be acquired by condemnation as prayed for in the Complaint. Your Answer or Response must be filed within 20 calendar days, not counting the day you were served, after service of this Summons upon you, if served within the State of Arizona, or 30 calendar days, not counting the day you were served, if served upon you outside the State of Arizona. You can obtain copies of the court papers filed in this case from the Plaintiff's attorney or from the Clerk of the Superior Court, Central Court Building, 201 W. Jefferson, Phoenix, Arizona. 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. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case at least ten judicial days in advance of a scheduled court proceeding. Given Under My Hand And Seal Of The Superior Court Of The State Of Arizona In And For The County Of Maricopa this May 02 2025. Jeff Fine, Clerk Clerk of the Superior Court By: /s/ T. Wilson Deputy Clerk 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. 5/16, 5/23, 5/30, 6/6/25

RR-3926453#

Summons/Thomas F. Eynon III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015/ Estates of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015/ Unknown Heirs and Devises of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015 Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda

Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: admin@pmblaw.org Attorney for: Lawyer's Bar Number: 023090, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-009047 Grayhawk Community Association Name of Plaintiff And Thomas F. Eynon III, Trustee of the Eynon III Family Trust dtd March 10, 2015, 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: 1) Thomas F. Eynon III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015, 2) the Estates of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015 and 3) the Unknown Heirs and Devises of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015 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. 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. 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 in advance of 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 12, 2025 Jeff Fine Clerk of Superior Court By: C. Nasui 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. 5/16, 5/23, 5/30, 6/6/25

RR-3926448#

Summons/Jakina Russell Person Filing: Robert N Brier Address (if not protected): 6245 N. 2nd Parkway, #100 City, State, Zip Code: Phoenix, AZ 85016 Telephone: (602)522-3941 Email Address: bbrier@bhcrelaw.com Attorney for: Lawyer's Bar Number: 012642, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-005851 CH Retail Fund I/Phoenix Arrowhead Festival, L.L.C. Name of Plaintiff The Brunch House LLC, an Arizona limited liability company, DBA The Brunch House, 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: Jakina Russell 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: February 14, 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 this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons. 5/16, 5/23, 5/30, 6/6/25

RR-3926447#

SUMMONS
CASE NO. CC2025015175RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032
LENDMARK FINANCIAL SERVICES, LLC Plaintiff,
vs.
JULIE BARNETT AND DOE BARNETT, a married couple, Defendants.

THE STATE OF ARIZONA TO: Julie Barnett And Doe Barnett 16601 N 12th St Unit 2116 Phoenix, AZ 85022 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: 1-21-25

/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 5/16, 5/23, 5/30, 6/6/25

RR-3926203#

PROBATE COURT
STATE OF ALABAMA)
)
MORGAN COUNTY)
IN THE MATTER OF THE ADOPTION OF B.G.L AKA Z.M.L. MINOR, BY ROBERT FRANCIS CATON AND MICHAEL WARREN PARLETT NOTICE TO: BIOLOGICAL FATHERS KNOWN AND UNKNOWN, WHEREABOUTS UNKNOWN You will take notice that ROBERT FRANCIS CATON AND MICHAEL WARREN PARLETT, filed their petition on April 16, 2025, to adopt B.G.L AKA Z.M.L., a minor, alleging that the said fathers known and unknown have abandoned said minor. Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days hereof with the attorney for the Petitioner, whose name and address is shown below and with the Clerk of said Probate Court. If you fail to respond within thirty (30) days the court may construe that failure as an implied consent to the adoption of the minor child, B.G.L AKA Z.M.L., and as a waiver of the right to appear and of further notice of the adoption proceedings. Additionally, if the adoption is approved, your parental rights pertaining to the minor child B.G.L AKA Z.M.L. will be terminated by the adoption proceedings. Done this 2ND day of May 2025.

Judge of Probate
Attorney for Petitioners:
Hon. Amy Osborne
4470 Eastern Valley Road
Suite 111
The Shoppes at Letson Farms, PMB 106
McCalla, AL 35111
205-515-9271

Judge of Probate
Hon. Greg Cain
Office of the Judge of Probate
Morgan County Courthouse
Decatur, Alabama 35602
5/16, 5/23, 5/30, 6/6/25

RR-3926202#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD40869 (Honorable Michael Z. Rassas) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: LAURA MARIE VALERIO d.o.b. 06/19/2012 LILIANA ELIZABETH VALERIO d.o.b. 09/09/2014 BREEANA ELECTRA VALERIO d.o.b. 10/24/2017 Person(s) under 18 years of age. TO: LAURA MARIE SMITH, SERGIO URIEL VALERIO, 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 4th day of August, 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 691-2590-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your 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: JASON CEOLA, Office of the Attorney General, CFF/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Sophia Meraz and may be reached by telephone at (623) 587-3646. 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 9 day of May, 2025. KRISTIN K. MAYES Attorney General /s/ Jason Ceola JASON CEOLA Assistant Attorney General 5/16, 5/23, 5/30, 6/6/25

RR-3926099#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521204 Related to Case JD533783 SUPP (Honorable Joshua Rogers) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: ELLIANA STAR RAMIREZ d.o.b. 12/09/2023 Person under 18 years of age. TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child. 1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a publication hearing on the 23rd day of June 2025, at 10:45 a.m., at the Maricopa County Superior Court, Southeast Facilities Justice Center, 222 East Javelina Avenue, Mesa, Arizona, 85210, 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.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: DAVID L SEIDBERG, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Rachel Petelle and may be reached by telephone at (602) 774-5991.

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 9th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ David L Seidberg
DAVID L SEIDBERG
Assistant Attorney General
5/16, 5/23, 5/30, 6/6/25

RR-3926063#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536350**
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ELAINE MILANI RUIZ
d.o.b. 02/22/2025

Person under 18 years of age.
TO: DALILA DAMARIS RUIZ, ROBERT BROAN, 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 24th 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 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 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: SPENCER RYDMAN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Maya Sturgess and may be reached by telephone at (602) 774-9563.

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 9th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Spencer Rydman
SPENCER RYDMAN
Assistant Attorney General
5/16, 5/23, 5/30, 6/6/25

RR-3925941#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45203**
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JOCELYN GABRIELA GARCIA-CARMONA
d.o.b. 12/08/2013

NAHLA MICHELLE DIGGS
d.o.b. 03/04/2020
KELVYN EUGENE DIGGS
d.o.b. 08/06/2021
MACHAI DIGGS A.K.A. MALACHI R. DIGGS
d.o.b. 03/10/2023

ZAIRE ALLEN DIGGS
d.o.b. 03/27/2024

Person(s) under 18 years of age.
TO: ABIGAIL REYNA GARCIA, ALVARO GABRIEL CARMONA, RAYSHON JAFAR TROTT DIGGS, 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 24th day of July, 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 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 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

Arizona 85004. The assigned case manager is Mateo Alceia and may be reached by telephone at unknown.

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

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 9th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ebony Cormier
EBONY CORMIER
Assistant Attorney General
5/16, 5/23, 5/30, 6/6/25

RR-3925887#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD42616 REAC**
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
FRANKIE JA'QUAN MCINNIS, JR.
d.o.b. 10/28/2012

DE'ANDRE MATTHEW MCINNIS
d.o.b. 10/15/2019

DELIHAI ROSE GRANT
d.o.b. 09/16/2022

Person(s) under 18 years of age.

TO: DE'ANDREA SHAMYRA GRANT A.K.A. DE'ANDREA SHAMYRA GRANT, JOSHUA HOBBS, QURAN COOPER, 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 1st day of August, 2025 at 10:30 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 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 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: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Godfrey Bennett and may be reached by telephone at (623) 500-5150.

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/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
5/16, 5/23, 5/30, 6/6/25

RR-3925819#

**SUMMONS
CASE NUMBER: CV2025-002121
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

BRUCE A CARTER
Name of Plaintiff

AND
TIMOTHY SYKORA, 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 SYKORA

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: January 16, 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.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Dean W. Clouse at Law Office of Dean W. Clouse, PLC 18 E. University Dr., Ste. 205, Mesa, AZ 85201, (480)668-0200.
5/16, 5/23, 5/30, 6/6/25

RR-3925787#**SUMMONS**

**CASE NUMBER: CV2025-002121
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

BRUCE A CARTER
Name of Plaintiff

AND
TIMOTHY SYKORA, 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: TIMOTHY SYKORA

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: January 16, 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.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Dean W. Clouse at Law Office of Dean W. Clouse, PLC, 18 E. University Dr., Ste. 205, Mesa, AZ 85201, (480)668-0200.
5/16, 5/23, 5/30, 6/6/25

RR-3925783#**SUMMONS**

**CASE NO. CC2025029066RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix,, AZ
85032**

A SPEEDY CASH CAR TITLE LOANS, LLC
Plaintiff,

vs.
SIERRA MONIQUE GONZALEZ AND
DOE GONZALEZ, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Sierra Monique Gonzalez
And Doe Gonzalez
8445 N 23rd Av Apt 150

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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.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: FEB 05 2025

/s/illegal 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 5/9, 5/16, 5/23, 5/30/25

RR-3924794#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521088
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Ryan Michelle Huffman
Jerico Eugene Lantz
Petitioner Ryan Michelle Huffman
In the Matter of Minor(s):
Evelyn Rose Lantz 4/25/2011
Madilyn Mae Lantz 4/25/2011
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 @ 9:30 am
Hearing Type: Initial Hearing & Publication
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazzmc-j07>
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.
5/9, 5/16, 5/23, 5/30/25

RR-3924178#

SUMMONS
CASE NUMBER: CV2025-009939
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Gloria Subia Garcia, et al.
Name of Plaintiff
AND
Josue Cruz Maldonado, 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: Josue Cruz Maldonado
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> or <http://www.azturbocourt.gov>.
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 18, 2025
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 the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Chandra C. Lehn, at Vrana Law Firm, 2147 East Baseline Road, Tempe, AZ 85283, (480)359-6002.
5/9, 5/16, 5/23, 5/30/25

RR-3924121#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD35421
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
DOMINIC ANTONY DIAZ
d.o.b. 02/13/2020

LOGAN MIGUEL DIAZ
d.o.b. 02/03/2021
Person(s) under 18 years of age.
TO: MEAGAN IRENE COMER, GUILLERMO ANTONY DIAZ, JR., 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 11th 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 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 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, 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. C007AG, Phoenix, Arizona 85004. The assigned case manager is Olivia Gardner and may be reached by telephone at (623) 587-3640.
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 5th day of May, 2025.
KRISTIN K. MAYES
Attorney General
JOHN L. HUMPHRIES
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3924089#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD44462
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the matter of:
AMAZYA RENAE CONDE
d.o.b. 09/25/2023
Person under 18 years of age.
TO: ARIANA DENISE CONDE, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the

Juvenile Court.
2. The Court has set a hearing on the 16th day of July, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Gregory Como for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion 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 Sheryl Carothers and may be reached by telephone at (602) 771-0262.
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 5th day of May, 2025.
KRISTIN K. MAYES
Attorney General
JOHN L. HUMPHRIES
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923978#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536367
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
MIRANDA TEAGAN GARMAN
d.o.b. 06/18/2009
Person under 18 years of age.
TO: AUDREY SHARON COPLEN, and JAYSON LEELAND GARMAN, 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 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 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, 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: ILANA O'NEAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004.

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 Melanie Ervin and may be reached by telephone at (602) 774-8317.
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 5th day of May, 2025.
KRISTIN K. MAYES
Attorney General
KINDA JOHNSON-HURD
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923795#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIANS OF MINOR CHILDREN
NO. JD29984 REAC
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
CHRISTOPHER JOSEPH MOTT, JR.
d.o.b. 07/08/2008
SERGIO MICHAEL ESPINOZA KEEGAN
d.o.b. 03/30/2014
IZABELLA LEANN ESPINOZA KEEGAN
d.o.b. 11/03/2017
Person(s) under 18 years of age.
TO: KATI ANN KEEGAN, CHRISTOPHER JOSEPH MOTT, SERGIO ESPINOZA QUINTERO, and JOHN DOE, 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 Appointment of a Permanent Guardians under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 22nd day of May, 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 267-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardians named herein is contesting the allegations in the motion.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: ILANA O'NEAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

The assigned case manager is Melissa (DCS) Courtwright 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 5th day of March, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfas
ILANA ZORFAS
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923753#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45197

(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
HOWARD GUY HALBETT, IV
d.o.b. 08/31/2016
AUDREY PATRICIA HALBETT
d.o.b. 07/29/2015
Person(s) under 18 years of age.
TO: JENNIFER ANN LOMBARDO,
HOWARD GUY HALBETT, III, 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 17th day of July, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Madison Kesterson and may be reached by telephone at (602) 771-0211.

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 2nd day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923472#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD16884

(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ELISE SILVA
d.o.b. 05/29/2008
Person under 18 years of age.
TO: STEPHANIE MARIE YANEZ,
JOHNNY SILVA, 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 16th 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by 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: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Maizee Pariott and may be reached by telephone at: (928) 240-3896.

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 2nd day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923468#

DCS'S NOTICE OF HEARING ON
MOTION FOR APPOINTMENT OF A
PERMANENT GUARDIAN OF MINOR
CHILD
NO. JD42753

(Honorable Melody G. Harmon)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
FRANKIE ROSE SAUCIDO
d.o.b. 05/01/2010
Person under 18 years of age.
TO: SONIA PHILLIPS, CHRISTOPHER
JAMES SAUCIDO, parents and/or
guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 7th day of July, 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 259-915-689#, before the Honorable Melody G. Harmon for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

3. You and your child are entitled 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: JACOB L. STOCK, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Genesee Merical and may be reached by telephone at (602) 771-7042.

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 28 day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Jacob Stock
JACOB L. STOCK
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923422#

SUMMONS

CASE NUMBER: CV2025-007161
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Banner Health
Name of Plaintiff
AND
Anthony Gorman, 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: Anthony Gorman

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.

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Lorena Van Assche at Thorpe Shwer, P.C., 3200 N. Central Ave., #1560, Phoenix, AZ 85012, (602) 682-6100.
5/9, 5/16, 5/23, 5/30/25

RR-3923342#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45195

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

In the Matter of:
ANNABELL STARLIE MULLEN
d.o.b. 12/30/2009
Person under 18 years of age.

TO: KAYLIN KAYLOR MULLEN, DYLAN RULEMAN, PATRICIA BAKER, parents and/or guardians of the above-named child.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 29th day of July, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 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: SHALLON COUNTS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Domanique Thurman and may be reached by telephone at (623) 580-1070.

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 2 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Shallon Counts
SHALLON COUNTS
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923315#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45099

(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JAYCE HANS OLESEN
d.o.b. 04/12/2024
Person under 18 years of age.

TO: ALEXANDRIA NICOLE OLESEN, ALLEN JAMES PEREZ, 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 28th day of July, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Marqueteta Brown and may be reached by telephone at (623) 587-3630.

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 2 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
5/9, 5/16, 5/23, 5/30/25

RR-3923303#

SUMMONS
CASE NUMBER: CV2025-005043
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Margarito Garza
Name of Plaintiff
AND
Erika Garcia 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: John Doe 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. 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 07, 2025

JEFF FINE
Clerk of Superior Court
By: M. OWEN
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, Freddy A Saavedra, 706 E. Bell Road Suite 111, Phoenix, AZ 85022, (602)753-8917.

5/2, 5/9, 5/16, 5/23/25

RR-3922180#

SUMMONS
CASE NUMBER: CV2025-005043
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Margarito Garza
Name of Plaintiff
AND
Erika Garcia 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: Erika Garcia 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: February 07, 2025

JEFF FINE
Clerk of Superior Court
By: M. OWEN
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, Freddy A Saavedra, 706 E. Bell Road Suite 111, Phoenix, AZ 85022, (602)753-8917.

5/2, 5/9, 5/16, 5/23/25

RR-3922179#

SUMMONS
CASE NO. CC2025024656RC
WEST MESA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E Javeline, Suite D * Mesa, AZ 85210

LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,

vs.
ADAM SWANK AND DOE SWANK, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Adam Swank And Doe Swank
1930 W Country Club Dr, Apt 202
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 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 Javeline, Suite D * Mesa, AZ 85210; (602) 506-8100.

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: FEB 27 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 5/2, 5/9, 5/16, 5/23/25

RR-3922171#

SUMMONS
CASE NUMBER: CV2025-006868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Shanon L. Gonzalez, et al.
Name of Plaintiff
AND
Meeya A. Robinson, 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 Robinson

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 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 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. CRUZ
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, W Raymond Johnson III, at Johnson Law Group, PLC, 4445 E. Holmes Ave., #107, Mesa, AZ 85206, (480)218-4000.

5/2, 5/9, 5/16, 5/23/25

RR-3922170#

SUMMONS
CASE NUMBER: CV2025-006868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Shanon L. Gonzalez, et al.
Name of Plaintiff
AND
Meeya A. Robinson, 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: Meeya A. Robinson

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 is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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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 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. CRUZ
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, W Raymond Johnson III, at Johnson Law Group, PLC, 4445 E. Holmes Ave., #107, Mesa, AZ 85206, (480)218-4000.

5/2, 5/9, 5/16, 5/23/25

RR-3922170#

SUMMONS
CASE NO. CC2025048797RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINE AVENUE, SUITE A * MESA, AZ 85210

LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,

vs.
BAILEY J RUBIO AND DOE RUBIO, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Bailey J Rubio And Doe Rubio
3 7 1 6 E Waite Ln
Gilbert, AZ 85295

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 JAVELINE 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: FEB 27 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 5/2, 5/9, 5/16, 5/23/25

RR-3922171#

SUMMONS
CASE NUMBER: CV2025-006868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Shanon L. Gonzalez, et al.
Name of Plaintiff
AND
Meeya A. Robinson, 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 Robinson

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

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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 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. CRUZ
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, W Raymond Johnson III, at Johnson Law Group, PLC, 4445 E. Holmes Ave., #107, Mesa, AZ 85206, (480)218-4000.

5/2, 5/9, 5/16, 5/23/25

RR-3922170#

SUMMONS
CASE NUMBER: CV2025-006868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Shanon L. Gonzalez, et al.
Name of Plaintiff
AND
Meeya A. Robinson, 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 Robinson

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Clerk of Superior Court
By: C. CRUZ
Deputy Clerk
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5/2, 5/9, 5/16, 5/23/25

RR-3922170#

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JEFF FINE
Clerk of Superior Court
By: C. CRUZ
Deputy Clerk
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5/2, 5/9, 5/16, 5/23/25

RR-3922170#

SUMMONS
CASE NUMBER: CV2025-006868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Shanon L. Gonzalez, et al.
Name of Plaintiff
AND
Meeya A. Robinson, 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: Meeya A. Robinson

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.

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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 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. CRUZ
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, W Raymond Johnson III, at Johnson Law Group, PLC, 4445 E. Holmes Ave., #107, Mesa, AZ 85206, (480)218-4000.

5/2, 5/9, 5/16, 5/23/25

RR-3922170#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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, W Raymond Johnson III, at Johnson Law Group, PLC, 4445 E. Holmes Ave., #107, Mesa, AZ 85206, (480)218-4000.

5/2, 5/9, 5/16, 5/23/25

RR-3922169#

SUMMONS
CASE NO. CC2025023406RC
WEST MCDOWELL JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,
vs.
ANGEL B SANCHEZ AND DOE SANCHEZ, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Angel B Sanchez And Doe Sanchez
2 2 1 1 N 3 6 t h D r
Phoenix, AZ 85009

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): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.

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: 1/29/2025

/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

5/2, 5/9, 5/16, 5/23/25

RR-3922162#

SUMMONS Case No.: FC2025-090370
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY CESAR A GALVEZ Name of Petitioner / Party A And CIERRA J ROSALES 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: CIERRA J ROSALES 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: 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 29 2025 CLERK OF COURT BY G. FARLER Deputy Clerk of Superior Court

5/2, 5/9, 5/16, 5/23/25

RR-3922145#

SUMMONS
CASE NO. CC2025029238RC
DESERT RIDGE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032

A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff,
vs.
MICHAEL DAVID WALDRAM AND DOE WALDRAM, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Michael David Waldram
And Doe Waldram
1106 W Bell Rd Apt # 2175
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: 2/5/25

/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

5/2, 5/9, 5/16, 5/23/25

RR-3922139#

NOTICE OF HEARING RE: PETITION TO TERMINATE PARENT-CHILD RELATIONSHIP
NO. JS 521206
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
JUVENILE DIVISION

IN THE MATTER OF THE
SILAS JAXON GUTHRIE
(12-01-2020)
SAWYER GENE GUTHRIE
(1-10-24)
Minor(s) under the age of eighteen (18) years.

To: LAUREN CHRISTINE GUTHRIE and JOHN DOE, alleged natural mother and fictitious father of the above-named children:

1. The Petitioners have caused a petition to be filed in this cause to terminate your parent-child relationship with the above-named children within the meaning of A.R.S. §8-533, et. seq.

2. An initial termination hearing is set for May 13, 2025 at 9:30 a.m. and a publication termination hearing has been set for July 22, 2025 at 8:30 a.m. has been set before the Honorable Judge Jay Polk. Video/audio link: <https://tinyurl.com/jbazmc-JUU19>. Phone in: 917-781-4590, code: 944-331-655#. Video with audio is preferred.

3. You shall appear at the hearing and if you do, counsel will be appointed to you. You have the right to contest the action, have a trial, present evidence, present witnesses, cross-examine witnesses, and confront the allegations against you.

4. Failure to appear at the hearing may result in having the Court grant the relief requested in the Petition to Terminate Parent-Child Relationship.

5. Any person wishing to contest the Petition to Terminate Parent-Child Relationship must appear at Court above or file a written response stating the reasons therefor within twenty (20) days of receiving notice of the Petition to Terminate Parent-Child Relationship. GIVEN UNDER MY HAND AND SEAL of the Superior Court of the State of Arizona, County of Maricopa, this 25th day of April, 2025.

