

Public Notices • Public Notices

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INDEX

Business -
Phoenix -

Civil 5

Government 19

Maricopa County 20

Probate 20

Public Auctions/Sales 30

Trustee's Sales 30

CIVIL

SUMMONS
CASE NO. CC2025-023821RC
ARCADIA BILTMORE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,
vs.
BRANDON M FIRST AND DOE FIRST, a
married couple,

Defendants.
THE STATE OF ARIZONA TO:
Brandon M First And Doe First
2252 N 44th St Unit 2027
Phoenix, AZ 85008
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: 1/28/2025

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
6/4, 6/11, 6/18, 6/25/25

RR-3933312#

SUMMONS
CASE NO. CC2025024966RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374
A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,
vs.
UBON KANLAYANAYO AND DOE
KANLAYANAYANO, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Ubon Kanlayanayano And Doe Kanlayanayano
5508 N 73rd Dr
Glendale, AZ 85303
1. You are summoned to respond to this
complaint by filing an answer with this
court and paying the court's required fee.
If you cannot afford to pay the required
fee, you may request the court to waive
or to defer the fee.
2. If you were served with this summons
in the State of Arizona, the court must
receive your answer to the complaint
within twenty (20) calendar days from
the date you were served. If you were
served outside the State of Arizona, the
court must receive your answer to the
complaint within thirty (30) days from
the date of service. If the last day is a
Saturday, Sunday, or holiday, you will
have until the next working day to file
your answer. When calculating time, do
not count the day you were served with
the summons.
3. This court is located at (physical
address): 14264 W. Tierra Buena Lane *
Surprise, AZ 85374; (602) 372-2000.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
plain sheet of paper, but your answer
must include the case number, the court
location, and the names of the parties.
5. You must provide a copy of your
answer to the plaintiff(s) or to the
plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN
ANSWER WITH THE COURT WITHIN
THE TIME INDICATED ABOVE,
A DEFAULT JUDGMENT MAY BE
ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.
Date: JAN 30 2025

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
6/4, 6/11, 6/18, 6/25/25

RR-3933311#

SUMMONS
CASE NO. CC2025042251RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINA AVENUE, SUITE A *
MESA, AZ 85210
LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,
vs.
CHRISTOPHER D NAVARRO AND DOE
NAVARRO, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Christopher D Navarro And Doe Navarro
634 W Naranja Ave
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 E JAVELINA AVENUE,
SUITE A * MESA, AZ 85210; (602) 372-
8300.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
plain sheet of paper, but your answer
must include the case number, the court
location, and the names of the parties.
5. You must provide a copy of your
answer to the plaintiff(s) or to the
plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN
ANSWER WITH THE COURT WITHIN
THE TIME INDICATED ABOVE,
A DEFAULT JUDGMENT MAY BE
ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.
Date: FEB 20 2025

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
6/4, 6/11, 6/18, 6/25/25

RR-3933310#

SUMMONS
CASE NO. CC2025078331RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ
85032
A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,
vs.
ERIC SCOTT HOWARD AND DOE
HOWARD, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Eric Scott Howard And Doe Howard
18202 N Cave Creek Rd Apt 148
Phoenix, AZ 85032
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: 04/04/25

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
6/4, 6/11, 6/18, 6/25/25

RR-3933309#

SUMMONS
CASE NO. CC2025-073618RC
SOUTH MOUNTAIN JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,
vs.
LARRY CHRIS CABALLERO AND DOE
CABALLERO, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Larry Chris Caballero And Doe Caballero
40 E Sunland Av Apt #140
Phoenix, AZ 85040
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: 3/28/2025

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
6/4, 6/11, 6/18, 6/25/25

RR-3933308#

SUMMONS
CASE NO. CC2025081963RC
MARYLE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale, AZ
85323
A SPEEDY CASH CAR TITLE LOANS,
LLC