Jeff Fine, Clerk
By: /s/B. Hoffman
Deputy Clerk

5/2, 5/9, 5/16, 5/23/25

RR-3922136#

SUMMONS Case No. FC2024-004298
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY SHAWNIECE SHARRIFF, Petitioner / Party A OMAR SHARRIFF 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: OMAR SHARRIFF 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 12 2024 Clerk of the Court By P. LEIN Deputy Clerk

5/2, 5/9, 5/16, 5/23/25

RR-3922135#

SUMMONS
CASE NO. CC2025039257RC
ENCANTO JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,
vs.
DENIA GALAZ HOLGUIN AND DOE GALAZ HOLGUIN, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Denia Galaz Holguin
And Doe Galaz Holguin
2220 W Devonshire Ave, Apt 10
Phoenix, AZ 85015

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): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.

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: 2/18/2025

/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

5/2, 5/9, 5/16, 5/23/25

RR-3922134#

SUMMONS
CASE NUMBER: CV2025-006689
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

MP AUTO SALES, LLC dba CARIZONA
Name of Plaintiff
AND
JARA J ALLEN, 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: JARA J ALLEN and "DOE" ALLEN

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/> or <http://www.azcourts.gov/> filing information. 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. 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: A. MARISCAL
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, J. Vance Andersen, at J. Vance Andersen, P.L.C., 25823 N. 101st Ave., Peoria, AZ 85383, (602)995-0490X100.

5/2, 5/9, 5/16, 5/23/25

RR-3921643#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22670
Related to Case JD44053
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JOSHUA BENNETT
d.o.b. 07/17/2019
JORDAN BENNETT
d.o.b. 12/10/2022
Person(s) under 18 years of age.
TO: BRIAN ONOTLOW, DRWIN KIRK, DERWIN MARIO KERR, CURTIS

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

DUPREE KILLINGS, and JOHN DOE, 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 16th day of July, 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Maria Moreno and may be reached by telephone at (623) 587-3639.

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/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921615#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD29640**
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
TELIA ERRIANA BROWN
d.o.b. 08/28/2008
Person under 18 years of age.

TO: KEAYOUSHA MONIQUE PETERS A.K.A. KAYOUSHA MONIQUE PETERS, ERRIN RAYFIELD BROWN A.K.A. ERRIN R. BROWN, 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 9th day of June, 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 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: JOSEPH BACAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Jasmine Weisz Dittmer and may be reached by telephone at unknown.

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

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 28th day of April, 2025. KRISTIN K. MAYES
Attorney General
/s/ Joseph, Bacal
JOSEPH BACAL
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921579#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536243**
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
XAVIER RAMIREZ-LAMA
d.o.b. 01/14/2009
Person under 18 years of age.

TO: GAUDIS COROMOTO LAMA, ESDRAS HUMBERTO RAMIREZ VIVERO, 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 18th day of June, 2025 at 11:00 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 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 Khadijo Mohamed and may be reached by telephone at (602) 771-0647.

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 28th day of April, 2025. KRISTIN K. MAYES
Attorney General
/s/ Madison Jones
MADISON JONES
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921518#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD534957 REAC**
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
AIDEN DANELEY RICHEY
d.o.b. 08/06/2014
Person under 18 years of age.

TO: ANGELICA RICHEY, BENJAMIN MICHAEL RICHEY, parents and/or guardians of the above-named child.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 21st day of 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 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 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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Wyldé Aguilera and may be reached by telephone at unknown.

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

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 28th day of April, 2025. KRISTIN K. MAYES
Attorney General
/s/ Ashton Coleman
ASHTON COLEMAN
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921456#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD530484 REAC**
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JASALYN ROSE BLANCHETTE
d.o.b. 12/28/2007
CALAB JOSEPH BLANCHETTE
d.o.b. 03/13/2009
HAYDEN JOSEPH BLANCHETTE
d.o.b. 06/30/2010
Person(s) under 18 years of age.

TO: ANALISHA LEANN BLANCHETTE A.K.A. ANALISHA LEANN LAIRMORE, JOSEPH THOMAS BLANCHETTE, 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 21st day of July, 2025 at 11:30 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 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 Bernardo Cortez-Paniagua and may be reached by telephone at (480) 659-5673.

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 28th day of April, 2025. KRISTIN K. MAYES
Attorney General
/s/ Onise Silas
ONISE SILAS
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921404#

**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 9th day of July, 2025 at 11:00 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 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.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

DATED this 23rd day of April, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Madison Jones
MADISON JONES
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921382#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD32226 REAC**
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
RAYMEN JAMES WEST
d.o.b. 02/21/2016
Person under 18 years of age.
TO: STEPHANIE LYNN WEST, KELVIN JAMES BILLINGS, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 21st day of July, 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 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 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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Ernest Hickey and may be reached by telephone at (623) 932-8097.
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 24th day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ashton Coleman
ASHTON COLEMAN
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921372#

**DCS'S NOTICE OF HEARING ON
MOTION FOR APPOINTMENT OF A
PERMANENT GUARDIAN OF MINOR
CHILDREN
NO. JD27009**
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
LEAH JASMINE GONZALEZ
d.o.b. 10/08/2009
GIANNA BELEN GONZALEZ
d.o.b. 10/06/2010
FEDERICO GONZALEZ, III
d.o.b. 05/01/2012
ANDREW FEDERICO GONZALEZ
d.o.b. 09/02/2016
ANTHONY GABRIEL GONZALEZ
d.o.b. 09/02/2016
EMILIANO KEVIN GONZALEZ
d.o.b. 09/20/2019
Person(s) under 18 years of age.
TO: ERIKA MARIE MCCARTHY, FEDERICO GONZALEZ, JR. 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 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 June 18, 2025 at 11:00 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 motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: KEILA E. URBACH, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Amanda McCloud and may be reached by telephone at (602) 774-9757.

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 28 day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Keila E Urbach
KEILA E. URBACH
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921335#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD20729 R**
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
TRISTAN SHOULTS ROBBINS
d.o.b. 09/23/2008
Person under 18 years of age.

TO: STACEY MARIE SHOULTS, CHARLES LEE ROBBINS, 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 30th day of June, 2025 at 11:30 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 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 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: SPENCER RYDMAN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Lori Garrison and may be reached by telephone at (623) 500-5103.

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 28th day of April, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Spencer Rydman
SPENCER RYDMAN
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3921257#

**DCS'S NOTICE OF HEARING ON
MOTION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. 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: MIRANDA ROCHELLE BADGER A.K.A. MIRANDA ROCHELLE ROBINSON-BADGER, 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 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 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 Motion.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good

cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion 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
5/2, 5/9, 5/16, 5/23/25

RR-3921255#

**SUMMONS
CASE NO. FN2025-050585
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
RICARDO MOLINA RODRIGUEZ**
Petitioner,
and
BIRIDIANA LOPEZ GARCIA

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: BIRIDIANA LOPEZ GARCIA
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 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 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

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: FEB 28 2025

Clerk of the Court
By G. FARLER
Deputy Clerk

5/2, 5/9, 5/16, 5/23/25

RR-3921210#

**SUMMONS
CASE NUMBER: CV2025-009256
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

Angela Marie Behrendt
Name of Plaintiff
AND
Michael P. Kindred, 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: Michael P. Kindred

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 13, 2025
JEFF FINE
Clerk of Superior Court
By: M. FARROW
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.

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Chandra Lehn, 2147 East Baseline Road, Tempe, AZ 85283, (480)359-6002
5/2, 5/9, 5/16, 5/23/25

RR-3921049#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD45003
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JOSIAH KING/AARON BEARDEN
d.o.b. 02/01/2019
HARMONY ARIAN'NAY BEARDEN MITCHELL
d.o.b. 03/20/2017
MELODY J'ANAY BEARDEN MITCHELL
d.o.b. 07/11/2013
YVETTE REGGI'NAY BEARDEN MITCHELL
d.o.b. 07/31/2011
MICHAEL DE'ANDRE WOODS
d.o.b. 07/28/2007
AARON BRUCE BEARDEN
d.o.b. 12/05/2009
Person(s) under 18 years of age.
TO: SARAI BACA, AARON BRUCE BEARDEN, MICHAEL DE'ANDREA WOODS, 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 7th day of July, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your 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 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: JASON CEOLA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Samantha Allen and may be reached by telephone at (602) 774-9787.
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 25 day of April, 2025.
KRISTIN K. MAYES

Attorney General
/s/ Jason Ceola
JASON CEOLA
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3920985#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD43480
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JOSEPH MICHAEL CORRAL
d.o.b. 04/22/2010
Person under 18 years of age.
TO: HEATHER MARIE CORRAL, JOSEPH CLAY, 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 16th day of July, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by 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: JASON CEOLA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Daniel Shaw and may be reached by telephone at (602) 908-2592.
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 25 day of April, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Jason Ceola
JASON CEOLA
Assistant Attorney General
5/2, 5/9, 5/16, 5/23/25

RR-3920980#

SUMMONS
CASE NUMBER: CV2025-011330
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Lance M Sanford
Name of Plaintiff
AND
Timothy J Aguilar, 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: Timothy J 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 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: M. FARROW
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: Severiano A. Rodarte at the Law Office of Severiano A. Rodarte, 111 W. Monroe, Ste. 718, Phoenix, AZ 85003, (602)271-9044.
5/2, 5/9, 5/16, 5/23/25

RR-3920870#

SUMMONS
CASE NO.: FN2025-070174
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

FRANCISCO BACA HERNANDEZ JR
Name of Petitioner / Party A
AND
PAULINE NAMOKI HERNANDEZ
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: Pauline Namoki Hernandez
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. 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. 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 FEB 21 2025
CLERK OF SUPERIOR COURT
By A. PLASCENCIA
Deputy Clerk of Superior Court
5/2, 5/9, 5/16, 5/23/25

RR-3920830#

SUMMONS
CASE NUMBER: CV2025-013315
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Young Hyun Koh
Name of Plaintiff
AND
Mary Kertis, 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: Mary Kertis
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: April 14, 2025
JEFF FINE
Clerk of Superior Court
By: N. TORRES
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: Juan F. Arias at Vakula Law Firm, 11240 N. Tatum Blvd., #120, Phoenix, AZ 85028, (480)905-9114.
5/2, 5/9, 5/16, 5/23/25

RR-3920789#

DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO.
Related to Case JD38816 SUPP
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
APOLLO RODRIGUEZ
d.o.b. 04/08/2023
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 hearing on the 20th day of May, 2025, at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: MCKENZIE A. IZEN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, 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 24th day of March, 2025.

KRISTIN K. MAYES
Attorney General
/s/ McKenzie Ann Izen
MCKENZIE A. IZEN
Assistant Attorney General
5/16, 5/23, 5/30, 6/6/25

RR-3909729#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 11, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 MO MMO T0461 01C PROJECT NO MMO-0(230)T TERMINI MCKHAYE COUNTY LOCATION PIERCE FERRY ROAD, US 93 – LLOYD STREET The amount programmed for this contract is \$493,000. The location and description of the proposed work are as follows: The proposed project is on Pierce Ferry Road, located in the City of Dolan Springs in Mohave County The project limits are approximately 5.7 miles between US 93 and Lloyd Street. The work includes centerline and edge line rumble strip installation with fog coat. The work also includes centerline and edge line pavement marking 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.

5/23, 5/30/25

RR-3929862#

MARICOPA COUNTY

FREE SUMMER MEALS FOR CHILDREN AD RUNNING AS A DISPLAY AD IN EDITORIAL SECTION

5/23, 5/30, 6/6, 6/13/25

RR-3927041#

PROBATE

NOTICE TO CREDITORS
NO. PB2025-003528
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
CINDY ANN OROZCO MARTELL,
Deceased.

NOTICE IS GIVEN that:

Ira Berkowitz has been appointed as Personal Representative of the Estate. Claims against the Estate must be presented 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 against the Estate may be presented by delivering or mailing a written statement of the claim to Ira Berkowitz, c/o Jennifer Mahoney, Mahoney Law Office, PLLC, 2980 N. Litchfield Rd., Ste. 120, Goodyear, AZ 85395.

DATED 5-19-25.

By: /s/Jennifer Mahoney
Counsel for Personal Representative
5/23, 5/30, 6/6/25

RR-3929383#

NOTICE TO CREDITORS
CASE NO. PB2025-003789
(For Publication)
STATE OF ARIZONA
MARICOPA COUNTY SUPERIOR COURT

In the Matter of the Estate of
JARED SANDLER,
Deceased.

NOTICE IS GIVEN THAT:

1. Janet Lynn Sandler was appointed personal representative of this Estate on May 16th, 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:
Janet Lynn Sandler
c/o Robert N. Sewell, Esq.
Davis Miles, PLLC
999 E. Playa del Norte Dr., Ste 510
Tempe, AZ 85288

DATED this 19th day of May, 2025.

By: /s/Robert N. Sewell
999 E. Playa del Norte Dr., Ste 510
Tempe, AZ 85288

Attorneys for Personal Representative
5/23, 5/30, 6/6/25

RR-3929366#

NOTICE TO CREDITORS
(For Publication)

In the Matter of the Trust of
VERA C. DECKER,
Deceased.

Notice is given that Pennington Fiduciary Services was appointed as Successor Trustee of this estate/trust. 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 Trustee at:
The Vera C. Decker Living Trust
Pennington Fiduciary Services, LLC,
Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374

DATED: 5-9-2025

/s/Andre Lee Pennington, Esq.
Pennington Fiduciary Services, LLC
Successor Trustee

5/23, 5/30, 6/6/25

RR-3929366#

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

In the Matter of the:
HUMPHREY LIVING TRUST, dated April 12, 2013.

ROBERT E. HUMPHREY, Deceased.

NOTICE IS HEREBY GIVEN that ROBERT E. HUMPHREY, Trustor of the HUMPHREY LIVING TRUST, dated April 12, 2013, passed away on April 05, 2025. TERRI LYNN MARTENS was appointed to serve as Successor Trustee ("Trustee") and is the acting Trustee of the Trust. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801, or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Morris Hall, PLLC, 1129 South Oakland, Suite 102, Mesa, Arizona 85206.

DATED this 19th day of May, 2025.

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

5/23, 5/30, 6/6/25

RR-3929362#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS
CASE NO. PB2025-003115
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of
NATHANIEL FLORES
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 FLORINE ANGELICA JUAREZ has filed the following:

PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS

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

DATE and TIME: Tuesday, July 29, 2025 at 10:30 AM

JUDICIAL OFFICER: Commissioner Joshua Yost

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

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](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-pcc10](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#: 728 539 63#

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

5/23, 5/28, 5/30/25

RR-3929344#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2023-003908
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
TERRIA Z. LEWIS,
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Nakia Walker 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 Nakia Walker, care of M. Todd Smith of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.

DATED this 5 day of FEBRUARY, 2025.

DANA WHITING LAW, PLLC
By: /s/M. Todd Smith
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260

Counsel for Personal Representative
5/23, 5/30, 6/6/25

RR-3929338#

NOTICE TO CREDITORS
(for Publication)

In the Matter of the
Robert K. Mitchell Family Trust,
established April 15, 1988

NOTICE IS HEREBY GIVEN that Sharon F. Mitchell is the successor sole Trustee of the Robert K. Mitchell Family Trust, established April 15, 1988 (hereinafter the "Trust"), and that Robert K. Mitchell, who was the sole Settlor of the Trust (hereinafter the "Deceased Settlor"), died on May 5, 2025. All persons having claims against either the Deceased Settlor, the Deceased Settlor's estate, or the Trust, as the case may be, are required to present their claims within four (4) months from the date on which this Notice to Creditors is first published in Maricopa County, Arizona, or such claims will be forever barred pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801. Claims must be presented in accordance with A.R.S. § 14-6103(C) and A.R.S. § 14-3804 by delivering or mailing a written statement of the claim to the successor sole Trustee of the Trust, in care of the law firm of Charles F. Myers, P.A., at the following address:

Robert K. Mitchell Family Trust,
established April 15, 1988
Sharon F. Mitchell, successor sole Trustee
c/o Charles F. Myers, P.A.
3101 North Central Avenue, Suite 900
Phoenix, Arizona 85012-2600

DATED this 15th day of May, 2025.

Charles F. Myers, P.A.
By: /s/Charles F. Myers
Charles F. Myers, Esq., attorney for Sharon F. Mitchell, as successor sole Trustee of the Robert K. Mitchell Family Trust, established April 15, 1988

5/23, 5/30, 6/6/25

RR-3929295#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003855
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of
PATRICIA DUPRE
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 DONNA PHANEUF has filed the following: VERIFIED 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 31, 2025 at 9:00 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](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-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>

5/23, 5/28, 5/30/25

RR-3929292#

NOTICE TO CREDITORS

In the Matter of
EDWARD DANGLER, JR.,
and
DANGLER FAMILY TRUST,
Deceased.

Notice is given that Edward Dangler, Jr. died on or about March 19, 2025. All persons having claims against the estate of Edward Dangler Jr. or the Dangler Family 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 c/o Rebecca Hall, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261.

DATED this 19th day of May, 2025.

/s/Rebecca Hall
P.O. Box 6617
Scottsdale, AZ 85261

5/23, 5/30, 6/6/25

RR-3929285#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003871
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
RICHARD JAMES DRISCOLL,
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Melissa Ann Driscoll Pool has been appointed as Personal Representative of the Estate.

2. Richard James Driscoll died February

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LEGALADSTORE.COM

PUBLIC NOTICES

13, 2025. Social Security Number (****-109).
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 Melissa Ann Driscoll Pool, 630 Lakepoint Dr. Calico Rock, Arkansas 72519.
DATED this 19th day of May, 2025.
//signed// Melissa Ann Driscoll Pool, Personal Representative
5/23, 5/30, 6/6/25

RR-3929245#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003890
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of CONSTANCE SUE LARSON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Dillon Deborah Powers 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 Dillon Deborah Powers, care of Colton Powell of Law Office of Libby Banks, PLLC, 5010 E. Shea Blvd., Suite 205, Scottsdale, AZ 85254.

DATED this 19th day of May, 2025.
LAW OFFICE OF LIBBY BANKS, PLLC
By: /s/Colton Powell
5010 E. Shea Blvd., Suite 205
Scottsdale, AZ 85254
Counsel for Personal Representative
5/23, 5/30, 6/6/25

RR-3929137#

NOTICE OF INITIAL HEARING REGARDING: COUNTER-PETITION FOR PROBATE OF WILL & 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 THOMAS S MORENO has filed the following: COUNTER-PETITION FOR PROBATE OF WILL & 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/bazmc-pcc11 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-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/bazmc-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>
5/23, 5/28, 5/30/25

RR-3929068#

Notice To Creditors/Barber Trust u/a/d January 22, 2025/Robert Jeffery Barber Notice Is Hereby Given that Constance Marie Barber is the trustee of the Barber Trust u/a/d January 22, 2025 ("Trust") and the nominated personal representative of the Estate of Robert Jeffery Barber ("Estate"). Robert Jeffery Barber died in Maricopa County, Arizona on April 24, 2025. All persons having claims against the Trust or 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: Trust & Estate of Robert Jeffery Barber c/o Leonard & Felker, P.L.C. Attn: Brooke Felker-Johnston 7440 N. Oracle Rd. Bldg. 2 Tucson, AZ 85704 Dated this 8 day of May 2025. /s/ Constance Marie Barber, trustee and nominated personal representative
5/23, 5/30, 6/6/25

RR-3929005#

Notice To Creditors/Daniel T. Blaschak, AKA Dan T. Blaschak
Paul E. Deloughery, # 022410 Sudden Wealth Protection Law, PLC 7600 N. 15th St., Ste. 150 Phoenix, AZ 85020 Ph: (602) 443-4888 info@suddenwealthprotectionlaw.com Attorney for Amy Gervasio Superior Court Of Arizona, Maricopa County In the Matter of the Estate of: Daniel T. Blaschak, AKA Dan T. Blaschak, Deceased. No. PB2025-003731 Notice To Creditors
Notice is given that Amy Gervasio was appointed Personal Representative 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 forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Sudden Wealth Protection Law, PLC, 7600 N. 15th Street, Suite 150, Phoenix, AZ 85020 Dated: May 14, 2025 Sudden Wealth Protection Law, PLC By: /s/ Paul E. Deloughery, # 022410 Attorney for Amy Gervasio
5/23, 5/30, 6/6/25

RR-3929004#

Notice Of Hearing For Formal Probate/ Agatina Rosina Natto
Kristin Gentile White, Sate Bar No. 017235 Law Office of Kristin Gentile White, P.C. 3336 East Chandler Heights Road Suite # 117 Gilbert, Arizona 85298 480-855-4066 kristingwhite@kgwlawoffice.com Superior Court Of Arizona, Maricopa County In the Matter of the Estate of: Agatina Rosina Natto Deceased No. PB2025-002047 Notice Of Hearing For Formal Probate Notice is given that Kristin Gentile White filed a Petition for Formal Probate. An Initial Hearing is set to consider the petition on: Date And Time: July 15, 2025 At 2:00 PM (MST) Judicial Officer: Commissioner Vanessa Smith Court Location: 125 West

Washington Street, Phoenix, Arizona 85003 Instructions To Attend Hearing Virtually: Join hearing using this link: <https://tinyurl.com/bazmc-pcc11> or call +1 917-781-4590 using Conference ID: 738 643 491# This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados.] You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must 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. Dated: 5-14-2025 By: /s/ Kristin Gentile White Attorney for Descendents 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.
5/23, 5/28, 5/30/25

RR-3929003#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NO. PB2025-003702
IN THE SUPERIOR COURT OF ARIZONA, COUNTY OF MARICOPA.
In the Matter of the estate of JOAN LILLIAN NELSON, Deceased.

NOTICE IS HEREBY GIVEN that PATRICK E. NELSON has been appointed as Personal Representative of this Estate on May 8, 2025.

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.

NOTICE OF CLAIMS: Claims must be presented by mailing a written statement of the claims to the PERSONAL REPRESENTATIVE at: PATRICK E. NELSON, c/o Sandra A. Gardner, Sedona Lawyers, PLLC, 1785 W. State Route 89A, Suite 2-I, Sedona, AZ 86336. DATED: May __, 2025,

By: /s/SANDRA A. GARDNER, Attorney for Personal Representative.
5/23, 5/30, 6/6/25

RR-3928861#

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 notices 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/bazmc-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, 5/23, 5/28/25

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-3928607#

NOTICE TO CREDITORS
CASE NO.: PB2025-003451
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: Robert James Langdon, Deceased.

Notice is given that Austin James Langdon 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: Austin James Langdon, Personal Representative, 1816 N. 25th Place, Phoenix, AZ 85008.
DATED: 4/25/25

/s/Austin James Langdon
5/23, 5/30, 6/6/25

RR-3928601#

NOTICE TO CREDITORS
NO. PB2025-003755
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of: PAUL L. SMOLINSKI, Deceased.

NOTICE IS HEREBY GIVEN that MARY M. BERISH 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: MARY M. BERISH
2559 N. Side Saddle Ln.
Post Falls, ID 83854
DATED this May 9, 2025.

/s/Mary M. Berish
MARY M. BERISH, Personal Representative
5/23, 5/30, 6/6/25

RR-3928592#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003911
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of LEROY SVOBODA

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 BEVERLY J.

SVOBODA 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 24, 2025 AT 9:15AM
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/bazmc-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/bazmc-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>
5/23, 5/28, 5/30/25

RR-3928520#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003841
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of DWIGHT BLANKENSHIP

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 PLATT AND WESTBY P.C. 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Petition as follows:
DATE and TIME: MONDAY, JULY 14, 2025 AT 10:30AM
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/ibazmc-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/ibazmc-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>
5/23, 5/30, 6/6/25

RR-3928493#

NOTICE TO CREDITORS
CASE NO. PB2025-002764
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of
JOHN THOMAS TAYLOR III,

Deceased.
Notice is given that NEAL SCOTT SIMPSON was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374.
DATED: 3/20/2025.

PENNINGTON LAW, PLLC
By /s/Andre L. Pennington, Esq.
Attorney for NEAL SCOTT SIMPSON
5/23, 5/30, 6/6/25

RR-3928492#

NOTICE TO CREDITORS
CASE NO. 2025-000553
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
EDWARD COTA JR.,

Deceased.
NOTICE IS HEREBY GIVEN that Elizabeth Cota 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 at c/o Nicholas T. Van Vleet, Esq., Loose Law Group, P.C., 4835 E. Cactus Rd., Suite 145, Scottsdale, AZ 85254.
DATED: 5-14-2025.

/s/Elizabeth Cota

LOOSE LAW GROUP, P.C.
By /s/ Nicholas T. Van Vleet
Donald A. Loose
Nicholas T. Van Vleet
4835 E. Cactus Rd., Suite 145
Scottsdale, AZ 85254
(602) 971-4800
Attorneys for Personal Representative
5/23, 5/30, 6/6/25

RR-3928419#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Joseph D. Kuefner (the "Decedent") died on May 5, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Joseph D. Kuefner Living Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.
DATED May 15, 2025

/s/Marie C. Miller
Trustee

5/23, 5/30, 6/6/25

RR-3928359#

NOTICE OF INITIAL HEARING
REGARDING: VERIFIED PETITION
TO APPROVAL SALE OF REAL
PROPERTY
CASE NO. PB2024-051192
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
KEITH DUNCAN

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 CAMELBACK FIDUCIARY LLC has filed the following:
VERIFIED PETITION TO APPROVAL SALE OF REAL PROPERTY
2. COURT HEARING.
An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 2, 2025 at 10:30 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 4 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. REQUEST TO CONFIRM / APPROVE SALE OF REAL PROPERTY. The Petition requests that the Court confirm (approve) the sale of real property. Pursuant to Rule 16(d)(1), Arizona Rules of Probate Procedure, the following information is provided:
A. The name and telephone number of the petitioner or the petitioner's attorney are as follows:
Name: JAMES D. ROHDE
Phone: (602) 877-8780

B. As set forth in the Petition, the proposed sales price of the real property is:

Proposed Sales Price: \$115,000.00
C. At the initial hearing, the Court may consider other bids.

4. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ibazmc-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/ibazmc-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>
5/23, 5/28, 5/30/25

RR-3928337#

AVISO DE VISTA INICIAL
TOCANTE A: PETITION FOR
APPROVAL OF SALE OF REAL
PROPERTY AND PERMISSION TO
PLACE SALE PROCEEDS INTO
ESTATE ACCOUNT PENDING
CONFIRMATION OF HEIRS
NÚMERO DE CASO PB2024-050564
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE
SUCESIONES

En el asunto de:
ROBERTH KEITH

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.

1. Se avisa que PAULETTE IWANYCZKO ha interpuesto lo siguiente:
PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND PERMISSION TO PLACE SALE PROCEEDS INTO ESTATE ACCOUNT PENDING CONFIRMATION OF HEIRS
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: 10:30 AM
FUNCIONARIO JUDICIAL: LA JUEZ COMISIONADA VANESSA SMITH
UBICACION: 126 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. PETICION PARA CONFIRMAR O APROBAR LA VENTA DE UN BIEN INMOBILIARIO

La Petición solicita que el Trubunal confirme (es decir, apruebe) la venta del bien inmobiliario. Conforme a la Regla 16(d)(1) de Reglamento de Procedimientos de Sucesiones, se proporciona la siguiente informacion.

A. El nombre y numero de telefono del peticionante o su abogado son:

Nombre: KIRA E. DARRAGH

Numero de telefono: (480)265-9165

B. Según lo detallado en la Petición, el precio de venta propuesto para el bien inmobiliario es:

Precio de venta propuesta: \$280,000.00

C. En la audiencia inicial, el Tribunal podría considerar otras ofertas.

4. 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/ibazmc-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>

O escanear este código QR en su teléfono inteligente o

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/ibazmc-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>
5/23, 5/28, 5/30/25

RR-3928314#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPROVAL OF SALE OF REAL
PROPERTY AND PERMISSION TO
PLACE SALE PROCEEDS INTO
ESTATE ACCOUNT PENDING
CONFIRMATION OF HEIRS
CASE NO. PB2024-050564
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ROBERT KEITH

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 PAULETTE IWANYCZKO has filed the following:

PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND PERMISSION TO PLACE SALE PROCEEDS INTO ESTATE ACCOUNT PENDING CONFIRMATION OF HEIRS
2. COURT HEARING.

An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, July 8, 2025 at 10:30AM

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 4 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. REQUEST TO CONFIRM / APPROVE SALE OF REAL PROPERTY. The Petition requests that the Court confirm (approve) the sale of real property. Pursuant to Rule 16(d)(1), Arizona Rules of Probate Procedure, the following information is provided:

A. The name and telephone number of the petitioner or the petitioner's attorney are as follows:

Name: KIRA E. DARRAGH

Phone: (480) 265-9165

B. As set forth in the Petition, the proposed sales price of the real property is:

Proposed Sales Price: \$280,000.00

C. At the initial hearing, the Court may consider other bids.

4. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ibazmc-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/ibazmc-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>
5/23, 5/28, 5/30/25

RR-3928311#

NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the
THE VOS FAMILY REVOCABLE
TRUST dated January 5, 2006.

ALDINE E. VOS, Deceased.
NOTICE IS HEREBY GIVEN that ALDINE E. VOS, Trustor of the THE VOS FAMILY REVOCABLE TRUST dated January 5, 2006, passed away on April 13, 2025. NANCY LEE BROSTROM VOLLERTSEN is the acting Successor Trustee of the Trust. All persons having claims against the Trust Estate that arose prior to the Trustor's death are required to present their claims within four months after the date of the first publication of this notice, as prescribed in A.R.S. §14-3801(A), or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustees at the address listed below:

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

NANCY LEE BROSTROM
VOLLERTSEN
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this May 15, 2025.
/s/Kristin Y. Alkhamisi
Attorney for Successor Trustee
5/23, 5/30, 6/6/25

RR-3928299#
NOTICE TO CREDITORS
NO. PB2025-003724
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
CHARLOTTE GAIL RUBINOFF,

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 claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the offices of CRAIG COLLINS, ESQ., 13912 W. Stardust Blvd. #100, Sun City West, Arizona 85375.
DATED: 3/20/25

/s/Pamela Ramsbott
Personal Representative
5/23, 5/30, 6/6/25

RR-3928296#
NOTICE TO CREDITORS
NO. PB2021-005667
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
CARL E. WILLIAMS,

Deceased.
NOTICE IS HEREBY GIVEN that ROSALYN HARRAWAY WILLIAMS 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, as follows: ROSALYN HARRAWAY WILLIAMS c/o DYER BREGMAN FERRIS WONG & CARTER, PLLC, 3003 N. CENTRAL AVENUE, SUITE 2600 PHOENIX, ARIZONA 85012
DATED this 15TH day of 2025.
DYER BREGMAN & FERRIS WONG & CARTER, PLLC
By:/s/ SCOTT C. HODGES
ATTORNEYS FOR PERSONAL REPRESENTATIVE
5/23, 5/30, 6/6/25

RR-3928294#
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.
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.

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
UBICACION: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
NUM. DE TELEFONO: (602) 506-6086
De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si 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](https://www.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](https://www.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](https://www.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](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>
5/21, 5/23, 5/28/25

RR-3928106#
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 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.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](https://www.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 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/jbazmc-pcc02](https://www.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](https://www.tinyurl.com/jbazmc-pcc02) into your browser a few minutes

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 AM.

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 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. 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 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 Webbdate 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#: 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-3927886#

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 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 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 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-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 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 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-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/jbazzmc-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#: 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 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 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 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.

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-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/jbazzmc-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#: 738 634 491#

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

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

RR-3927652#

NOTICE OF HEARING ON PETITION FOR TITLE A GUARDIANSHIP OF A MINOR

CASE NUMBER JG510989 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department PARENT/GUARDIAN NAME(S):

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 podrian 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/jbazmc-juc09>

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 interprete para alguna de las partes interesadas, debera llamar y avisar al personal del juez asignado a su caso por lo menos 7 dias antes de la fecha en la cual su audiencia ha sido programada.
5/21, 5/23, 5/28/25

RR-3927501#
NOTICE OF HEARING ON PETITION FOR ADJUDICATION OF INSTESTACY, 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 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 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/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> 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#
NOTICE TO CREDITORS
CASE NO. PB2025-003638
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: MARIA CELIA QUINTERO ESPERICUETA a/k/a MARIA CELIA QUINTERO, Deceased.

NOTICE IS GIVEN that Jose Ruben Quintero Espericueta has been appointed as Personal Representative of the estate of Maria Celia Quintero Espericueta a/k/a Maria Celia Quintero. 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
5/16, 5/23, 5/30/25

RR-3927219#
NOTICE TO CREDITORS
CASE NO. PB2025-003484
(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 Larry P. Gutierrez, Deceased.

NOTICE IS HEREBY GIVEN THAT: 1. PERSONAL REPRESENTATIVE: The Private Trust Company, N.A. (hereinafter referred to as "Personal Representative") was appointed to serve as sole Personal Representative of the Estate of Larry P. Gutierrez, Deceased (hereinafter referred to as the "Estate"), effective as of May 8, 2025.

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 such 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 of the Estate in care of Charles F. Myers, P.A., 3101 North Central Avenue, Suite 900, Phoenix, Arizona 85012-2600, or by filing a proceeding against the Personal Representative in any court where the Personal Representative may be subjected to jurisdiction. See A.R.S. § 14-3803 and § 14-3804.
DATED this 8th day of May, 2025.

Charles F. Myers, P.A.
By: /s/Charles F. Myers
Charles F. Myers, Esq.
Attorney for The Private Trust Company, N.A., as sole Personal Representative
5/16, 5/23, 5/30/25

RR-3927218#
NOTICE TO CREDITORS
CASE NO. PB2025-003150
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of JOYCE T. RICE, Deceased.

NOTICE IS HEREBY GIVEN THAT Scott L. Rice and Mitchel T. Rice have been appointed as Co-Personal Representatives 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 Co-Personal Representatives at c/o C. Kyle Brown, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.
Dated: May 12, 2025

/s/Scott L. Rice
4521 Butternut Road
Salt Lake City, Utah 84117

/s/Mitchel T. Rice
2725 E. Ren Road
Holladay, Utah 84117
BROWN & HOBKIRK, PLLC
By /s/C. Kyle Brown
17015 N. Scottsdale Road, Suite 335
Scottsdale, AZ 85255
(480) 685-4036
Attorney for Co-Personal Representatives
5/16, 5/23, 5/30/25

RR-3927207#
NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003433
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: JOHN MICHAEL HILL, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Jerry L. Cochran 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 Jerry L. Cochran, c/o Charles M. Dyer, Dyer Bregman Ferris Wong & Carter, PLLC, 3003 N. Central, Suite 2600, Phoenix, AZ 85012.

DATED this 12th day of May, 2025.

DYER BREGMAN FERRIS WONG & CARTER, PLLC
By: /s/Illegible

CHARLES M. DYER
BERNADETTE ISHAK
Attorneys for Personal Representative
5/16, 5/23, 5/30/25

RR-3927203#
NOTICE TO CREDITORS
NO. PB2025-003512
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of ANDREW S. DASHIELL, Deceased.

NOTICE IS HEREBY GIVEN THAT ANDREW S. DASHIELL passed away on January 28, 2025. MALLIE L. DASHIELL 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 their claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to MALLIE L. DASHIELL, the Personal Representative, at 8328 E. Las Estancias Street, Scottsdale, AZ 85250.
DATED this 30th day of April 2025.

/s/Mallie L. Dashiell
MALLIE L. DASHIELL
8328 E. Las Estancias Street
Scottsdale, AZ 85250
Personal Representative

PLATTNER, SCHNEIDMAN & SCHNEIDER, P.C.
By: /s/Miranda K. Lumer
Miranda K. Lumer
9141 East Hidden Spur Trail
Scottsdale, Arizona 85255
602-274-7955

Attorneys for the Personal Representative, Mallie L. Dashiell
5/16, 5/23, 5/30/25

RR-3927201#
NOTICE TO KNOWN CREDITORS
CASE NO. PB2023-003608
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

IN THE MATTER OF THE ESTATE OF FRANCES ELAINE NEVE, DECEASED

NOTICE IS HEREBY GIVEN THAT Sherry E. Neve 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 c/o Michael J. Fuller at the above-address.
Dated this 12th day of May, 2025.

/s/Michael J. Fuller
Michael J. Fuller
3030 N. Third Street, Suite 200
Phoenix, Arizona 85012
Attorney for Sherry E. Neve
5/16, 5/23, 5/30/25

RR-3927197#

NOTICE TO CREDITORS
CASE NO. PB2025-003686
(For Publication)
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of: GREGORY LAWRENCE, Deceased.

NOTICE IS GIVEN that DAMIEN COLEMAN has been appointed as 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, as prescribed in A.R.S. § 14-3801(A), 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:

Damien Coleman
c/o THE GOLDEN RULE LAW GROUP
DECKER & WOODS, P.C.
601 North Alma School Road
Chandler, Arizona 85224-3607
DATED: May 12, 2025

/s/Justin W Decker
Rex H. Decker, Esq.
Jeannette Woods, Esq.
Justin Woods Decker, Esq.
Attorneys for the Personal Representative
5/16, 5/23, 5/30/25

RR-3927195#
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 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 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 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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/lbzmccpcc11 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 TO CREDITORS****NO. PB2025-003306**

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of Adolf Walter Spies

Deceased.
Notice is given that Sarah Michelle Corral 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 1237 S. Val Vista Dr. Mesa, AZ 85204.
DATED: May 12, 2025
/s/Albert J. Higgins, attorney for Sarah Michelle Corral

1237 S. Val Vista Dr., Mesa, AZ 85204
Winsor Law Group
By Albert J. Higgins, Esq.
5/16, 5/23, 5/30/25

RR-3926580#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NO.: PB2025-003469
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

In the matter of the Estate of:
RICHARD L. FEARNOW
Deceased.
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: CYNTHIA DASILVA has been appointed Personal Representative of this Estate on May 9, 2025. She resides at 17319 W. SUNNYSLOPE LANE, WADDELL, ARIZONA 85355.
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 17319 W. SUNNYSLOPE LANE, WADDELL, ARIZONA 85355.
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: 5/12/2025

/s/Cynthia Dasilva

5/16, 5/23, 5/30/25

RR-3926494#

Notice To Creditors By Publication/Jean Wilson Also Known As Mary Jean Wilson
Keystone Law Firm 2701 W. Queen Creek Rd., Ste. 3, Chandler, AZ 85248
Phone: 480-209-6942 Fax: 480-664-7573 CourtDocket@KeystoneLawFirm.com Francisco P. Sirvent, AZ #025001
Michelle L. Dexter, AZ #020538 Attorneys for Personal Representative
Mary Lindsey Zimmerman In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of: Jean Wilson Also Known As Mary Jean Wilson, Deceased. No. PB2025-003531 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Mary Lindsey Zimmerman has been appointed and is authorized to act as Personal Representative of the Estate without restriction. 2. Claims against the Estate of Jean Wilson Also Known As Mary Jean Wilson, 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 Michelle L. Dexter, Keystone Law Firm, 2701 W. Queen Creek Road, #3, Chandler, Arizona 85248. Dated this 8th day of May, 2025. Keystone Law Firm /s/ Michelle Dexter Francisco P. Sirvent Michelle L. Dexter Attorneys for Personal Representative
5/16, 5/23, 5/30/25

RR-3926452#**NOTICE TO CREDITORS**

In the Matter of the Claire Atcheson, Deceased and the George and Claire Atcheson Trust dated August 26, 2003.
Claire Martha Atcheson passed on February 5, 2025 in Maricopa County, Arizona.
Roxanne Nowell Timmerman is appointed the Successor Trustee.
Claims that are filed against the Trust/Estate must be submitted within 120 days and may be sent to :
Roxanne Nowell Timmerman, C/o Yvette L. Ashworth, Johnson & Ashworth, PLLC, 10320 W. McDowell Rd Bldg D, Avondale, AZ 85392.
5/16, 5/23, 5/30/25

RR-3926300#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003648
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:
Daveleen R. Baker
an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Cletus David Baker has been appointed Personal Representative of this Estate on 5/7/2025
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 if this Notice is received by mail or delivery, within 60 days of the mailing or delivery, whichever is later. If claims are not timely made, they 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 Cletus David Baker
32628 N. 165th Ave
Surprise, AZ 85387
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: 5-8-2025
/s/Cletus David Baker
Personal Representative
5/16, 5/23, 5/30/25

RR-3926156#**NOTICE TO CREDITORS****CAES NO: PB2025-003303**

ARIZONA SUPERIOR COURT,

MARICOPA COUNTY

In the Matter of the Estate of:
ARLENE MILDRED ARON,
An adult person, deceased
NOTICE IS HEREBY GIVEN THAT PAUL J. ARON 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 PAUL J. ARON, C/O KATHLEEN A. NIELSEN, P.C., KATHLEEN A. NIELSEN, ATTORNEY, 4500 S. LAKESHORE DRIVE, SUITE 300, TEMPE, AZ 85282.
DATED: May 7, 2025

KATHLEEN A. NIELSEN, P.C.
/s/Kathleen A. Nielsen
By: KATHLEEN A. NIELSEN
Attorney for Personal Representative
5/16, 5/23, 5/30/25

RR-3926150#**NOTICE TO CREDITORS**

In the matter of the CARL SAMUELS LIVING TRUST DATED JULY 27, 2006, ("the Trust").
CARL SAMUELS, died on April 17, 2025. All persons having claims against the 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 Attorney for the Trustee as follows: CARL SAMUELS LIVING TRUST DATED JULY 27, 2006, c/o Harry J. Miller, 80 East Columbus, Phoenix, Arizona 85012.
5/16, 5/23, 5/30/25

RR-3926084#**NOTICE TO CREDITORS**

(For Publication)

SURVIVOR'S TRUST ESTABLISHED UNDER THE THOMAS FAMILY TRUST DATED JULY 21, 1983 ("the Survivor's TRUST")
NOTICE IS HEREBY GIVEN THAT LAURA A. MITCHELL is the current Trustee of the Survivor's Trust. The Trust was created by H. STEPHENS THOMAS and ANNE E. THOMAS as Trutors and Trustees. H. STEPHENS THOMAS died on April 10, 2025.

All persons having claims against H. STEPHENS THOMAS and/or the Survivor's Trust are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to LAURA A. MITCHELL, Trustee c/o BRAUN CATHIE KRUZEL PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255.
This Notice to Creditors is made pursuant to A.R.S. §14-6103.
Dated 5/8/25.

By: /s/LAURA A. MITCHELL, Trustee
5/16, 5/23, 5/30/25

RR-3925914#**NOTICE TO CREDITORS OF****INFORMAL APPOINTMENT OF****PERSONAL REPRESENTATIVE****CASE NUMBER: PB2025-003619**

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of
RUTH LAFAYE LASTER
deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: FRED EUGENE LASTER has been appointed Personal Representative of this Estate on May 5, 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
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: May 9, 2025

Donaldson Stewart, P.C.
/s/Matthew Argyle
Matthew Argyle, Esq.,
Attorney for Personal Representative
5/16, 5/23, 5/30/25

RR-3925911#**NOTICE TO CREDITORS OF****INFORMAL APPOINTMENT OF****PERSONAL REPRESENTATIVE****CASE NUMBER: PB2025-003618**

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of
WANDA LEE KENT,
Deceased.
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: STEPHEN LEE KENT has been appointed Personal Representative of this Estate on May 5, 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
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: May 9, 2025

Donaldson Stewart, P.C.
/s/Matthew Argyle
Matthew Argyle, Esq.,
Attorney for Personal Representative
5/16, 5/23, 5/30/25

RR-3925909#**NOTICE TO CREDITORS**

SUPERIOR COURT OF ARIZONA

COUNTY OF MARICOPA

In the Matter of:
THE LOWELL CANTOR AND ADRIENNE CANTOR FAMILY REVOCABLE TRUST, as amended and restated.