Plaintiff,
vs.
JESSICA LARES AND DOE LARES, a
married couple,

Defendants.
THE STATE OF ARIZONA TO:
Jessica Lares And Doe Lares
5340 W Lewis Ave
Phoenix, AZ 85035
1. You are summoned to respond to this
complaint by filing an answer with this
court and paying the court's required fee.
If you cannot afford to pay the required
fee, you may request the court to waive
or to defer the fee.
2. If you were served with this summons
in the State of Arizona, the court must
receive your answer to the complaint
within twenty (20) calendar days from
the date you were served. If you were
served outside the State of Arizona, the
court must receive your answer to the
complaint within thirty (30) days from
the date of service. If the last day is a
Saturday, Sunday, or holiday, you will
have until the next working day to file
your answer. When calculating time, do
not count the day you were served with
the summons.
3. This court is located at (physical
address): 10420 W. Van Buren St. *
Avondale, AZ 85323; (602) 372-8002.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.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: 4/10/25

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
6/4, 6/11, 6/18, 6/25/25

RR-3933307#

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PUBLIC NOTICES

SUMMONS
CASE NO. CC2025-055244RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA EL CENTRO JUSTICE
COURT
620 W. JACKSON ST. PHOENIX AZ
85003
Banner Federal Credit Union,
Plaintiff,
vs.
Andrew C. Fleming and John/Jane Doe,
a married couple
Defendant(s).

THE STATE OF ARIZONA TO:
Andrew C. Fleming and John/
Jane Doe, a married couple
Last known address:
Andrew C Fleming and John/Jane Doe
1202 E Mckinley St #2
Phoenix, AZ 85205
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 Phone No:
(602)372-6300
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: 3/10/25

/s/illegalbe
Clerk/Judge's Signature
**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@makcollections.com
6/4, 6/11, 6/18, 6/25/25

RR-3933306#
SUMMONS
CASE NUMBER: CV2025-014897
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
JONATHAN JOSHUA SALAZAR
MORALES
Name of Plaintiff
AND
MARIO CASTRO MEZA, 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 MEZA
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
28, 2025
JOSEPH W. MALKA
Clerk of Superior Court
By: C. MCWHORTER
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, Timothy A. LeDuc, at Phillips
Law Group, 3101 North Central Avenue
Suite 1500, Phoenix, AZ 85012,
(602)258-8900.
6/4, 6/11, 6/18, 6/25/25

RR-3933303#
SUMMONS
CASE NO. CC2025-052586RC
IN THE JUSTICE COURT, AGUA FRIA
PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA
10420 West Van Buren Street, Avondale,
Arizona 85323 (602) 372-8003
WESTERN AMERICAN LOAN, INC. an
Arizona corporation,
Plaintiff,
vs.
SHAWNDR LYLE and DOE SPOUSE
LYLE, a marital community; DION
JONES and DOE SPOUSE JONES, a
marital community,
Defendant(s).

THE STATE OF ARIZONA TO THE
ABOVE NAMED DEFENDANT(S):
DION JONES
DOE SPOUSE JONES
1. You are summoned to respond to this
complaint by filing an answer with this
court and paying the court's required fee.
If you cannot afford to pay the required
fee, you may request the court to waive
or to defer the fee.
2. If you were served with this summons
in the State of Arizona, the court must
receive your answer to the complaint
within twenty (20) calendar days from
the date you were served. If you were
served outside the State of Arizona, the
court must receive your answer to the
complaint within thirty (30) days from
the date of service. If the last day is a
Saturday, Sunday, or holiday, you will
have until the next working day to file
your answer. When calculating time, do

not count the day you were served with
the summons.
3. This court is located at (physical
address): 10420 West Van Buren Street,
Avondale, Arizona 85323 (602) 372-
8003.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
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 attorney
identified above. IF YOU FAIL TO FILE
A WRITTEN ANSWER WITH THE
COURT WITHIN THE TIME INDICATED
ABOVE, A DEFAULT JUDGMENT MAY
BE ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.
Date: 03/05/2025

/s/illegalbe
Justice of the Peace
**REQUEST FOR REASONABLE
ACCOMMODATION FOR PERSONS
WITH DISABILITIES MUST BE
MADE TO THE COURT AS SOON
AS POSSIBLE BEFORE A COURT
PROCEEDING.**
A copy of the Summons and Complaint
may be obtained by contacting the
Plaintiff's attorney: Southwest Legal
Associates, 4854 East Baseline Road,
Suite 104, Mesa, Arizona 85206, (480)
265-9355
6/4, 6/11, 6/18, 6/25/25