NOTICE IS HEREBY GIVEN that Condit and Associates, LLC, has been appointed as Successor Trustee of the Lowell Cantor and Adrienne Cantor Family Revocable Trust, as amended and restated. Adrienne Cantor died on or around April 10, 2025. 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 Successor Trustee c/o Alisa J. Gray of Tiffany & Bosco, P.A., 2525 E. Camelback Road, Seventh Floor, Phoenix, Arizona 85016
DATED this 28th day of April, 2025.

By: /s/Alisa J. Gray
Alisa J. Gray
Elise B. Adams
2525 East Camelback Road, 7th Floor
Phoenix, Arizona 85016-9239
Attorneys for Condit & Assoc., LLC,
Successor Trustee
5/9, 5/16, 5/23/25

RR-3924793#**NOTICE TO CREDITORS**

(for Publication)

NOTICE IS HEREBY GIVEN that Karen Barnes and Gail Van Deurzen are the Trustees of The Eva L. Stanton Trust dated April 20, 1992, as amended, wherein Eva L. Stanton was the Trustor. Eva L. Stanton ("Decedent") died on March 12, 2025. All persons having claims against the Decedent or 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 Trustees at 7805 S. Bristol Blvd., Kirkland, AZ 86332 or at P.O. Box 17746, Munds Park, AZ 86017.
DATED April 30, 2025.

/s/Karen Barnes
Karen Barnes, Trustee
7805 S. Bristol Blvd.
Kirkland, AZ 86332
/s/Gail Van Deurzen
Gail Van Deurzen, Trustee
P.O. Box 17746
Munds Park, AZ 86017

5/9, 5/16, 5/23/25

RR-3924792#**NOTICE TO CREDITORS****NO. PB2025-003275**

SUPERIOR COURT OF ARIZONA,

MARICOPA COUNTY

In the Matter of the Estate of

WALTER WAYNE MAX GODBY,

Deceased.
Notice is given that JOHN ACHILLA 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 c/o Eric A. Ess, Husch Blackwell LLP, 5060 N. 40th Street, Suite 250, Phoenix, Arizona 85018.
DATED: 4-30-2025

/s/John Achilla
13248 50th Street S.
Wellington, Florida 33414
HUSCH BLACKWELL LLP
By /s/Eric A. Ess, Esq.
5060 N. 40th Street, Suite 250
Phoenix, Arizona 85018
Attorney for Personal Representative
5/9, 5/16, 5/23/25

RR-3924791#**NOTICE TO CREDITORS****CAUSE NUMBER: PB2025-003035**

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:

BRIDGET DODD,

Deceased.
NOTICE is hereby given that the Katie Dodd has been appointed as Personal Representative for 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 to the undersigned Personal Representative at 11953 N. 87th Drive, Peoria Arizona, 85345.
DATED this 2nd day of May 2025.
/s/KATIE DODD

Mozell Law Group, P.L.L.C.
/s/Joshua N. Mozell
Attorney for Personal Representative
5/9, 5/16, 5/23/25

RR-3924790#**NOTICE TO CREDITORS****CASE NO.: PB2025-003092**

(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:
RICHARD KENDALL PRUGH AKA
RICHARD KENDALL PRUGH AKA
RICHARD K. PRUGH,

Deceased.
NOTICE IS HEREBY GIVEN that Dawn Prugh 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, c/o Nearhood Law Offices, PLC, 7537 East McDonald Drive, Scottsdale, Arizona 85250.
DATED this 23rd day of April, 2025.
/s/Dawn Prugh

NEARHOOD LAW OFFICES, PLC
By: /s/Laura M. Stover
7537 East McDonald Drive
Scottsdale, Arizona 85250-6062
Attorneys for Personal Representative
5/9, 5/16, 5/23/25

RR-3924788#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NUMBER: PB2025-002663
SUPERIOR COURT OF THE STATE OF
ARIZONA

FOR THE COUNTY OF MARICOPA
In the matter of the Estate of
SUSAN RENEE TEETS,
An adult, deceased

NOTICE IS HEREBY GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Carmen Teets has been appointed Personal Representative of this Estate on April 24, 2025. The Personal Representative's address is: Cameron Teets, c/o REI Law Firm, 4535 E. McKellips Rd., STE 1093, Mesa AZ 85215.
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 in care of REILawFirm.com, 4535 E. McKellips Rd., Suite 1093, Mesa AZ 85215.
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 April 24, 2025

The Real Estate Investor's Law Firm, LLC
/s/Blake D. Gunn
4535 E. McKellips Rd. Suite 1093
Mesa AZ 85215

5/9, 5/16, 5/23/25

RR-3924787#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NUMBER: PB2023-091297
(In the Matter of the Estate of)

SUPERIOR COURT OF THE STATE OF
ARIZONA

FOR THE COUNTY OF MARICOPA
In the matter of the Estate of
LUIS ALBERTO VILLASENOR GARCIA, a.k.a. ALBERTO VILLASENOR, deceased
NOTICE IS HEREBY GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Nuvia Sarahy Villaseenor has been appointed Personal Representative of this Estate on October 12, 2023. The Personal Representative's address is:

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

Nuvia Sarahy Villasenor, c/o Winsor Law Group, PLC, 1237 S. Val Vista Dr., Mesa AZ 85204.

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 in care of Winsor Law Group, PLC, 1237 S. Val Vista Dr., Mesa AZ 85204.

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 May 2, 2025

WINSOR LAW GROUP PLC
/s/Blake D. Gunn
1237 S. Val Vista Dr.
Mesa AZ 85204

5/9, 5/16, 5/23/25

RR-3924786#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NUMBER: PB2023-091215
SUPERIOR COURT OF THE STATE OF ARIZONA
FOR THE COUNTY OF MARICOPA

In the matter of the Estate of MARIA DE LA LUZ GARZA, An adult, deceased

NOTICE IS HEREBY GIVEN THAT:

1. PERSONAL REPRESENTATIVE: Edgardo Trevino Sanchez has been appointed Personal Representative of this Estate on September 27, 2023. The Personal Representative's address is: Edgardo Sanchez, c/o Winsor Law Group, PLC, 1237 S. Val Vista Dr., Mesa AZ 85204.

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 in care of Winsor Law Group, PLC, 1237 S. Val Vista Dr., Mesa, AZ 85204.

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 May 2, 2025

WINSOR LAW GROUP PLC
/s/Blake D. Gunn
1237 S. Val Vista Dr.
Mesa AZ 85204

5/9, 5/16, 5/23/25

RR-3924785#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NUMBER: PB2024-005187
Testate Estate
SUPERIOR COURT OF THE STATE OF ARIZONA
FOR THE COUNTY OF MARICOPA

In the matter of the Estate of JUDITH ANN MCCULLAR, An adult, deceased

NOTICE IS HEREBY GIVEN THAT:

1. PERSONAL REPRESENTATIVE: Tracie Lucille Sommers has been appointed Personal Representative of this Estate on December 26, 2024. The Personal Representative's address is: Cameron Teets, c/o REI Law Firm, 4535 E. McKellips Rd., STE 1093, Mesa AZ 85215.

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 in care of REILawFirm.com, 4535 E. McKellips Rd., Suite 1093, Mesa AZ 85215.

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 May 2, 2025

The Real Estate Investor's Law Firm, LLC
/s/Blake D. Gunn
4535 E. McKellips Rod.
Suite 1093
Mesa AZ 85215

5/9, 5/16, 5/23/25

RR-3924784#

NOTICE TO CREDITORS
CASE NO. PB2025-001278
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

ESTATE OF MARION DELMAR SCHWEIGERT

NOTICE IS HEREBY GIVEN that DAWNA ROCK 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 sixty 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, in care of the following:

Kirsten Copeland, NO. 021721
Copeland Law Offices, PLLC
9017 North 57th Drive
Glendale, AZ 85302
DATED: May 5, 2025

/s/Kirsten Copeland

RR-3924782#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003550
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of MONA BECKETT DUTILE AKA MONA BECKETT, Deceased.

NOTICE IS GIVEN to all creditors of the Arizona Estate that:

1. Thomas A. Beckett has been appointed as Personal Representative of the Arizona Estate.

2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.

3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Thomas A. Beckett, care of Joseph M. Udall of Joseph M. Udall, PLC, 18 E. University Dr., Ste. 201, Mesa, AZ 85201.

DATED this 5th day of May, 2025.

JOSEPH M. UDALL, PLC
By: /s/JOSEPH M. UDALL
Counsel for Personal Representative

5/9, 5/16, 5/23/25

RR-3924772#

NOTICE TO CREDITORS
NO. PB2025-003098
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of LORENZO A. MORALES, Deceased.

NOTICE IS GIVEN that: Marie Morales has been appointed as Personal Representative of the Estate. Claims against the Estate must be presented 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 against the Estate may be presented by delivering or mailing a written statement of the claim to Marie Morales, c/o Jennifer Mahoney, Mahoney Law Office, PLLC, 2980 N. Litchfield Rd., Ste. 120, Goodyear, AZ 85395.

DATED 5/5/25.

By: /s/Jennifer Mahoney
Counsel for Personal Representative

5/9, 5/16, 5/23/25

RR-3924770#

NOTICE OF CREDITORS
(for Publication)

In the Matter of the Administration of: The Jewel (Vincent) Reynolds Family Trust dated January 11, 1985, and any amendments thereto.

Jewel (Vincent) Reynolds, deceased.

NOTICE IS HEREBY GIVEN to all creditors of the Estate that:

1. Jewel (Vincent) Reynolds is deceased and that Bobbie Lu Telleria is the Successor Trustee of the Jewel (Vincent) Reynolds Family Trust dated January 11, 1985, and any amendments thereto.

2. Claims against the Estate of Jewel (Vincent) Reynolds or the Jewel (Vincent) Reynolds Family Trust dated January 11, 1985 and any amendments thereto, 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 Successor Trustee at: Dynasty Law PLC
Bobbie Lu Telleria, Trustee
c/o Austin Matheny, Esq.
4100 S. Lindsay Rd, Suite 110
Gilbert, AZ 85297
5/9, 5/16, 5/23/25

RR-3924140#

NOTICE TO CREDITORS
NO. PB2025-003598
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of: John David Letus Deceased.

Notice is given that Thomas Letus 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 barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address: Thomas Letus
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: May 5, 2025

DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
John Holman, Esq.
Attorneys for Thomas Letus

5/9, 5/16, 5/23/25

RR-3924118#

NOTICE TO CREDITORS
NO. PB2025-000816
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of Michelle Buttermore- Hull Deceased.

Date of Birth: 06/09/1955

Notice is given that Michael Hull 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 5, 2025.

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative

5/9, 5/16, 5/23/25

RR-3924063#

Notice To Creditors/John Lester Hudson Roddy & Urness, PLLC 13951 N. Scottsdale Road, Suite 234 Scottsdale, AZ 85254 Telephone (623) 295-9839 michelle@roddyurness.com Michelle J. Roddy, Esq. Arizona State Bar No. 023984 Attorneys for Applicant Superior Court Of Arizona Maricopa County In the Matter of the Estate of John Lester Hudson, Deceased. Case No. PB2025-003284 Notice To Creditors Notice is given that Chadwick D.R. Hudson was appointed Personal Representative 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 Representative at c/o Roddy & Urness, PLLC, 13951 N. Scottsdale Road, Suite 234, Scottsdale, AZ 85254. Dated: April 21, 2025. Roddy & Urness, PLLC /s/ Michelle J. Roddy Michelle J. Roddy, Esq. Attorney for Applicant

5/9, 5/16, 5/23/25

RR-3924045#

Notice To Creditors/Herbert A. Mendelson, III Nancy C. Pohl (#024511) Nancy C. Pohl, PLLC 7702 E. Doubletree Ranch Road, Suite 300 Scottsdale, Arizona 85258 Telephone: (480) 822-8976 nancy@nancypohllegalplanning.com Attorney for Personal Representative, Robert Allan Drake, Jr. Superior Court Of Arizona County Of Maricopa In the Matter of the Estate of: Herbert A. Mendelson, III, Deceased. Case No.: PB2025-003406 Notice To Creditors Notice is given that Robert Allan Drake, Jr., 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 Nancy C. Pohl, 7702 E. Doubletree Ranch Road, Suite 300, Scottsdale, Arizona 85258. Dated this 25th day of April, 2025. Nancy C. Pohl, PLLC By: /s/ Nancy C. Pohl 7702 E. Doubletree Ranch Road, Suite 300 Scottsdale, Arizona 85258 Attorney for Personal Representative, Robert Allan Drake, Jr.

5/9, 5/16, 5/23/25

RR-3924044#

Notice To Creditors By Publication/ William Graydon Trout Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave. Ste B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of William Graydon Trout, Deceased. Notice To Creditors By Publication Notice Is Herely Given that 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, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave Suite B269, Phoenix, AZ 85014. Dated this 30th day of April, 2025. Harowitz & Morrison, PLLC By: /s/ Andrew G. Morrison, Attorney For Estate/ Trust

5/9, 5/16, 5/23/25

RR-3924043#

NOTICE TO CREDITORS
CASE NO: PB2025-001523
(For Publication)
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of: ANGELO AUGUSTINE GONZALES, JR., Deceased.

Notice is given that BRISIA YADIRA RAMOS HERNANDEZ was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Copper Canyon Law, LLC, 1 West Main St., Mesa, AZ 85201.

Dated This 5th day of May, 2025

COPPER CANYON LAW LLC
/s/Brian Fillmore
Cadeson J. Eagar
Brian Fillmore
Attorneys for Personal Representative

5/9, 5/16, 5/23/25

RR-3924020#

NOTICE TO CREDITORS
(For Publication)
ESTATE OF DECEDENT ROBERT E. STEELE

Notice is given that Mary Lou Steele is the successor Trustee of the Ice Bowl Trust dated December 14, 2002. Pursuan to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust estate of Robert E. Steele are required to present their claims within four (4) months after the date of the first publication of this notice, if notice is given as provided in A.R.S. § 14-6103 and 14-3801, or within sixty (60) days after 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 Trustee at: Cholewka Law, 4365 E. Pecos Rd., Suite 104, Gilbert, AZ 85295.

DATED: May 5, 2025

/s/Becky Cholewka
Attorney for Trustee
4365 E. Pecos Rd., Suite 104
Gilbert, AZ 85295

STATE OF ARIZONA)
) ss.
County of Maricopa)
SUBSCRIBED AND SWORN TO before me on May 5, 2025, by Becky Cholewka.
/s/Denise DeMarco
Notary Public
My Commission Expires June 16, 2028

5/9, 5/16, 5/23/25

RR-3923991#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that MARJORIE ANNE MOBLEY (the "Decedent") died on May 3, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), MARJORIE MOBLEY LIVING TRUST (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.

DATED May 4, 2025.

/s/Gina Weber
Trustee

5/9, 5/16, 5/23/25

RR-3923861#

NOTICE TO CREDITORS
NO. PB2025-000267
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of Jean Duffy Deceased.

Date of Birth: 05/02/1949

Notice is given that Joseph Nell 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 2, 2025

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative

5/9, 5/16, 5/23/25

RR-3923420#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003249
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of BRIAN WILLIAM GREEN, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Brian William Green 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 Edward G. Green, III, care of Heidi J. Thompson of Lifeguarding Legacies, PLLC, 4937 Blanche Ct., Saint Cloud, FL 34772.

DATED This 30th day of April, 2025.

LIFEGUARDING LEGACIES, PLLC
By: /s/HEIDI THOMPSON
4937 Blanche Ct.
Saint Cloud, FL 34772
Counsel for Personal Representative

5/9, 5/16, 5/23/25

RR-3923356#

NOTICE TO CREDITORS
NO. PB2025002365
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of Ernest McGuire Deceased.

Date of Birth: 09/12/1945

Notice is given that Sheri Mitchell a.k.a Michelle Mitchell 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: May 2, 2025
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
5/9, 5/16, 5/23/25

RR-3923352#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE
CASE NUMBER: PB2025-002736
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**

In the Matter of the Estate of
MELISSA G. MACKIN
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
LARRY W. MACKIN has been appointed
Personal Representative of this Estate
on 4/8/2025 My address is 20280 E Poco
Calle, Queen Creek, AZ 85142
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 20280 E
Poco Calle, Queen Creek, AZ 85142
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: 5/1/2025

/s/Larry W Mackin
Personal Representative

5/9, 5/16, 5/23/25

RR-3923232#

**NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2025-003477**

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

In the Matter of the Estate of
PATRICIA A. MEYER,

Deceased.

NOTICE IS GIVEN to all creditors of the
Estate that:
1. Christopher R. Miles 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
Christopher R. Miles, care of Alexander
R. Hartman, Pfarr & Rethore, P.C., 5070
N. 40th Street, Ste. 230, Phoenix, AZ
85018.
DATED this 1st day of May, 2025.

/s/Christopher R. Miles, Personal
Representative
c/o Pfarr & Rethore PC
5070 N. 40th St., Ste. 230
Phoenix, AZ 85018
PFARR & RETHORE, P.C.
By: /s/Alexander R. Hartman
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018
Counsel for Personal Representative
5/9, 5/16, 5/23/25

RR-3923198#

**ANNOUNCEMENT OF
APPOINTMENT AND NOTICE TO
CREDITORS**

**CASE NO. PB2025-001786
IN THE SUPERIOR COURT OF
ARIZONA**

IN AND FOR THE COUNTY OF
MARICOPA

IN THE MATTER OF THE ESTATE OF
DAVID ALBERT MYRICK a/k/a DAVID A.
MYRICK a/k/a DAVID MYRICK
An Adult, Deceased.

The Court has appointed JONATHAN
MYRICK, whose address is 9300
Schubert Court, Vienna, VA 22182, as
Personal Representative of the Estate
of David Albert Myrick a/k/a David
A. Myrick a/k/a David Myrick (the
"Estate"). Creditors of the estate are
hereby notified to (1) deliver or mail
their written claims to the personal
representative at the address above;
(2) deliver or mail their written claims to
the personal representative's attorney
of record, Jeffery J. McKenna, at the
following address: BARNEY MCKENNA
& OLMSTEAD, P.C., P.O. Box 2710,
St. George, Utah 84771-2710; or (3)

file their written claims with the Clerk of
the Superior Court of Maricopa County,
Arizona, located at 201 W. Jefferson
Street, Phoenix, AZ 85003, or otherwise
present their claims as required by
Arizona law within four months after the
date of the first publication of this notice
or be forever barred.
Date of first publication: May 9, 2025.

/s/Jeffery J. McKenna
Jeffery J. McKenna, Esq.

5/9, 5/16, 5/23/25

RR-3923194#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
INSTRUCTIONS**

CASE NO. PB2025-002868
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
AINSA FAMILY TRUST

WARNING

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

Any written response must comply
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 GEORGINA
CORONADO has filed the following:
PETITION FOR INSTRUCTIONS

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

DATE and TIME: Monday, July 21, 2025
at 10:15 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/jbzmcc-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/jbzmcc-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
13#

For more information about Court
Connect, please see
<https://superiorcourt.maricopa.gov/court-connect>
5/9, 5/16, 5/23/25

RR-3923163#

**NOTICE TO CREDITORS
NO. PB2024-071499**

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

In the Matter of the Estate of
DUSTIN CLIFFORD HULL,

Deceased.

Notice is given that Melissa Cocchia 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
Hopkins Law, PLLC, 1 E. Apache Street,
Suite M, Wickenburg, Arizona 85390.
DATED: April 29, 2025

HOPKINS LAW, PLLC
/s/Brigid Hopkins, Esq.
Attorneys for Personal Representative
5/9, 5/16, 5/23/25

RR-3923161#

**NOTICE TO CREDITORS
CASE NO. PB2025-003190**

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

In the Matter of the Estate of:
CHRISTOPHER YAKSCOUE,

Deceased.

NOTICE IS HEREBY GIVEN THAT
STEPHEN YAKSCOUE, JR., 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:

Kelly L. Kral
DYER BREGMAN FERRIS WONG &
CARTER, PLLC
3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012
DATED this 1st day of May, 2025.

DYER BREGMAN FERRIS WONG
& CARTER PLLC
By: /s/ KELLY L. KRAL
ALEXUS M. ANDERSON

Attorneys for Personal Representative
5/9, 5/16, 5/23/25

RR-3923122#**NOTICE TO CREDITORS**

In the Matter of the Estate of: Silvia
Kathleen Woodlock, Deceased.

NOTICE IS HEREBY GIVEN that
Timothy Woodlock has been appointed
as Personal Representatives of this
Estate. All persons having claims against
the Estate are required to present their
claims within four (4) months after the
date of the first publication of this Notice
or the claims will be forever barred. Claims
must be presented by delivering
or mailing a written statement of the
claim to the Personal Representative
Timothy Woodlock.
DATED this 9th day of May, 2025.

/s/Timothy Woodlock
5477 W Echo Ln
Glendale, AZ 85302

5/9, 5/16, 5/23/25

RR-3923075#

**NOTICE TO CREDITORS PURSUANT
TO A.R.S. SECTIONS 14-3801 AND
6103**

1. East Valley Fiduciary Services
Inc. #20592, 7165 E. University Dr.
#18 Mesa, AZ 85207, as Trustee of
THE LOREN DALE SILVEY TRUST
AGREEMENT dated May 23, 2019 (the
"Trust"), hereby PROVIDES NOTICE
THAT:

2. East Valley Fiduciary Services Inc.
#20592 Michael Bogle, Licensed
Fiduciary #20628, is the successor
trustee of the Trust.

3. Loren Dale Silvey died on February
23, 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 Loren Dale Silvey,
his 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 I above.

DATED: February 26, 2025
/s/Michael Bogle, Principal Fiduciary
#20628
5/9, 5/16, 5/23/25

RR-3923019#

**NOTICE TO CREDITORS
(FOR PUBLICATION)**

CASE NO. PB2025-003129
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of
SCOTT M. BARTH,

Deceased.

NOTICE IS HEREBY GIVEN THAT
JACK R. BARTH 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:
ESTATE OF SCOTT M. BARTH
c/o LUTHI & VOYLES, LLC
PO Box 820
Thayne, WY 83127
DATED this 30th day of April, 2025.

/s/ Jack R. Barth
JACK R. BARTH
18-89 Troutman St, Apt 4,
Ridgewood, NY 11385

HIRSCHI LAW, PLLC
By: /s/ Heath T. Hirsch
5/9, 5/16, 5/23/25

RR-3922648#

**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: SCHULT MOBILE HOMES
Body Style: 12 X 37 MH
Model Year: 1987
VIN: 1YP200R25GB000069
Date and Time of Sale: 6/13/25 10:00:00
AM

Location of Sale: Space No. 89
BREIT STAR VALLEY RANCH MHC LLC
STAR VALLEY RANCH RESORTS
950 S MERIDIAN ROAD
APACHE JUNCTION, AZ 85120
Name of landlord: BREIT STAR VALLEY
RANCH MHC LLC
Amount of Claimed Lien: \$5,371.33 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: February 2,
2022

Name(s) of Tenant(s): PATRICIA
ISABELLA AMBRO
Said Personal Property is located at the
address shown above as the Location

of Sale. The above-described Personal
Property shall be offered for sale
pursuant to A.R.S. § 33-1023. Proceeds
from the sale will be applied to costs of
sale and to the Landlord's Lien, and any
remaining money will be disposed of as
provided in A.R.S. § 33-1023.
BREIT STAR VALLEY RANCH MHC LLC
By: /s/Illegible
Park Manager
DATED: May 12, 2025
5/16, 5/23/25

RR-3927205#

**TRUSTEE'S
SALES**

PUBLISHERS STATEMENT: All
real estate advertised herein is sub-
ject to the Federal Fair Housing Act
which makes it illegal to advertise
"any preference, limitation, or dis-
crimination 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**

TS#: 24-71569 Order #: 240627764-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2023 and recorded on 10/30/2023, as Instrument No. 20230562857, which was re-recorded on 12/23/2024 as Instrument No. 20240686355, 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, on 07/29/2025 at 12:00 PM of said day: LOT 88, OF COUNTRY PLACE PHASE IV, PARCELS 11 AND 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 877 OF MAPS, PAGE 12. 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: 10423 W HUGHES DR TOLLESON, AZ 85353 A.P.N.: 101-20-835 Original Principal Balance: \$382,936.00 Name and address of original trustor: (as shown on the Deed of Trust) RAMON R FELIX, AN UNMARRIED MAN 10423 W HUGHES DR TOLLESON, AZ 85353 Name and address of beneficiary: (as of

RECORDREPORTER.COM
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PUBLIC NOTICES

recording of Notice of Sale) PANORAMA MORTGAGE GROUP, LLC, by Servbank, SB, its Attorney in Fact 3138 East Elwood Street Phoenix, AZ 85034 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: (800) 758-8052 Website: www.Xome.com Dated: 04/24/2025 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 04/24/2025 , 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 43781 Pub Dates 05/23, 05/30, 06/06, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3929310#

NOTICE OF TRUSTEE'S SALE "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." Trustee Sale No: 323985 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated January 10, 2019, and recorded on January 10, 2019, under Instrument# 20190020275 in the records of Maricopa County, Arizona. The sale will be a 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, Arizona, on Thursday, June 26, 2025, at 10:00 AM on said day: Legal description: LOT 23, RANCHO GRANDE CUATRO, ACCORDING TO BOOK 213 OF MAPS, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA; APN: 104-85-200 The street address is purported to be: 6041 S. 65th Drive Laveen, AZ 85339 Tax Parcel Number: 104-85-200 Original Principal Balance: \$270,000.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee of Tiki Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Freddy Flores Investment LLC 6041 S. 65th Drive Laveen, AZ 85339 Freddy Flores Investment LLC 125 East Santa Cruz Goodyear, AZ 85338 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Managing Members: Dago B. Banuelos, Managing Member 6041 S. 65th Drive Laveen, AZ 85339 Dago B. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 6041 S. 65th Drive Laveen, AZ 85339 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title.

PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED this 18th day of March, 2025. SIGNATURE OF TRUSTEE Attorney Richard E. Anderson Member of the State Bar of Arizona A-4843620 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3929160#

NOTICE OF TRUSTEE'S SALE Title No. 2617301AZD Trustee's Sale No. 183136 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 02/25/2004 in Instrument No. 20040189269 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 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 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: See attached exhibit One EXHIBIT "A" LEGAL DESCRIPTION UNIT 27, BUILDING H, PHASE VII, OF DREAM CREEK CONDOMINIUMS, ACCORDING TO BOOK 274 OF MAPS, PAGE 42 AND AS SET FORTH IN DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCUMENT NO 84-519816 AND AMENDED IN DOCUMENT NO. 85-348698 AND AMENDED IN DOCUMENT NO 85-423319 AND AMENDED IN DOCUMENT NO. 85-423320 AND 85-516497 AND AMENDED INDCUMENT NO. 86-205115, RECORDS OF MARICOPA COUNTY, ARIZONA; EACH UNIT TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH ON THE PLAT AND INSAID DECLARATION. END OF LEGAL DESCRIPTION PURPORTED STREET ADDRESS: 3211 East Lavey Lane #103, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 214-32-451 ORIGINAL PRINCIPAL BALANCE: \$94,850.00 Name and Address of Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: Mark A. Heilbrunn, An Unmarried Man 3211 East Lavey Lane #103 Phoenix, AZ 85032 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: 5/13/25 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-FN4843458 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3929154#

TS No. 2025-00088-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 04/01/2005 and recorded on 04/29/2005 as Instrument No. 2005-0566626, 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 action 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 06/26/2025 at 10:00 AM of said day: Legal Description: LOT 219, POWER RANCH NEIGHBORHOOD 3, ACCORDING TO BOOK 532 OF MAPS, PAGE 11, AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2000-0433420, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 4561 S RANGER TRAIL, GILBERT, AZ 85297 Tax Parcel Number: 313-02-905 Original Principal Balance: \$432,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-6 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MARSHA BOHN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY 4561 S RANGER TRAIL, GILBERT, AZ 85297 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary'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 5/23, 5/30, 6/6, 6/13/25

RR-3929100#

File No. VWCU v Stafford Mark Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/29/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated June 27, 2023 and recorded on July 5, 2023 in Instrument Number 20230348781, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 31, 2025, at the hour of 11:30 A.M. of said day: Lot 308 of Sienna Vista, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 681 of Maps, page 38, and Certificate of Correction recorded as 2004-574217; as 2004-0583603; as 2004-1081197; as 2004-1081198; as 2004-0184481; as 2004-0184482; as 2004-1084483 and as 2005-1099437, of Official Records. Tax Parcel Number: 104-55-334 Original Principal Balance: \$45,000.00 Purported street address: 7233 W Warner St Phoenix, AZ 85043-6730 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 25, 2025 Mark Stafford, a married man as his sole and separate property, who accured title as an unmarried man 7233 W Warner St Phoenix, AZ 85043-6730 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona. Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa) ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/23, 5/30, 6/6, 6/13/25

RR-3929002#

NOTICE OF TRUSTEE'S SALE Title No. 250049049 Trustee's Sale No. 181097 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/05/2022 in Instrument No. 20220759130, 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 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 , OF CATALINA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 535 OF MAPS, PAGE 35. PURPORTED STREET ADDRESS: 8311 W Catalina Drive, Phoenix, AZ 85037 TAX PARCEL NUMBER(S): 102-73-614 4 ORIGINAL PRINCIPAL BALANCE: \$343,558.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2801 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: Jose Luis Lopez, an unmarried man 8311 W Catalina Drive Phoenix, AZ 85037 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: 5/12/25 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-4843436 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928951#

NOTICE OF TRUSTEE'S SALE Title No. DEF-671063 Trustee's Sale No. 183630 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/29/2022 in Instrument No. 20220609512, 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 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 87, OF SUNSET FARMS UNIT 2, ACCORDING TO BOOK 701 OF MAPS, PAGE 36 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2006-0040555, RECORDS OF MARICOPA COUNTY, ARIZONA. PURPORTED STREET ADDRESS: 3820 South 99th Drive, Tolleson, AZ 85353 TAX PARCEL NUMBER(S): 101-28-557 ORIGINAL PRINCIPAL BALANCE: \$68,055.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: FRANCISCO MALDONADO AND ROSANNA MALDONADO, MARRIED TO EACH OTHER 3820 South 99th Drive Dr S Tolleson, AZ 85353 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: 5/9/2025 Ryan Remington, Managing Member 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's attorney. A-4843455 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928949#

TS# : 130928-AZ Order #: 240669057-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 5/14/2024 and recorded on 5/21/2024, as Instrument No. 20240268617, 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 ONE

HUNDRED SIXTY-FOUR (164), SUN CITY WEST UNIT 8, ACCORDING TO BOOK 203 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 232-06-164 STREET ADDRESS or IDENTIFIABLE LOCATION: 18030 N 134TH AVE SUN CITY, AZ 85375 AKA 18030 N 134TH AVE SUN CITY WEST, AZ 85375 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/21/2025 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: GLORIA E. DISTANTE 18030 N 134TH AVE SUN CITY WEST, AZ 85375 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$147,000.00 CURRENT BENEFICIARY: SELENE FINANCE, LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/13/2025 CLEAR RECON CORP Alison Arrendale, 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 13, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale 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. 5/23, 5/30, 6/6, 6/13/25

RR-3928929#

NOTICE OF TRUSTEE'S SALE. Sale Date and Time: 08/19/2025 at 12:00 P.M. Sale Location: IN THE COURTYARD BY THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, 201 W 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: (702) 304-7509, a qualified Trustee under A.R.S. 33-803 (A) (4); will auction the Timeshare Intervals on Exhibit A-1 see Declaration Legal Desc. recorded 02/06/1998 Document No. 98-0094372 of records for Maricopa County, AZ located at: 17700 North Hayden Road, Scottsdale, AZ 85255 for Tax Parcel ID: See Schedule "1" on behalf of Scottsdale Pinnacle Owners Association, an Arizona non-profit corporation, c/o Default Administration 1200 Bartow Road, Lakeland, FL

33801, Beneficiary. Foreclosure HOA 152950-SDO312-HOA. Schedule "1": Contract No., Tax Parcel No., Lien Recording Date and Reference, Amount of Delinquent Assessment, Name and Address Of Delinquent Owner(s): 1021-25DO-600847, 215-08-413, 04/07/2025 Inst: 20250189645, \$1,238.19, Ray Claw Badoni and Iva Marie Peters-Badoni, As Co-Trustees Of The Ray Claw Badoni and Iva Marie Peters-Badoni Revocable Living Trust Dated May 22, 2004 /Po Box 2466 Phoenix, Az 85002-2466 United States; 1084-50AO-402903, 215-08-476, 04/04/2025 Inst: 20250187996, \$4,863.19, Phillip A. Austin and Christine N. Sliger /8648 E Nora St Mesa, Az 85207-1402 United States; 108990-23AL-400380, 215-08-481, 215-08-482, 04/04/2025 Inst: 20250187755, \$3,496.49, Timothy M. Dunn and Eileen E. Dunn, Trustees Of The Timothy M. Dunn and Eileen E. Dunn Living Trust, Dated April 17, 2002 /6324 E Telegraph St Yuma, Az 85365-1116 United States; 1100-35DD-401007, 215-08-492, 04/29/2024 Inst: 20240221949, \$1,412.82, Deborah Lynne Webster /6913 W Monona Dr Glendale, Az 85308-9983 United States; 1101-12AO-607820, 215-08-493, 04/04/2025 Inst: 20250187764, \$2,417.85, Tomoko Teri Koseki and Thomas Tom Koseki /Po Box 7944 Tempe, Az 85281-0032 United States; 1102-50DD-603730, 215-08-494, 04/07/2025 Inst: 20250189648, \$1,481.09, Charles W. Disney and Pamela C. Disney, Not Individually, But As Trustees Of Disney Family Revocable Trust Dated March 30, 2006 /4659 N 206th Ave Buckeye, Az 85396-6545 United States; 2006-08ED-624359, 215-08-522, 04/04/2025 Inst: 20250187854, \$1,347.05, Amanda Kay Trigg and Richard C. Hollinshead /10923 N State Road 124 Williamsville, Il 62893-9108 United States; 2032-04DD-603915, 215-08-548, 04/29/2024 Inst: 20240221949, \$1,347.05, Brian Karl Schmidt and Beverly Renee Burgess Schmidt /2601 W Via Perugia Phoenix, Az 85086-6634 United States; 2032-13DD-602910, 215-08-548, 04/07/2025 Inst: 20250189650, \$1,405.60, Robert E. Mastin, II and Maura Jean Mastin, As Co-Trustees, Of Mastin Living Trust, U/A Dated March 11, 2015 /2005 N Murchison Cr Payson, Az 85541-3025 United States; 2036-47DD-603369, 215-08-552, 04/29/2024 Inst: 20240221949, \$1,436.86, Deanna J. Durkee /15034 N Greenhurst Ave Fountain Hills, Az 85268-2343 United States; 203738-47AL-602373, 215-08-553 And 215-08-554, 04/29/2024 Inst: 20240221949, \$7,191.46, Jacqueline A. Tillman and the unrecorded interest of the spouse of Jacqueline A. Tillman and Daniel K. Field and the unrecorded interest of the spouse of Daniel K. Field /10604 W Deanna Dr Peoria, Az 85382-2573 United States; 204344-38AL-606626, 215-08-559 And 215-08-560, 04/07/2025 Inst: 20250189657, \$3,496.49, Martin E. Neese and Janet H. Neese, Trustees Of The Udt - Martin E. & Janet H. Neese Trust - Dated April 30, 2002 /11225 West Bermuda Drive Avondale, Az 85392 United States; 2050-20DD-610979, 215-08-566, 04/07/2025 Inst: 20250189661, \$1,405.60, Cathryn Berbos Steiger and Kenneth D. Steiger, Trustee Of The Kenneth Steiger Revocable Trust Dated Sept. 12, 2016 /358 Frenchs Bay Rd Tully, Ny 13159 United States; 205152-36DL-622001, 215-08-567 And 215-08-568, 04/04/2025 Inst: 20250187866, \$2,008.50, Dana E. Dildine and David J. Dildine /202 Santa Maria Dr Ruidoso, Nm 88345-9454 United States. Exhibit "A-1": Contract No., Interval No., Frequency, Undivided Interest, Condo Unit/Block, Unit Type, Lot; 1021-25DO-600847, D-25-1021, odd year biennial, 1/23,712, 1021, 1 bedroom standard, 25; 1084-50AO-402903, A-50-1084, annual, 1/52, 1084, 1 bedroom standard, 50; 108990-23AL-400380, A-23-1089, A-23-1090, annual, 1/52, 1089; 1090, 2 bedroom lockoff, 23; 1100-35DD-401007, D-35-1100, odd year biennial, 1/104, 1100, 1 bedroom deluxe, 35; 1101-12AO-607820, A-12-1101, annual, 1/11,856, 1101, 1 bedroom standard, 12; 1102-50DD-603730, D-50-1102, odd year biennial, 1/23,712, 1102, 1 bedroom deluxe, 50; 2006-08ED-624359, E-08-2006, even year biennial, 1/104, 2006, 1 bedroom deluxe, 8; 2032-04DD-603915, D-04-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 4; 2032-13DD-602910, D-13-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 13; 2036-47DD-603369, D-47-2036,

odd year biennial, 1/23,712, 2036, 1 bedroom deluxe, 47; 203738-47AL-602373, A-47-2037, A-47-2038, annual, 1/11,856, 2037/2038, two bedroom lockoff, 47; 204344-38AL-606626, A-38-2043 and A-38-2044, annual, 1/11,856, 2043/2044, 2 bedroom lockoff, 38; 2050-20DD-610979, D-20-2050, odd year biennial, 1/104, 2050, one bedroom deluxe, 20; 205152-36DL-622001, D-36-2051, D-36-2052, odd year biennial, 1/104, 2051/2052, two bedroom lockoff, 36. 5/23, 5/30, 6/6, 6/13/25

RR-3928863#

TS# : 25-73544 Order #: 250142302-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 5/27/2023 and recorded on 5/31/2023, as Instrument No. 20230283459, which was re-recorded on 4/8/2025 as Instrument No. 20250192203, 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 7/31/2025 at 10:00 AM of said day; LOT 237, OF SUN CITY UNIT 53, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 103 OF MAPS, PAGE 45. 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: 9952 W CLAIR DR SUN CITY, AZ 85351 A.P.N.: 142-62-240 Original Principal Balance: \$284,747.00 Name and address of original trustor: (as shown on the Deed of Trust) VIDAL RODRIGUEZ VERA AND MARIA ROSA SANCHEZ, HUSBAND AND WIFE AS JOINT TENANTS 9952 WEST CLAIR DRIVE SUN CITY, AZ 85351 Name and address of beneficiary (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 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: 04/17/2025 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 04/17/2025, 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 43758 Pub Dates 05/23, 05/30, 06/06, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928568#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010435212 Title Order No.: 250211225 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 October 05, 2016 and Recorded as Instrument No. 20160738887 on October 07, 2016 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 08/12/2025 at 10:00 AM of said day; LOT 30, MONTCLAIR HILLS, ACCORDING TO BOOK 81 OF MAPS, PAGE 5, 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: 13424 N 18TH PLACE, PHOENIX, AZ 85022 Tax parcel number: 166-41-030 7 Original Principal Balance: \$172,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): DOUG WINGER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 13424 N 18TH PLACE, PHOENIX, AZ 85022 Name and address of beneficiary (as of recording of Notice of Sale): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, C/O SELENE FINANCE 3501 OLYMPUS BLVD 5TH FLOOR, SUITE 500 DALLAS, TX 75019 Name, address & telephone number of trustee: ROBERT D FORSTER, II, 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:5/25 ROBERT D FORSTER, II, a member of the State Bar. Trustee is qualified per A.R.S Section 33-803 (A) (2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales & Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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-4842780 05/16/2025, 05/23/2025, 05/30/2025, 06/06/2025

RR-3926902#

TS#: 25-73916 Order #: 2612180AZD 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 8/7/2020 and recorded on 8/7/2020, as Instrument No. 20200720072, 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 7/17/2025 at 10:00 AM of said day: LOT 484, OF SUNCREST VILLAS WEST UNIT 5 PHASES II AND III, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 300 OF MAPS, PAGE 13. 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: 20818 N 32ND DRIVE PHOENIX, AZ 85027 A.P.N.: 206-07-669 Original Principal Balance: \$262,200.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSEPH NAJOR, A MARRIED MAN 20450 N. 30TH DRIVE PHOENIX, AZ 85027 Name and address of beneficiary: (as of recording of Notice of Sale) Regions Bank dba Regions Mortgage 6200 Poplar Avenue Memphis, TN 38119 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: 04/10/2025 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 04/10/2025 , 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 43672 Pub Dates 05/16, 05/23, 05/30, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3926529#

TS#: 24-71780 Order #: 240653478-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 12/9/2022 and recorded on 12/13/2022, as Instrument No. 20220888503, 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 , on 7/17/2025 at 12:00 PM of said day: LOT 178, OF ANDERSON PARC, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 929 OF MAPS, PAGE 38 AND REPLAT RECORDED IN BOOK 1371 OF MAPS, PAGE 12. 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: 24214 W GIBSON LN BUCKEYE, AZ 85326 A.P.N.: 504-61-689 1 Original Principal Balance: \$377,809.00 Name and address of original trustor: (as shown on the Deed of Trust) JASMINE MARIE CELAYA AND GABRIEL MICHAEL CELAYA WIFE AND HUSBAND 1637 E SILVERBIRCH AVE 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: (800) 758-8052 Website: www.Xome.com Dated: 04/14/2025 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 04/14/2025 , 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 43670 Pub Dates 05/16, 05/23, 05/30, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3926509#

File No. 6754-TS Notice Of Trustee's Sale Recorded: 04/21/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated December 4, 2007, and recorded on December 5, 2007, in Docket 13195, at Page 2070, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 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 at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on , July 24, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof Property Address: 5433 South Alexandra Drive Tucson, Arizona 85735 Tax Parcel Number: 209-06-029N Original Principal Balance: \$54,000.00 Original Trustor: Heracleio Maldonado 840 East 24th Street Tucson, AZ 85713 Current Trustor: Ramon Maldonado 5501 S. Alexandra Drive Tucson, AZ 85735 Current Beneficiary: Jack Goretcki 26600 S. Canoa Road Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 21st day of April, 2025, /s/ Jeffrey S. Katz, Attorney at Law Trustee/ Successor Trustee, is qualified per A.R.S. Section 33-803 (A)(2) as a member of The Arizona State Bar, State of Arizona) ss. County of Pima) The foregoing instrument was acknowledged before me this 21st day of April, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee, /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" A portion of Lot 45 of Tucson West, as recorded in Book 2, at Page 83 of Record of Survey Maps, in the County of Pima, Arizona located in Section 5, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Commencing at the Southwest corner of said Lot 45, from which the Southeast corner of said Lot bears North 89 degrees 45 minutes 15 seconds East; Thence North 23 degrees 47 minutes 06 seconds East (North 23 degrees) along the Westerly line of said Lot 45, a distance of 1,749.41 feet to the Point Of Beginning; Thence continue North 23 degrees 47 minutes 06 seconds East (North 23 degrees) 48 minutes 04 seconds East, recorded) along the Westerly line of said Lot 45, a distance of 388.22 feet to the Northwest corner of said Lot 45; Thence South 64 degrees 42 minutes 44 seconds East (South 64 degrees 42 minutes 02 seconds East recorded) along the North line of said Lot 45, a distance of 475.14 feet; Thence South 26 degrees 23 minutes 14 seconds West, a distance of 388.19 feet; Thence North 64 degrees 42 minutes 44 seconds West, a distance of 457.40 feet to the Point Of Beginning. (portion of JV Arb. 118) 5/16, 5/23, 5/30, 6/6/25

RR-3926451#

File No. MACU v Perdue, Alea Dawn Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/17/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated October 20, 2021 and recorded on October 27, 2021 in Instrument Number 2021155669, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 22, 2025, at the hour of 11:30 A.M. of said day: Lot 430, Of Silverhawk Three, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 407 Of Maps, Page 46. Tax Parcel Number: 310-05-669 Original Principal Balance: \$211,000.00 Purported street address: 664 W Juanita Ave Gilbert, AZ 85233

Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union 9800 S Monroe St. Sandy, UT 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Mountain America Federal Credit Union P.O. Box 2331 Sandy, UT 84091-2331 Dated: April 14, 2025 Alea Dawn Perdue 664 W Juanita Ave Gilbert, AZ 85233 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa) ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale, /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926450#

File No. MACU v Snyder, Joan Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/17/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated August 25, 2022 and recorded on August 31, 2022 in Instrument Number 20220682676, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 22, 2025, at the hour of 11:30 A.M. of said day: See Exhibit "A" and by this reference is made a part hereof. Tax Parcel Number: 141-14-017E 6 Original Principal Balance: \$50,000.00 Purported street address: 1727 N Lindsay Rd Mesa, AZ 85213 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union 9800 S Monroe St. Sandy, UT 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Mountain America Federal Credit Union P.O. Box 2331 Sandy, UT 84091-2331 Dated: April 14, 2025 Joan Snyder 1727 N Lindsay Rd Mesa, AZ 85213 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa) ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028 Exhibit "A" Parcel No. 1: The North Half Of The South Half Of The Northwest Quarter Of The Southwest Quarter Of The Northwest Quarter Of Section 8, Township 1 North, Range 6 East, Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona; Except The West 346.5 Feet Thereof; Parcel No. 2: An Easement For Road Purposes Over The South 15 Feet Of The West 346.5 Feet Of The North Half Of The South Half Of The Northwest Quarter Of The Southwest Quarter Of The Northwest Quarter Of Section 8; And Over The North 15 Feet Of The South Half Of The South Half Of The Northwest

Quarter Of The Southwest Quarter Of The Northwest Quarter Of Section 8 Township 1 North, Range 6 East, Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona. 5/16, 5/23, 5/30, 6/6/25

RR-3926449#

TS # 25-054 Maricopa County Notice Of Trustee's Sale Recorded: 03/27/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 4-18-2024 in Recorder's Number 2024-002718. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON JUNE 27, 2025 AT 11:00 AM ARIZONA TIME: See Exhibit "A" According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Global Consulting and Investment Network, LLC, an Arizona limited liability company, 1725 E Coconino Dr. Chandler, AZ 85244 Original Principal Balance: \$151,000.00 Tax Parcel Number: 303-45-729 Identifiable Location: 1725 E Coconino Dr Chandler, AZ 85142 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguro Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-27-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 3-27-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust, /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 500, Symphony II, according to the Book 536 of Maps, Page 2, records of Maricopa County, Arizona. 5/16, 5/23, 5/30, 6/6/25

RR-3926429#

TS # 25-051 Maricopa County Notice Of Trustee's Sale Recorded: 03/27/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 11-16-2023 in Recorder's Number 20230592281. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON JUNE 27, 2025 AT 11:00 AM ARIZONA TIME: See Exhibit "A"

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Global Consulting and Investment Network, LLC, an Arizona limited liability company, 1725 E Coconino Dr. Chandler, AZ 85249 Original Principal Balance: \$109,962.00 Tax Parcel Number: 219-38-013Q Identifiable Location: 17047 E Dixileta Dr Rio Verde, AZ 85263 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguro Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-27-2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 3-27-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit "A" Parcel No. 1: The West half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 26, Township 5 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Parcel No. 1A: A non-exclusive easement for ingress and egress, appurtenant to Parcel 1, as set forth in Document No. 96-208428, of Official Records over the West 15 feet of the following described property: The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 26, Township 5 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Parcel No. 2: The East half of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 26, Township 5 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Parcel No. 2A: A non-exclusive easement for ingress and egress as set forth in Document No. 96-208428, of Official Records over the West 15 feet of the following described property: The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 26, Township 5 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. 5/16, 5/23, 5/30, 6/6/25

RR-3926428#

File No. VWCU v Patterson, Jason Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/25/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated June 12, 2023 and recorded on June 16, 2023 in Instrument Number 20231670283, in the records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder, on the steps outside the east entrance of the Courts Building, 110 West Congress, Tucson, Arizona, on July 29, 2025, at the hour of 11:30 A.M. of said day: Lot 26 in Block 9 of Wilmot Terrace of San Paulo Village, a subdivision of Pima County, Arizona, according to the Map or Plat of record in the Office of the County Recorder in Book 11 of Maps and Plats, page 8. Tax Parcel Number: 131-07-2050 Original Principal Balance: \$40,000.00 Purported street address: 6131 E 28th St Tucson, AZ 85711 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-

0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 21, 2025 Jason Patterson 6131 E 28th St Tucson, AZ 85711 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926427#

File No. VWCU v Otterstedt, James R & Lopez, Ionian Elizabeth Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/25/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 7, 2023 and recorded on April 12, 2023 in Instrument Number 20230186061, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 29, 2025, at the hour of 11:30 A.M. of said day: Lot 4, Of Pinelake Village, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 665 Of Maps, Page 42 Tax Parcel Number: 303-46-741 Original Principal Balance: \$100,000.00 Purported street address: 546 E San Carlos Way Chandler, AZ 85249-5335 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 21, 2025 James R. Otterstedt Ionian Elizabeth Lopez 546 E San Carlos Way Chandler, AZ 85249-5335 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926426#

File No. VWCU v Verdugo, Tara M Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/25/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated August 2, 2024 and recorded on August 7, 2024 in Instrument Number 20240418128, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 29, 2025, at the hour of 11:30 A.M. of said day: Lot 76, of The Cove at North Canyon, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 271 of Maps, page 33, and Affidavit of Correction recorded as 84-0400121 and recorded as 85-0040752, both of Official Records. Tax Parcel Number: 214-10-349 6 Original Principal Balance: \$35,000.00 Purported street address: 1648 E Villa Theresa Dr Phoenix, AZ 85022 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 21, 2025 Tara M. Verdugo, an unmarried woman 1648 E Villa Theresa Dr Phoenix, AZ 85022 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926425#

TS 25-050 L. 24-188235 Notice Of Trustee's Sale Recorded: 03/25/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 10/01/2024 in Maricopa County, Arizona Recorder's Number 20240521647. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JUNE 25, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: Lot 231, Sun City West Unit 35, A Subdivision Recorded In Book 307 Of Maps, Page 09 In The Office Of The County Recorder, Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Synergy Equities Group LLC, an Arizona Limited Liability Company, 4624 W Maggie Dr. Queen Creek Az. 85144 Original Principal Balance: \$369,000.00 Tax Parcel Number: 232-16-686 Beneficiary: Sound Capital LLC, an Arizona Limited Liability Company, 690 N Copper Rd, Ste 101, Gilbert Az. 85233 Identifiable Location: 13903 West Gate Hill Dr. Sun City West, Az.85375 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349

ronalderb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona, Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-25-2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 3-25-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 5/16, 5/23, 5/30, 6/6/25

RR-3926424#

TS 25--055 Notice Of Trustee's Sale Recorded: 03/31/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 12/30/2022 in Maricopa County, Arizona Recorder's Number 20220920216. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 1, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Dawna Michele Schneider, an unmarried woman, 7622 N Via De Manana, Scottsdale Az 85258 Original Principal Balance: \$1,600,700.00 Tax Parcel Number: 174-27-198 Beneficiary: SWH Funding LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 7214 E Royal Palm Rd, Scottsdale, Az 85258 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-31-2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 3-31-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 Exhibit "A" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot I, of Paradise Farms, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 227 of Maps, Page 50. APN #: 174-27-198 5/16, 5/23, 5/30, 6/6/25

RR-3926423#

TS 25--056 Notice Of Trustee's Sale Recorded: 03/31/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 4-1-2024 in Maricopa County, Arizona Recorder's Number 2024-0167278. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED

DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 1, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Achievers Dynamic Systems International, LLC, an Arizona limited liability company, 14631 N. Cave Creek Road Suite 105, Phoenix Az. 85022 Original Principal Balance: \$1,050,000.00 Tax Parcel Number: 159-48-061 Beneficiary: Erdtsieck Financial Corporation 4501 E La Palma Suite 120, Anaheim, CA 92807. Identifiable Location: 9002 N. Central Ave. Phoenix, AZ 85020 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-31-2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 3-31-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 Exhibit "A" Legal Description The South 125 feet of Lot 1, Block 10, of North Central Heights Plat "A", according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 37 of Maps, Page 27; Except that part described as follows: Beginning at the Southwest corner of said Lot 1; thence North along the West line of said Lot 1, 125 feet; thence East 90 feet; thence South 125 feet to the South line of said Lot 1; thence West 90 feet to the Point Of Beginning, as Deeded to Mountain States Telephone and Telegraph Company, by Deed recorded in Docket 770, Page 232, records of Maricopa County, Arizona; and Except that part of Lot 1, Block 10, of North Central Heights Plat "A", according to Book 37 of Maps, Page 27, records of Maricopa County, Arizona, described as follows: Beginning at the Southeast corner of Lot 1; thence Northerly along the East line of Lot 1, a distance of 11 feet; thence Southwesterly to a point which is 7 feet North and 4 feet West of the Point Of Beginning; thence Westerly along the North line of the South 7 feet of Lot 1 to the East line of the West 90 feet thereof; thence Southerly along the East line of the West 90 feet of Lot 1 to the South line thereof; thence Easterly along the South line of Lot 1, a distance of 135.12 feet to the Point Of Beginning; and Except that part of Lot 1, Block 12, of North Central Heights Plat "A", according to Book 37 of Maps, Page 27, records of Maricopa County, Arizona, described as follows: Beginning at the intersection of the North line of the South 11 feet of said Lot 1 with the East line thereof; thence Northerly along said East line to the North line of the South 125 feet of said Lot 1; thence Westerly along said North line to the West line of the East 5 feet of said Lot 1; thence Southerly along said West line to the North line of the South 28 feet of said Lot 1; thence Southwesterly to the intersection of the North line of the South 7 feet of said Lot 1 with the West line of the East 26 feet thereof; thence Easterly along said North line to the West line of the East 4 feet of said Lot 1; thence to the Point Of Beginning. 5/16, 5/23, 5/30, 6/6/25

RR-3926422#

TS # 25-053 Pima County Notice Of Trustee's Sale Recorded: 03/28/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Pima County, Arizona, on 3-2-2023 in Recorder's Number 2023-0610464. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION

PUBLIC NOTICES

TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON JUNE 30, 2025, AT 2:00 PM ARIZONA TIME. See Exhibit "A" According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Nova Clinic, LLC, an Arizona limited liability company, 1717 W Northern Ave. #204D Phoenix, AZ 85021. Original Principal Balance: \$436,000.00 Tax Parcel Number: 110-16-091 A Identifiable Location: 6049 E Grant Rd. Tucson, AZ 85712 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguaro Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-28-2025 /s/ Ronald B. Herb-Trustee State Of Maricopa) ss County Of Maricopa) Acknowledged before me on 3-28-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Pima, State Of Arizona, And Is Described As Follows: Lot 49, of Old Farm Executive Park, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 35 of Maps, Page 40. Together With easements for ingress, egress and parking as set forth by instruments recorded May 26, 1982 in Docket 6789, Page 496 and re-recorded June 15, 1982 in Docket 6802, Page 351 of Pima County Records. 5/16, 5/23, 5/30, 6/6/25

RR-3926421#

TS # 25-052 Maricopa County Notice Of Trustee's Sale Recorded: 03/27/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 9-16-2022 in Recorder's Number 8-22-0716389. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON JUNE 27, 2025 AT 11:00 AM ARIZONA TIME. See Exhibit "A" According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Global Consulting and Investment Network, LLC, an Arizona limited liability company, 1725 E Cocomino Dr. Chandler, AZ 85249 Original Principal Balance: \$468,000.00 Tax Parcel Number: a portion of 304-88-594 Identifiable Location: 22212 E. Via

Del Oro Queen Creek, AZ 85142 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguaro Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-27-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 3-27-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit A Lot 70, of Ocotillo Heights Phase II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1154 of Maps, Page 41, Except Therefrom the minerals and substances, and the associated rights, described and conveyed in that certain instrument recorded in Document No. 13-215362. 5/16, 5/23, 5/30, 6/6/25

RR-3926420#

Notice Of Trustee's Sale Recorded: 05/06/2025 The following legally described trust property ("Trust Property") will be sold, pursuant to the power of sale under the Deed of Trust recorded on My 19, 2022 at Document No. 2022-0434873 in the Official Records of Maricopa County Recorder's Office ("Deed of Trust"). 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 AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE LAW OFFICE OF MAY, POTENZA, BARAN & GILLESPIE, P.C., 1850 N CENTRAL AVE, SUITE 1600, PHOENIX, ARIZONA 85004-4633. ON AUGUST 7, 2025, AT 10:00 A.M. MOUNTAIN STANDARD TIME. The Trust Property is legally described as follows: See Legal Description Attached Hereto As "Exhibit A" Street address or identifiable location of the Trust Property: 3225 E. Sells Dr., Phoenix, Arizona 85018 Tax Parcel Numbers: 170-28-037 Original Principal Balance: \$1,000,000.00 Name and address of the Beneficiary: KS StateBank Phoenix Branch 5110 North Central Ave Phoenix, AZ 85012 Name and address of the Trustor: Jason Harvey 3225 E. Sells Dr. Phoenix, Arizona 85018 Name, address and telephone number of Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 602-252-1900 Manner of Trustee Qualification: Member of State Bar of Arizona in accordance with A.R.S. § 33-803(A)(2). Name of Trustee's regulator: State Bar of Arizona Said sale, is made on an "as is" condition, 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 trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/ cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Andrew Lishko at alishko@maypotenza.com. Kim Worley at kworley@maypotenza.com, or by phone at (602) 252-1900. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance,

as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona) ss County Of Maricopa) This instrument was acknowledged and executed before me this 6th day of May, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. 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 the subject 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. All persons whose interest in the Trust Property is subordinate in priority to that of the Deed of Trust described herein are hereby advised that their interest may be subject to being terminated by the Trustee's Sale. Exhibit A Legal Description Lot 7, Block 2, of Camelback Way, according to Book 41 of Maps, Page 8, records of Maricopa County, Arizona. 5/16, 5/23, 5/30, 6/6/25

RR-3926418#

TS 25-047 Notice Of Trustee's Sale Recorded: 03/25/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 4-28-2021 in Maricopa County, Arizona Recorder's Number 2021-0475892. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, 201 W. JEFFERSON STREET, PHOENIX, ARIZONA ON JUNE 25, 2025. AT 11:00 AM ARIZONA TIME: Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: lot 13 According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Jossell Lovell Araiza, a single man 4617 W Keim Dr. Glendale, AZ 85301. Original Principal Balance: \$36,450.00 Tax Parcel Number: 112-14-118 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 1525 W. Tonto St. Phoenix, AZ 85007 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-25-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 3-25-2025 by Ronald B. Herb, licensed real estate broker and

trustee of the above-described deed of trust. /s/ Krista E Morrow Notary Public My Commission Expires: December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 13, Block 3, Steve Rayburn Subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps, Page 37. 5/16, 5/23, 5/30, 6/6/25

RR-3926417#

TS 25-045 Notice Of Trustee's Sale Recorded: 03/25/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 3-21-2024 in Maricopa County, Arizona Recorder's Number 2024-0146840. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W. JEFFERSON STREET, PHOENIX, ARIZONA ON JUNE 25, 2025. AT 11:00 AM ARIZONA TIME: Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Maria Rocio Carillo, a single woman, 6325 W Garfield St. Phoenix, AZ 85043. Original Principal Balance: \$220,250.00 Tax Parcel Number: 506-41-106Q Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: Parcel 506-41-106O Tonopah, AZ 85354 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-25-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 3-25-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Morrow Notary Public My Commission Expires: December 15, 2028 Exhibit "A" The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: The South 150.00 feet of the North half of the Southeast quarter of the Southeast quarter of Section 11, Township 1 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Except the East 40.00 feet. Affidavit of Affixture Recorded in Doc #2023-0576171 Year: 1983 Make: Hi Val Manufacturer: Palm Harbor Homes Inc Vin: AS11401U Vin: AS11401X APN #: 506-41-106Q 5/16, 5/23, 5/30, 6/6/25

RR-3926416#

TS#- 25-34560 Order #: 101-10700513 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 5/27/2022 and recorded on 5/31/2022 as Instrument # 20220463743, 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, Phoenix, AZ 85003, on 8/21/2025 at 10:00 AM of said day: Lot 133, of Southridge Estates, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 276 of Maps, Page 21. 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: 726 S NEBRASKA ST 133 CHANDLER, AZ 85225 A.P.N.: 303-63-137 Original Principal Balance: \$364,280.00 Name and address of original trustor: (as shown on the Deed of Trust) Hunter Mazza, An Unmarried Man 726 S NEBRASKA ST Unit 133 CHANDLER, AZ 85225-6220 TS#: 25-34560 Order #: 101-10700513 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 no 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: 5/8/2025 Vylla Solutions, LLC LaTedian Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-0052. TS#: 25-34560 State of Texas ss County of Collin) On 5/8/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedian 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. Irma Covarrubio My Comm expires 01-25-2028 5/16, 5/23, 5/30, 6/6/25

RR-3926238#

TS#: 133341-AZ Order #: 3412856 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 9/7/2022 and recorded on 9/12/2022, as Instrument No. 20220704432, the subject Deed of Trust was modified by Loan Modification recorded on 5/14/2024 as Instrument 20240255349 in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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. A PORTION OF LOT 3 IN BLOCK 4, HARMONY ACRES, ACCORDING TO BOOK 35 OF MAPS, PAGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4, HARMONY ACRES, ACCORDING TO BOOK 35 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 63 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 60 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 43 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 171.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 77 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 66.89 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 43 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF 187.88 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 159-22-035C STREET ADDRESS OR IDENTIFIABLE LOCATION: 1535 E CHRISTY DRIVE PHOENIX, AZ 85020 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: SHARON A DENSFORD 4001 N CENTRAL AVE 230, PHOENIX, AZ 85012 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$255,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd., Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/6/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 6, 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. 5/16, 5/23, 5/30, 6/6/25

RR-3925978#

TS#: 25-73537 Order #: 250137555-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 2/21/2022 and recorded on 3/3/2022, as Instrument No. 20220194773, 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 7/17/2025 at 10:00 AM of said day: LOT 40, ROSEVIEW UNIT 3, ACCORDING TO BOOK 505 OF MAPS, PAGE 21, AND AFFIDAVIT OF CHANGE RECORDED AT DOCUMENT NO. 1999-1166663, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a 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: 13265 W WATSON LN SURPRISE, AZ 85379 A.P.N.: 501-94-354 Original Principal Balance: \$352,240.00 Name and address of original trustor: (as shown on the Deed of Trust) TREVIN BERGMAN AND MEGAN IRINO HUSBAND AND WIFE 13265 W. WATSON LN SURPRISE, AZ 85379 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: 04/08/2025 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 04/08/2025 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 43649 Pub Dates 05/16, 05/23, 05/30, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3925951#

TS No. 2025-00089-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 01/10/2007 and recorded on 01/23/2007 as Instrument No. 20070086974, 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 06/26/2025 at 10:00 AM of said day: Legal Description: LOT 13, BETHANY MAIN PLAT I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 60 OF MAPS, PAGE 28. Purported Street Address: 2548 WEST MONTEBELLO AVENUE, PHOENIX, AZ 85017 Tax Parcel Number: 153-05-013 Original Principal Balance: \$ 180,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : JAMES RUSSELL WINGER, BETTE ANN WINGER, HUSBAND AND WIFE 2548 WEST MONTEBELLO AVENUE, PHOENIX, AZ 85017 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.aitrussource.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 5/16, 5/23, 5/30, 6/6/25

RR-3924973#

TS No. 2025-00117-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2022 and recorded on 10/31/2022 as Instrument No. 20220809040, 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 Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/03/2025 at 10:30 AM of said day: Legal Description: LOT 78, OF TOWNS AT EASTMARK, A REPLAT OF PARCEL DU 3/4-18 AND A PORTION OF TRACT Q PER THE FINAL PLAT FOR EASTMARK DU 3/4 NORTH PHASE 2 AND 3 RECORDED AT BOOK 1462 OF MAPS, PAGE 42, MCR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1505 OF MAPS, PAGE 47, AND RECORDED IN BOOK 1511 OF MAPS, PAGE 5. Purported Street Address: 9841 E GAMMA AVE, MESA, AZ 85212 Tax Parcel Number: 312-16-816 Original Principal Balance: \$386,853.00 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 : WALTER MICHAEL PINO JR, AN UNMARRIED MAN 9841 E GAMMA AVE, MESA, AZ 85212 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.aitrussource.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 5/23, 5/30, 6/6, 6/13/25

RR-3924912#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010404432 Title Order No.: 250143547 FHA/VA/PMI No.: 023-9645377-703 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated June 23, 2023 and Recorded as Instrument No. 20230329917 on June 23, 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: PARCEL D, TRACT 15, A PLAT OF TRACTS 2 THROUGH 25 INCLUSIVE, AND TRACTS 33 THROUGH 38 INCLUSIVE, OF SUN CITY UNIT FOUR, (BOOK 97, PAGE 38), ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 100 OF MAPS, PAGE 45. TOGETHER WITH AN UNDIVIDED ONE-FOURTH (1/4TH) INTEREST IN AND TO THE COMMON AREAS OF TRACT 15 AS DESIGNATED ON SAID PLAT. 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: 10222 W SNEAD CIR S, SUN CITY, AZ 85351 Tax parcel number: 142-63-849 4 AKA 142-63-849 Original Principal Balance: \$223,870.00 Name and mailing address of original trustor (as shown on the Deed of Trust): MARTHA NAVARRO, AN UNMARRIED WOMAN, AND JONATHAN DARIO NAVARRO, AN UNMARRIED MAN, 10222 W SNEAD CIR S, SUN CITY, AZ 85351 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated June 23, 2023 and Recorded as Instrument No. 20230329917 on June 23, 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: PARCEL D, TRACT 15, A PLAT OF TRACTS 2 THROUGH 25 INCLUSIVE, AND TRACTS 33 THROUGH 38 INCLUSIVE, OF SUN CITY UNIT FOUR, (BOOK 97, PAGE 38), ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 100 OF MAPS, PAGE 45. TOGETHER WITH AN UNDIVIDED ONE-FOURTH (1/4TH) INTEREST IN AND TO THE COMMON AREAS OF TRACT 15 AS DESIGNATED ON SAID PLAT. 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: 10222 W SNEAD CIR S, SUN CITY, AZ 85351 Tax parcel number: 142-63-849 4 AKA 142-63-849 Original Principal Balance: \$223,870.00 Name and mailing address of original trustor (as shown on the Deed of Trust): MARTHA NAVARRO, AN UNMARRIED WOMAN, AND JONATHAN DARIO NAVARRO, AN UNMARRIED MAN, 10222 W SNEAD CIR S, SUN CITY, AZ 85351 DATE:4/28/2025 ISRAEL S SAUSED, a member of the State Bar. Trustee is qualified per A.R.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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

SALE INFORMATION PLEASE CALL: WILLIAMS & WILLIAMS 2448 E. 81ST STREET SUITE 2600 TULSA, OK 74137 800-801-8003 www.williamsauction.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-4842372 05/09/2025, 05/16/2025, 05/23/2025, 05/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3924495#

TS#: 25-73535 Order #: 250138949-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 12/1/2022 and recorded on 12/1/2022, as Instrument No. 20220867732, which was modified by Loan Modification Agreement recorded as Instrument No. 20240298502 and recorded on 06/05/2024, 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, on 7/15/2025 at 10:00 AM of said day: LOT 51, OF SUNRISE AT NORTH CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 296 OF MAPS, PAGE 19. 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: 24010 N 40TH DR GLENDALE, AZ 85310 A.P.N.: 205-11-071 Original Principal Balance: \$540,000.00 Name and address of original trustor: (as shown on the Deed of Trust) RYAN CARY BRUEGGEMAN AND KELCEY LYN SUMMERS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 24010 N 40TH DRIVE GLENDALE, AZ 85310 Name and address of beneficiary: (as of recording of Notice of Sale) Village Capital & Investment LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 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: (866) 266-7512 Website: www.elitepostandpub.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 43590 Pub Dates 05/09, 05/16, 05/23, 05/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3924172#

TS#: 25-73711 Order #: 250164129-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 9/29/2022 and recorded on 10/4/2022, as Instrument No. 20220754645, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 7/15/2025 at 12:00 PM of said day: LOT 16, SONORAN HILLS PARCEL F, ACCORDING TO BOOK 452 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a 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: 22339 N 77TH WAY SCOTTSDALE, AZ 85255 A.P.N.: 212-02-649 Original Principal Balance: \$1,920,000.00 Name and address of original trustor: (as shown on the Deed of Trust) SINA SABETI SHISHAVAN AND NINA KHANI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 22339 N 77TH WAY SCOTTSDALE, AZ 85255 Name and address of beneficiary: (as of recording of Notice of Sale) US Bank Trust National Association, not in its individual capacity, but solely as Delaware Trustee for GS Mortgage-Backed Securities Trust 2023-NQM1, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its Attorney in Fact 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 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: (866) 266-7512 Website: www.elitepostandpub.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 43591 Pub Dates 05/09, 05/16, 05/23, 05/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3924170#

TS#: 25-73267 Order #: 250109017-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/1/2023 and recorded on 6/2/2023, as Instrument No. 20230288073, 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, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 7/16/2025 at 10:00 AM of said day: LOT 208, COX VILLAGE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 81 OF MAPS, PAGE 24. 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: 9022 N 18TH DR PHOENIX, AZ 85021 A.P.N.: 158-20-124 Original Principal Balance: \$417,302.00 Name and address of original trustor: (as shown on the Deed of Trust) ERIKA KRISTEN ESPINOZA AND BUDDY LANCE BLOOMBERG, WIFE AND HUSBAND 9022 N 18TH DRIVE PHOENIX, AZ 85021 Name and address of beneficiary: (as of recording of Notice of Sale) Village Capital & Investment LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 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: 1-866-539-4173 Website: www.servicelinkauction.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 43589 Pub Dates 05/09, 05/16, 05/23, 05/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3924169#

TS#: Donohoe v NISConsult LLC Notice Of Trustee's Sale Recorded: 04/16/2025 Loan #: NISConsult LLC The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/29/2024 and recorded on 8/2/2024 as Instrument # 20240411538, 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, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 07/23/2025 at 11:30 AM of said day: Lot 95, of Villa Monterey Unit Three-A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 102 of Maps, Page 4. Together With party wall rights as set forth in the Amended and Restated Declaration recorded in Document No. 2015-0394417. 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: 7760 East Highland Ave. Scottsdale, AZ 85251 A.P.N.: 173-30-037 Original Principal Balance: \$506,524.18 Name and address of original trustor: (as shown on the Deed of Trust) NISConsult LLC, an Arizona limited liability company 39967 W. Collin Way Maricopa, Arizona 85138 Name and address of beneficiary: (as of recording of Notice of Sale) Helena Donohoe 5015 S. Quantum Way Mesa, AZ 85212 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 by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: Arizona State Bar Association Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Andrew M. Fowler, Esq. Fowler / St. Clair 8655 E. Via de Ventura, Suite G-225 Scottsdale, AZ 85258 480-788-9911 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 15th day of April, 2025 /s/ Andrew M. Fowler, Esq., Successor Trustee State of Arizona) ss County of Maricopa) On this 15 day of April, 2025 before me, Notary Public, personally appeared Andrew M. Fowler, Esq. 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. In Witness Whereof I hereunto set my hand and official seal. /s/ Michelle R Perlmutter Notary Public My Commission Expires: 02-20-2028 (seal) 5/9, 5/16, 5/23, 5/30/25

RR-3924042#

Trustee Sale No. 34044-3 Notice Of Trustee's Sale Recorded: 04/14/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by KFH 3850 E Indian School Road LLC, an Arizona limited liability company dated November 3, 2023 and recorded on November 3, 2023 at Instrument No. 2023-0572636 records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on Thursday, July 17, 2025 at 10:00 o'clock a.m. of said day. 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 ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 118-55-017B Street Address/Location: 125 E. Coronado Road Phoenix, Arizona 85004-1512 Original principal

balance: \$1,700,000.00 Name and address of Beneficiary: DBB Holdings, Inc. PO Box 18087 Reno, Nevada 89511 Name and address of Original Trustor: KFH Coronado House LLC 2701 E. Camelback Road #180 Phoenix, Arizona 85016 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 14th day of April 2025 /s/ Andrew Abraham State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 14th day of April 2025 by Andrew Abraham Esq., Trustee, /s/ Stacey Doran Notary Public My Comm. Expires June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. 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 vs. 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit 'A' The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: The North 148.00 feet of the West 150.00 feet of Lot 23, Los Olivos Subdivided according to Book 4 of Maps, Page 67, records of Maricopa County, Arizona. 5/9, 5/16, 5/23, 5/30/25

RR-3924041#

Trustee Sale No. 34044-4 Notice Of Trustee's Sale Recorded: 04/14/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by KFH 3850 E Indian School Road LLC, an Arizona limited liability company dated March 8, 2024 and recorded on March 8, 2024 at Instrument No. 20240122092 records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on Thursday, July 17, 2025 at 10:00 o'clock a.m. of said day. 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 ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 170-32-118 Street Address/Location: 3850 E. Indian School Road Phoenix, Arizona 85018-5242 Original principal balance: \$1,060,000.00 Name and address

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

of Beneficiary: DBB Holdings, Inc. PO Box 18087 Reno, Nevada 89511 Name and address of Original Trustor: KFH 3850 E Indian School Road LLC 2701 E. Camelback Road #180 Phoenix, Arizona 85016 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 14th day of April 2025 /s/ Andrew Abraham State Of Arizona)) ss. County of Maricopa) This instrument was acknowledged before me this 14th day of April 2025 by Andrew Abraham Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. 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 vs. 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit 'A' The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 16 in Block 11, Rancho Del Monte-Unit Two, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 50 of Maps, Page 9. 5/9, 5/16, 5/23, 5/30/25

RR-3924040#

TS#: 33797.005 Notice Of Trustee's Sale Recorded: 4/10/2025 Loan #: Johnson The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/03/2016 and recorded on 11/18/2016 as Instrument # 20163230275, in the office of the County Recorder of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder On the steps outside the east entrance of the courts building, 110 West Congress, Tucson, Arizona, on 07/17/2025 at 11:30 AM of said day. See Attached Exhibit "A" Legal Description 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: 4699 East Pima Street Tucson, AZ 85712 A.P.N.: 122-04-051C Original Principal Balance: \$250,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Devin Johnson and Hannah Johnson, husband and

wife 12631 E. Arbor Vista Blvd. Tucson, Arizona 85749 Name and address of beneficiary: (as of recording of Notice of Sale) Renee Hoebeich 6220 N. Via Acacia Tucson, AZ 85718 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 by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: Arizona State Bar Association. Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Kevin Kristick Bosse Rollman PC 3507 N. Campbell Ave., Ste. 111 Tucson, AZ 85719 520-320-1300 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 10 day of April, 2025. /s/ Kevin Kristick Kevin J. Kristick, Successor Trustee State of Arizona) ss County of Pima) On this 10 day of April, 2025 before me, Notary Public, personally appeared Kevin J. Kristick 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. In Witness Whereof I hereunto set my hand and official seal. /s/ Billie Jo Labby Notary Public My Commission Expires: 1/5/2025 (seal) Exhibit "A" The South 88 feet of Lot 26, in Block 3, of Pima Addition to the City of Tucson, a subdivision recorded in Book 7 of Maps at Page 57, records of Pima County, Arizona; Except that portion conveyed to the City of Tucson in Docket 8862 at page 1566, described as follows: Beginning at the Southwest corner of said Lot; Thence North 00 degrees 03 minutes 32 seconds East, along the West line of said Lot, to a point on a line parallel with and 5.00 feet Northerly of the South line of said Lot; Thence South 89 degrees 32 minutes 30 seconds East, along said parallel line, 103.40 feet to a point of curvature; Thence Northeasterly, along the arc of a circular curve to the left, having a radius of 25.00 feet and a central angle of 90 degrees, 25 minutes, 32 seconds, an arc distance of 39.46 feet to a point of cusp on the East line of said Lot; Thence South 00 degrees 01 minutes 58 seconds West, along said East line, 5.00 feet to a point of curvature; Thence Southwesterly, along the arc of a circular curve to the right, having a radius of 25.00 feet and a central angle of 90 degrees, 25 minutes, 32 seconds, an arc distance of 39.46 feet to a point of tangency on said South line of Lot 26; Thence North 89 degrees, 32 minutes 30 seconds West, along said South line, 103.40 feet to the Point Of Beginning. 5/9, 5/16, 5/23, 5/30/25

RR-3924039#

File No. 6664-TS Notice Of Trustee's Sale Recorded: 04/09/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated April 26, 2023, and recorded on April 26, 2023, in Instrument Number 20231160547, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 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 on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on July 10, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" attached hereto and by this reference made apart hereof. Property Address: 6120 North Anway Road Marana, Arizona 85653 Tax Parcel Number: 208-41-0160 Original Principal Balance: \$87,200.00 Original Trustor: Heather Ann Macy 16855 W. Manville Road Marana, AZ 85653 Current Beneficiary: Cheng Holdings

Limited Partnership, an Arizona limited partnership 7560 N. Westward Look Drive Tucson, AZ 85704 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 8th day of April, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar (State of Arizona) ss. County of Pima) The foregoing instrument was acknowledged before me this 8th day of April, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: That part of Parcel 23 of Avra Valley No. 10, as shown on Map of Survey recorded March 26, 1970, in Docket 3776, Page 328 (being a portion of the Northwest quarter of Section 10, Township 13 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona) lying Southerly and Westerly of the center line of the El Paso Natural Gas Company pipeline easement, as shown on said Map of Survey, jv arb 35 Parcel 2: The South half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 10, Township 13 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona; AKA Parcel 24 of Avra Valley No. 10, as shown on Map of Survey recorded June 26, 1970, in Docket 3776, Page 328. jv arb 34 5/9, 5/16, 5/23, 5/30/25

RR-3924038#

TS#: 2250414045 Notice Of Trustee's Sale Recorded: 04/25/2025 Loan #: 6116 North 12th Place Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/27/2024 and recorded on 4/5/2024 as Instrument # 20240178087, 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 7/29/2025 at 10:00 AM of said day. See legal description, attached hereto and made a part thereof. Street address or identifiable location: 6116 North 12th Place, Unit 7 Phoenix, AZ 85014 A.P.N.: 161-11-060 Original Principal Balance: \$250,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Mirage Management, LLC, an Arizona limited liability company 16055 N. Dial Blvd., Ste 16 Scottsdale, Arizona 85260 Name and address of beneficiary: (as of recording of Notice of Sale) Kayak Capital, LLC, an Arizona limited liability company 6750 Westown Pkwy #200-375 West Des Moines, IA 50266 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Telesoaz 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: 4/25/2025 Telesoaz 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 4/25/2025 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 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: Apartment No. Seven (7), Building No. Three (3), orchard House Condominium, including Apartment No. Seven (7), Porches (7) and Seven-A, (7-A), and Refrigeration Unit Seven (7), together with: A 1/6th undivided interest in Lot Twenty-Four (24), Orage Heights, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps, Page 2; and 1/60th undivided interest in and to the General Common Elements; all as described in the Declaration of Covenants, Conditions and Restrictions recorded in the office of the County Recorder, Maricopa County, in Docket 4767, Page 252. 5/9, 5/16, 5/23, 5/30/25

RR-3924037#

TS#: 2250414046 Notice Of Trustee's Sale Recorded: 04/25/2025 Loan #: 14623 N. 15th Dr. Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/14/2021 and recorded on 12/17/2021 as Instrument # 20211335819, 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 7/29/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 14623 N 15th Dr, Phoenix, AZ 85023 A.P.N.: 208-16-219 Original Principal Balance: \$1,100,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Jason Guzauskas and Deventria Howard, husband and wife 14623 N 15th Dr, Phoenix, AZ 85023 Name and address of beneficiary: (as of recording of Notice of Sale) SW Investment Properties, LLC, an Arizona limited liability company 1320 W. Moon Spur Phoenix, AZ 85023 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Telesoaz 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: 4/25/2025 Telesoaz 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 4/25/2025 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. 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 42, Coral Gables Estates Unit Two, according to Book 206 of Maps, Page 40 and Affidavit of Correction recorded in Docket 14071, Page 1014, records of Maricopa County, Arizona. 5/9, 5/16, 5/23, 5/30/25

RR-3924036#

Trustee Sale No. 13733-2 Notice Of Trustee's Sale Recorded: 04/17/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Rolf Orest and Stacey Orest, husband and

wife dated July 28, 2023 and recorded on July 31, 2023 at Instrument No. 2023-0396985 records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on Tuesday, July 22, 2025 at 10:00 o'clock a.m. of said day. 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 ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 203-23-014C Street Address/Location: Northeast Corner N. 34th Avenue and W. Carlisle Avenue (also called W. Carlisle Road) Phoenix, Arizona Original principal balance: \$130,000.00 Name and address of Beneficiary: Jeffrey L. Stotler, as Trustee of the Jeffrey Stotler Revocable Trust, dated August 6, 2019 7745 E. Gelding, Suite B105 Scottsdale, Arizona 85260 Name and address of Original Trustor: Rolf Orest and Stacey Orest 3227 W. Zuni Brave Trail Phoenix, Arizona 85086 Name and address of Trustee: Amy D. Howland, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 Amy D. Howland, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 17th day of April 2025 /s/ Amy D. Howland Amy D. Howland, Esq. State Of Arizona)) ss. County of Maricopa) This instrument was acknowledged before me this 17th day of April 2025 by Amy D. Howland Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. 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 vs. 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit "A" Legal Description For APN/Parcel ID(s): 203-23-014C The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Parcel No. 1 That part of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, Township 6 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at the Southwest corner of the said Southeast quarter of the Northwest quarter of Section 35; Thence North 00° 03' 50" East, a distance of 469.27 feet, along

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the West line of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, to a point which bears South 00° 03' 50" West, a distance of 192.47 feet, from the Northwest corner of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35; Thence North 79° 38' 02" East, a distance of 203.95 feet; Thence South 34° 51' 08" East, a distance of 177.50 feet; Thence South 37° 51' 54" East, a distance of 122.77 feet; Thence South 18° 08' 17" West, a distance of 174.65 feet; Thence South 34° 25' 13" East, a distance of 117.62 feet, to a point on the South line of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, said point bears South 89° 56' 34" West, a distance of 269.92 feet, from the Southeast corner of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35; thence South 89° 56' 34" West, a distance of 390.05 feet, along the South line of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, to the Point Of Beginning, Parcel No. 2 A 30 foot wide perpetual easement appurtenance to Parcel No. 1 for ingress and egress over a part of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, Township 6 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; the centerline of said easement described as follows: Beginning at a point on the South line of the said Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35, said point bears South 89° 56' 34" West, a distance of 269.92 feet from the Southeast corner of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 35; Thence North 34° 25' 13" West, a distance of 117.62 feet; Thence North 18° 08' 17" East, a distance of 174.65 feet; Thence North 37° 51' 54" West, a distance of 122.77 feet; Thence North 34° 51' 08" West, a distance of 177.50 feet, to the centerline terminating point, said point is also a radius point: of said easement, and said radius point is for a curve with a radius of 20.00 feet, a central angle of 282° 49' 09" and an arc length of 91.74 feet.

5/9, 5/16, 5/23, 5/30/25

RR-3924035#

File No. MACU v El-Awar, Amine
Notice Of Trustee Sale
For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/14/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated August 30, 2022 and recorded on September 7, 2022 in Instrument Number 20220695840, in the 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, 201 West Jefferson, Phoenix, Arizona, on July 15, 2025, at the hour of 11:30 A.M. of said day: Lot 186, Of Horizon, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 1410 Of Maps, Page 9. Tax Parcel Number: 303-31-575 5 Original Principal Balance: \$89,000.00 Purported street address: 1149 E Sabino Dr Chandler, AZ 85286 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union 9800 S Monroe St. Sandy, UT 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A.

Dated: April 9, 2025 Amine El-Awar 1149 E Sabino Dr Chandler, AZ 85286 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028

5/9, 5/16, 5/23, 5/30/25

RR-3924033#

Trustee Sale No. 34321-1
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 signed by 5301 Roadrunner LLC, a Washington limited liability company dated July 31, 2023 and recorded on July 31, 2023 at Instrument No. 2023-0398041 records of Maricopa County, Arizona. An Assignment of Beneficial Interest was recorded July 31, 2023 at Instrument No. 2023-0398043 wherein the referenced Beneficiary became the holder of the Beneficial Interest under the deed of trust. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on Tuesday, July 15, 2025 at 10:00 o'clock a.m. of said day. 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 ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 169-06-034 Street Address/Location: 5301 E. Roadrunner Road Paradise Valley, Arizona 85253 Original principal balance: \$3,500,000.00 Name and address of Beneficiary: Silver Lupine Capital LLC 714 Nixon Avenue Reno, Nevada 89509 Name and address of Original Trustor: 5301 Roadrunner LLC 524 Tacoma Avenue S Tacoma, Washington 98402 5301 Roadrunner, LLC 20 Jack and Jill Place #181 Deer Harbor, WA 98243 5301 Roadrunner, LLC P O Box 181 Deer Harbor, WA 98243 5301 Roadrunner, LLC 5301 E. Roadrunner Road Paradise Valley, AZ 85253 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7610 Andrew Abraham, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 10th day of April 2025 (State Of Arizona)) ss. County of Maricopa) This instrument was acknowledged before me this 10th day of April 2025 by Andrew Abraham Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. 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 vs. 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 foreclose 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit 'A' The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot Twenty-Six (26), Of Paradise Canyon Foothills, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona In Book 139 Of Maps, Page 27

5/9, 5/16, 5/23, 5/30/25

RR-3924032#

Notice Of Trustee's Sale
Recorded: 04/30/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on February 12, 2024, in the Official Records of Pima County, Arizona at Sequence No. 20240430505. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL and will occur at public auction to the highest bidder at the East Entrance to the Pima County Superior Court Building, 110 W. Congress St., in Pima County, Tucson, Arizona on July 31, 2025 at 11:00 o'clock a.m. of said day: The street address is purported to be: 15785 West Universal Ranch Road Arivaca, Arizona 85601 Legal description of the trust property: See Exhibit A. Tax parcel numbers: 302-55-006F Original principal balance: \$561,000.00 Name and address of beneficiaries: Colharca, LLC, an Arizona limited liability company 812 East Placita De Roberta Tucson, AZ 85718 Be The Bank, LLC, an Arizona limited liability company PO Box 64515 Tucson, AZ 85728 Name and address of original trustor: Investment Builders Partners Limited Liability Company, a Wyoming limited liability company Attn: James Canty P.O. Box 175 Tucson, AZ 85702 Name, address and telephone number of trustee: Christopher Ambrosio Ambrosio Law LLC 2525 East Broadway Blvd., Suite 203 Tucson, Arizona 85716 520-576-3161 Dated this 29th day of April 2025, /s/ Christopher Ambrosio Manner of trustee qualification: Attorney Name of trustee's regulator: State Bar of Arizona State Of Arizona)) County of Pima) On the 29th day of April, 2025, Christopher Ambrosio, 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/she executed the same in his/ her authorized capacity, and that by his/her signature on the instrument is the person or the entity upon behalf of which the person acted and executed the instrument. Witness my hand and official seal. /s/ Elizabeth A. Whitley Notary Public Expires June 29, 2028 Exhibit "A" Legal Description The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona; Except therefrom the following described parcel; Beginning at the Northwest corner of said Section 23; Thence South along the Section line 462 feet to the True Point of Beginning; Thence South along said Section line, 195.98 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 23; Thence East 658.41 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 23;

Thence North along the East boundary of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 23, 329.91 feet to a point; Thence Southwest 671.54 feet, more or less, to the True Point of Beginning; and Further Except any portion lying within the property conveyed by Warranty Deed recorded in Docket 9324 at page 251; and Further Except the West 30 feet thereof for Arivaca Ranch Road.

5/9, 5/16, 5/23, 5/30/25

RR-3924026#

Notice Of Trustee's Sale
Recorded: 04/30/2025 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 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 following legally described trust property: See attached Exhibit A which is commonly known as, or has the address of 8721 E. Cholla St., Scottsdale, Arizona 85260 (the "Property") will be sold, pursuant to the power of sale under that certain Deed of Trust and Security Agreement executed by Jenna Marie Wyer and Paul Jason Wyer, husband and wife as Joint Tenants, Trustor, wherein TruWest Credit Union ("TruWest") was named as Beneficiary and as Trustee, and recorded on June 11, 2015 at Recorder No. 2015-0416229 in the Official Records of Maricopa County, Arizona ("Deed of Trust"), at public auction to the highest bidder at the law office of May, Potenza, Baran & Gillespie, P.C., 1850 N Central Ave., Suite 1600, Phoenix, Arizona 85004-4633, on August 5, 2025, at 10:00 a.m. Mountain Standard Time. The street address of the property encumbered by the Deed of Trust is purported to be: 8721 E. Cholla St., Scottsdale, Arizona 85260 Tax Assessor Parcel Number: 175-63-003 Said sale, is made on an "as is" condition, 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 trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Kim Worley at kworley@maypotenza.com or by phone at (602) 252-1900. Original Principal Balance: \$133,350.00 Beneficiary: TruWest Credit Union 2190 E. Elliot Road, Suite 310 Tempe, Arizona 85284 Trustor: Jenna Marie Wyer Paul Jason Wyer 8721 E. Cholla St Scottsdale, Arizona 85260 Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 Manner of Qualification: Member of State Bar of Arizona. A.R.S. § 33-803(A)(2). Telephone: (602) 252-1900 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/ or Deed of Trust, immediately due and payable. Further, the Agreement has matured in full pursuant to its own terms. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona)) ss. County of Maricopa) This instrument was acknowledged and executed before me this 30th day of April, 2025, by Andrew S. Lishko, Trustee, /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. 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 the subject 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit A Legal Description Lot 70, Sundown Ranchos No. 2, According To Book 71 Of Maps, Page 36, Records Of Maricopa County, Arizona A.P.N.: 175-63-003

5/9, 5/16, 5/23, 5/30/25

RR-3924025#

TS#: 25-72504 Order #: 555-2426419-05 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 2/2/2023 and recorded on 2/6/2023, as Instrument No. 20230060636, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 7/15/2025 at 12:00 PM of said day: LOT 54, OF LOOKOUT MOUNTAIN VIEW UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 27. 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 FOLLOWED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 2033 E JANICE WAY PHOENIX, AZ 85022 A.P.N.: 214-52-293 Original Principal Balance: \$572,000.00 Name and address of original trustor: (as shown on the Deed of Trust) CHRISTOPHER P. PHOMMASATHIT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 168 S CASSINGHAM RD BEXLEY, OH 43209 Name and address of beneficiary: (as of recording of Notice of Sale) Athene Annuity and Life Company, by Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) 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: (866) 266-7512 Website: www.ellepostandup.com on Dated: 04/08/2025 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 04/08/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared, Carrie Thompson Jones, a member of the

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 43585 Pub Dates 05/09, 05/16, 05/23, 05/30/2025

RR-3924019#

TS#: 25-73601 Order #: 250151625-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 4/7/2022 and recorded on 4/8/2022, as Instrument No. 20220314019, 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 40, OF DREAMLAND VILLA, ACCORDING TO BOOK 79 OF MMAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a 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: 5449 EAST AKRON ST MESA, AZ 85205 A.P.N.: 141-77-040 Original Principal Balance: \$304,385.00 Name and address of original trustor: (as shown on the Deed of Trust) TARA KAY GALLARDO, AN UNMARRIED WOMAN 5449 EAST AKRON ST MESA, AZ 85205 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 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: 04/01/2025 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 04/01/2025 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 43570 Pub Dates 05/09, 05/16, 05/23, 05/30/2025

RR-3923027#

TS#: 25-73151 Order #: 250096094-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/23/2007 and recorded on 3/29/2007,

as Instrument No. 20070371979, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 7/9/2025 at 12:00 PM of said day; LOT 58 MELROSE GROVES UNIT TWO, ACCORDING TO BOOK 72 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA, Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a 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: 323 EAST GRISWOLD RD PHOENIX, AZ 85020 A.P.N.: 160-46-038 Original Principal Balance: \$329,000.00 Name and address of original trustor: (as shown on the Deed of Trust) CARLOS S. VILLALOBOS, ALSO KNOWN AS CARLOS VILLALOBOS, A SINGLE MAN 323 EAST GRISWOLD RD PHOENIX, AZ 85020 Name and address of beneficiary: (as of recording of Notice of Sale) U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-C, Mortgage-Backed Securities, Series 2021-C, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its Attorney in Fact 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 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: (866) 266-7512 Website: www.elitepostandpub.com Dated: 04/01/2025 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 04/01/2025, 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 EEO 43571 Pub Dates 05/09, 05/16, 05/23, 05/30/2025

RR-3923026#

NOTICE OF TRUSTEE'S SALE Title No. 2624609AZD Trustee's Sale No. 183525 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/20/2018 in Instrument No. 20180302316, 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 07/31/2025 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 36, PARK WOOD EAST II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 480 OF MAPS, PAGE 16 PURPORTED STREET ADDRESS: 11247 E Emelita Ave, Mesa, AZ 85208 TAX PARCEL NUMBER(S): 220-79-040 ORIGINAL PRINCIPAL BALANCE: \$192,850.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION, 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: DAVID CORTEZ, AN UNMARRIED MAN 11247 E Emelita Ave Mesa, AZ 85208 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. Slipped 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-FN4842291 05/09/2025, 05/16/2025, 05/23/2025, 05/30/2025

RR-3922909#

TS#: 25-73282 Order #: 250110806-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/16/2006 and recorded on 6/20/2006, as Instrument No. 2006-0825877, 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 6/26/2025 at 10:00 AM of said day; LOT 14, OVERLAND TRAIL VI, ACCORDING TO BOOK 307 OF MAPS, PAGE 24 AND AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 87164116, DOCUMENT NO. 87219328 AND IN DOCUMENT NO. 87463754, RECORDS OF MARICOPA COUNTY, ARIZONA, Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a 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: 20023 N 43RD LN GLENDALE, AZ 85308 A.P.N.: 206-31-199 Original Principal Balance: \$240,000.00 Name and address of original trustor: (as shown on the Deed of Trust) PAUL BOTTS, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY 20023 N 43RD LN GLENDALE, AZ 85308-7341 Name and address of beneficiary: (as of recording of Notice of Sale) THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWTAL, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its Attorney in Fact 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 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: 05/24/2025 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 05/24/2025, 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 43496 Pub Dates 05/02, 05/09, 5/16, 05/23/2025

RR-3921691#

TS#: 2250407036 Notice of Trustee's Sale Recorded: 04/18/2025 Loan #: 1608 W Wood Dr Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/8/2018 and recorded on 10/10/2018 as Instrument # 2018-0759888, 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 7/22/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 1608 W Wood Dr Phoenix, AZ 95029 A.P.N.: 159-03-452 Original Principal Balance:

\$5,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Monica Moreno 1608 W Wood Dr Phoenix, AZ 95029 Name and address of beneficiary: (as of recording of Notice of Sale) Grant Ledger 1532 E. Thomas Rd Phoenix, AZ 85014 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: TLLSsales. info Dated: 4/18/2025 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 4/18/2025 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 411, Moon Valley Gardens V, according to book 131 of maps, page 26, records of Maricopa County, Arizona. 5/2, 5/9, 5/16, 5/23/25

RR-3921609#

TS#: 25-34363 Order #: TSG2503-AZ-3920891 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 10/8/2022 and recorded on 10/14/2022 as Instrument # 20220777899, Book NA Page NA 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, Phoenix, AZ 85003, on 7/30/2025 at 10:00 AM of said day; LOT 157, OF CRYSTAL VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 891 OF MAPS, PAGE 31. 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: 5094 S 246TH LANE BUCKEYE, AZ 85326 A.P.N.: 504-42-688 Original Principal Balance: \$407,473.00 Name and address of original trustor: (as shown on the Deed of Trust) Anthony Martin Morgan and Tiffany Dawn Morgan, husband and wife 5094 S 246th Lane Buckeye, AZ 85326 TS#: 25-34363 Order #: TSG2503-AZ-3920891 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 S. 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

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PUBLIC NOTICES

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: 4/16/2025 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-8052, TSH#: 25-34363 State of Texas ss County of Collin) On 4/17/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedran 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. Irma Covarrubio, my comm expires 01-25-2028
5/2, 5/9, 5/16, 5/23/25

RR-3921031#

TSH#: 25-73603 Order #: 250150428-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/10/2022 and recorded on 3/11/2022, as Instrument No. 20220226410, 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 7/3/2025 at 10:00 AM of said day: LOT 1043, OF TARTESSO UNIT 2A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 754 OF MAPS, PAGE 28, AND AFFIDAVIT OF CHANGE RECORDED AT DOCUMENT NO. 2006-0192276. 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: 30411 W LEAH DR BUCKEYE, AZ 85396 A.P.N.: 504-75-053 Original Principal Balance: \$380,000.00 Name and address of original trustor: (as shown on the Deed of Trust) ERIC DITMARS, UNMARRIED MAN 30411 W LEAH DR BUCKEYE, AZ 85396 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: 03/25/2025 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 03/25/2025, 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 43473 Pub Dates 05/02, 05/09, 05/16, 05/23/2025
5/2, 5/9, 5/16, 5/23/25

RR-3920697#

TSH#: 25-73643 Order #: 250155867-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 2/23/2007 and recorded on 2/28/2007, as Instrument No. 20070244261, which was modified by Loan Modification Agreement recorded on 10/7/2013 as Instrument 20130888337, 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 7/3/2025 at 10:00 AM of said day: LOT 364, OF FOOTHILLS PASEO II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 534 OF MAPS, PAGE 26. 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: 4416 E REDWOOD LN PHOENIX, AZ 85048 A.P.N.: 307-06-164 2 Original Principal Balance: \$367,500.00 Name and address of original trustor: (as shown on the Deed of Trust) REGINALD HENDERSON, A SINGLE MAN, AND TERESA HILLMAN, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 4416 EAST REDWOOD LANE PHOENIX, AZ 85048 Name and address of beneficiary: (as of recording of Notice of Sale) THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES,

SERIES 2007-5, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its Attorney in Fact 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 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: 03/25/2025 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 03/25/2025, 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 43470 Pub Dates 05/02, 05/09, 05/16, 05/23/2025
5/2, 5/9, 5/16, 5/23/25

RR-3920695#

TSH#: 25-73424 Order #: 250123569-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/30/2021 and recorded on 7/1/2021, as Instrument No. 20210726674, 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 7/3/2025 at 10:00 AM of said day: LOT 16, OF EL CIDRO - PHASE 1 PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1332 OF MAPS, PAGE 15. 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: 17312 W SUPERIOR AVE GOODYEAR, AZ 85338 A.P.N.: 502-45-199 Original Principal Balance: \$351,817.00 Name and address of original trustor: (as shown on the Deed of Trust) KALEB R JOHNSTON, AND ISABELLE M JOHNSTON, HUSBAND AND WIFE 17312 W SUPERIOR AVE GOODYEAR, AZ 85338 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: 03/25/2025 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 03/25/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Prepare sale docs for CTJ to audit and execute, 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 43468 Pub Dates 05/02, 05/09, 05/16, 05/23/2025
5/2, 5/9, 5/16, 5/23/25

RR-3920691#

TSH#: 25-73214 Order #: 250104023-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 9/19/2006 and recorded on 9/26/2006, as Instrument No. 20061270782, which was modified by Loan Modification Agreement recorded as Instrument No. 20160604544 and recorded on 08/23/2016, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 7/8/2025 at 12:00 PM of said day: LOT 248, OF SAN MIGUEL UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 253 OF MAPS, PAGE 15. 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: 6041 W MAUI LANE GLENDALE, AZ 85306 A.P.N.: 231-07-732 Original Principal Balance: \$210,000.00 Name and address of original trustor: (as shown on the Deed of Trust) C. ELIZABETH REISSIG, A WIDOW 6041 WEST MAUI LANE GLENDALE, AZ 85306 Name and address of beneficiary: (as of recording of Notice of Sale) U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as owner trustee for GS Mortgage-Backed Securities Trust 2024-RPL4, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its Attorney in Fact 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 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: (866) 266-7512 Website: www.elitepostandpub.com Dated: 03/24/2025 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 03/24/2025, 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 43467 Pub Dates 05/02, 05/09, 05/16, 05/23/2025
5/2, 5/9, 5/16, 5/23/25

RR-3920690#

TSH#: 134313-AZ Order #: 250156542-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 1/21/2023 and recorded on 1/26/2023, as Instrument No. 20230041517, 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 10, OF STONEFIELD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 911 OF MAPS, PAGE 16. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 303-36-404 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1779 W STONEFIELD DR CHANDLER, AZ 85286 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: CAROL S. TECKLENBURG 1779 W STONEFIELD DR CHANDLER, AZ 85286 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$351,500.00 CURRENT BENEFICIARY: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 635 Woodward Ave Detroit, MI 48226-1906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Dated: 4/21/2025 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 21, 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.

5/2, 5/9, 5/16, 5/23/25

RR-3920398#

TS#: 25-34598 Order #: 101-10701530 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/20/2020 and recorded on 11/20/2020 as Instrument # 20201144793, 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 8/5/2025 at 12:00 PM of said day: Lot 17, of Rogers Ranch Unit 5, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, Recorded in Book 670 of Maps, Page 37. 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: 6411 SOUTH 50TH DRIVE LAVERN, AZ 85339 A.P.N.: 104-78-180 Original Principal Balance: \$349,900.00 Name and address of original trustor: (as shown on the Deed of Trust) George H Gonzalez, an Unmarried Man 6411 SOUTH 50TH DRIVE LAVERN, AZ 85339 TS#: 25-34598 Order #: 101-10701530 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 S. 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 no 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: 4/21/2025 Vylla Solutions, LLC LaTedran 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#: 25-34598 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 4/21/2025 before me, Dee Ann Potete Notary Public, personally appeared LaTedran 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. 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. Dee Ann Potete, My Comm. Expires 08-19-2026 5/2, 5/9, 5/16, 5/23/25

RR-3920397#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1005948-SH Order No. : 2578142AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/2/2007 and recorded 4/11/2007 as Instrument No. 20070426458 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 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 Forty-Two (42), Crown Point, according to Book 265 of Maps, Page 23, records of Maricopa County, Arizona. Purported Street Address: 7030 W EMILE ZOLA AVE, PEORIA, AZ 85381 Tax Parcel Number: 200-77-302 Original Principal Balance: \$420,000.00 Name and Address of Current Beneficiary: Mill City Mortgage Loan Trust 2018-4, Wilmington Savings Fund Society, FSB, as Trustee C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): KEVIN V. RAUSCHER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 7030 WEST EMILE ZOLA AVENUE, PEORIA, AZ 85381 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.nationwidesteposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1005948-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-25-1005948-SH Dated: 4/17/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/17/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, 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 #0247983 5/23/2025 5/30/2025 6/6/2025 6/13/202

RR-3920182#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1007268-AB Order No. : 250047498-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/5/2019 and recorded 11/6/2019 as Instrument No. 20190894071 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 7, OF MOUNTAIN VIEWS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1393 OF MAPS, PAGE 16. Purported Street Address: 7349 W WATKINS ST, PHOENIX, AZ 85043 Tax Parcel Number: 104-35-260, 104-35-260 5 Original Principal Balance: \$245,131.00 Name and Address of Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 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): PATRICIA ANN JONES TUCKER AND CLARENCE E MC LAURIN 7349 W WATKINS ST, PHOENIX, AZ 85043 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-25-1007268-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-25-1007268-AB Dated: 4/17/2025 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 4/17/2025 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 #0247984 5/23/2025 5/30/2025 6/6/2025 6/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3920181#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1009156-AB Order No. : 250104945-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2023 and recorded 12/7/2023 as Instrument No. 20230624888 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: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 3, OF SUN CITY FESTIVAL PARCEL HH1-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1602, PAGE 26. EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE RECORDED PATENT OF SAID LAND, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (36 STAT. 862) Purported Street Address: 21290 N 270TH AVENUE, BUCKEYE, AZ 85396 Tax Parcel Number: 510-13-892 0 Original Principal Balance: \$355,309.00 Name and Address of Current Beneficiary: Nationstar Mortgage LLC C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of

Original Trustor(s): BRIAN WATKINS, A MARRIED MAN 21290 N 270TH AVENUE, BUCKEYE, AZ 85396 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 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-25-1009156-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-25-1009156-AB Dated: 4/17/2025 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 4/17/2025 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 #0247985 5/23/2025 5/30/2025 6/6/2025 6/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3920180#

Notice of Trustee's Sale Recorded on: 4/11/2025 TS No.: AZ-25-1009637-SH Order No. : FIN-25002121 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/16/2022 and recorded 4/27/2022 as Instrument No. 20220368153 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 67, of Vistancia Village D Parcel D3B, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1309 of Maps, Page 28. Purported Street Address: 11554 W LONE TREE TRL, PEORIA, AZ 85383 Tax Parcel Number: 510-10-334 Original Principal Balance: \$560,500.00 Name and Address of Current Beneficiary: Onslow Bay Financial LLC C/O PHH

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Christopher M Soltau and Ashlie J Soltau, husband and wife 11554 W Lone Tree Trl, Peoria, AZ 85383 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-25-1009637-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-25-1009637-SH Dated: 4/11/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/11/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, 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 #0247872 5/16/2025 5/23/2025 5/30/2025 6/6/2025 5/16, 5/23, 5/30, 6/6/25

RR-3917994#

Notice of Trustee's Sale Recorded on: 4/11/2025 TS No.: AZ-25-1008311-SH Order No.: 250077358-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/13/2007 and recorded 7/30/2007 as Instrument No. 20070856056 and modified as per Modification Agreement recorded 3/26/2013 as Instrument No. 20130273008 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 151, OF STETSON VALLEY PARCEL 18-19-24-25-26, A SUBDIVISION RECORDED IN BOOK 790 OF MAPS, PAGE 1,

RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5610 W ANDREA DR, PHOENIX, AZ 85083 Tax Parcel Number: 201-41-531 8 Original Principal Balance: \$376,952.00 Name and Address of Current Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 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): IVAN IVANOV A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 4161 W WERTHERSFIELD RD, 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-25-1008311-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-25-1008311-SH Dated: 4/11/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/11/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, 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 #0247871 5/16/2025 5/23/2025 5/30/2025 6/6/2025 5/16, 5/23, 5/30, 6/6/25

RR-3917993#

Notice of Trustee's Sale Recorded on: 4/4/2025 TS No.: AZ-25-1011495-CL Order No.: FIN-25003485 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/25/2023 and recorded 3/3/2023 as Instrument No. 20230107945 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 12:00PM 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 149, of Glenaire Unit 2, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 154 of Maps, Page 48 and Affidavit of Correction recorded in Docket 10297, Page 252 of Official Records. Purported Street Address: 14240 N 41ST AVE, PHOENIX, AZ 85053 Tax Parcel Number: 207-12-153 Original Principal Balance: \$228,937.00 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): Roderick T. Harris and Colette M. Lorett-Harris, husband and wife, not as tenants in common, and not as community property, but as joint tenants with right of survivorship 14240 North 41st Avenue, Phoenix, AZ 85053 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-25-1011495-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-25-1011495-CL Dated: 4/4/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/4/2025 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, 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 #0247756 5/9/2025 5/16/2025 5/23/2025 5/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3915636#

Notice of Trustee's Sale Recorded on: 4/3/2025 TS No.: AZ-25-1012186-AB Order No.: S-MCH-AZ-206093-TO The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/21/2011 and recorded 12/21/2011 as Instrument No. 20111049481 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: 7/10/2025 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 124, Monterey Vista, a subdivision recorded in Book 379 of Maps, page 50, and Certificate of Correction recorded in Recording No. 94-0582380, records of Maricopa County, Arizona. Together with undivided interest to each Lot in and to the common elements as set forth in conditions, covenants and restrictions recorded in Recording No. 94-0816916. Purported Street Address: 743 E KESLER LN, CHANDLER, AZ 85225 Tax Parcel Number: 303-14-363 Original Principal Balance: \$146,828.00 Name and Address of Current Beneficiary: Nationstar Mortgage LLC C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): RUBY J. DECKARD, AN UNMARRIED WOMAN 743 E KESLER LN, CHANDLER, AZ 85225 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-25-1012186-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-25-1012186-AB Dated: 4/3/2025 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 4/3/2025 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 #0247726 5/9/2025 5/16/2025 5/23/2025 5/30/2025 5/9, 5/16, 5/23, 5/30/25

RR-3915126#

TS No. 2025-00077-AZ-REV NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 11/01/2021 and recorded on 11/12/2021

as Instrument No. 20211212841 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 PM of said day: Legal Description: The East 83.11 feet of the West 166.23 feet of Tract G, of Steffey's County Line Subdivision, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 58 of Maps, Page 7; Except the North 200 feet thereof. Purported Street Address: 11246 E BROADWAY RD, MESA, AZ 85208 Tax Parcel Number: 220-68-067C Original Principal Balance: \$ 427,500.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : WALTER D CROWDER, AN UMARRIED MAN AND JEANETTE RUPP, AN UNMAARIED WOMAN AS JOINT TENANTS WITH RIGHT SURVIVORSHIP 11246 E BROADWAY RD, MESA, AZ 85208 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.altsource.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 TEXAS COUNTY OF EL PASO 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
5/23, 5/30, 6/6, 6/13/25

RR-3913056#