RR-3933301#
SUMMONS
CASE NO. CC2025-052586RC
IN THE JUSTICE COURT, AGUA FRIA
PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA
10420 West Van Buren Street, Avondale,
Arizona 85323 (602) 372-8003
WESTERN AMERICAN LOAN, INC. an
Arizona corporation,
Plaintiff,
vs.
SHAWNDR LYLE and DOE SPOUSE
LYLE, a marital community; DION
JONES and DOE SPOUSE JONES, a
marital community,
Defendant(s).

THE STATE OF ARIZONA TO THE
ABOVE NAMED DEFENDANT(S):
S H A W N D R A L Y L E
DOE SPOUSE LYLE
1. You are summoned to respond to this
complaint by filing an answer with this
court and paying the court's required fee.
If you cannot afford to pay the required
fee, you may request the court to waive
or to defer the fee.
2. If you were served with this summons
in the State of Arizona, the court must
receive your answer to the complaint
within twenty (20) calendar days from
the date you were served. If you were
served outside the State of Arizona, the
court must receive your answer to the
complaint within thirty (30) days from
the date of service. If the last day is a
Saturday, Sunday, or holiday, you will
have until the next working day to file
your answer. When calculating time, do
not count the day you were served with
the summons.
3. This court is located at (physical
address): 10420 West Van Buren Street,
Avondale, Arizona 85323 (602) 372-
8003.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
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 attorney
identified above. IF YOU FAIL TO FILE
A WRITTEN ANSWER WITH THE
COURT WITHIN THE TIME INDICATED
ABOVE, A DEFAULT JUDGMENT MAY
BE ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.
Date: 3/5/25

/s/illegalbe
Justice of the Peace
**REQUEST FOR REASONABLE
ACCOMMODATION FOR PERSONS**

WITH DISABILITIES MUST BE
MADE TO THE COURT AS SOON
AS POSSIBLE BEFORE A COURT
PROCEEDING.
A copy of the Summons and Complaint
may be obtained by contacting the
Plaintiff's attorney: Southwest Legal
Associates, 4854 East Baseline Road,
Suite 104, Mesa, Arizona 85206, (480)
265-9355
6/4, 6/11, 6/18, 6/25/25

RR-3933300#
**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS22679**
Related to Case JD535134 SUPP
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
YHEMANI RAY, RENEJA SANCHEZ
d.o.b. 10/14/2016
Person under 18 years of age.
TO: CORDELL JOHNSON AND JOHN
DOE, a fictitious name, parents and/or
guardians of the above-named child.
1. The Department of Child Safety,
(DCS or the Department), by and
through undersigned counsel, has filed
a Petition for Termination of Parent-
Child Relationship under Title 8, of the
Arizona Revised Statutes and Rule 351
of the Rules of Procedure for the Juvenile
Court.
2. The Court has set a publication
hearing on the 21st day of August, 2025,
at 9:45 a.m., at the Maricopa County
Superior Court, Juvenile Court Southeast
Facility, 1810 South Lewis Street, Mesa,
Arizona 85210, call-in number (917)
781-4590, conference ID 336-163-505#,
before the Honorable David Palmer for
the purpose of determining whether
any parent or guardian named herein is
contesting the allegations in the Petition.
3. You and your child are entitled to have
an attorney present at the hearing. You
may hire your own attorney or, if you
cannot afford an attorney and want to be
represented by an attorney, one may be
appointed by the Court.
4. You have a right to appear as a party
in this proceeding. You are advised
that your failure to personally appear
in court at the initial hearing, pretrial
conference, status conference or
termination adjudication, without good
cause shown, may result in a finding
that you have waived your legal rights
and have admitted the allegations in the
Petition. In addition, if you fail to appear
without good cause, the hearing may go
forward in your absence and may result
in termination of your parental rights
based upon the record and the evidence
presented to the Court.
5. If you are receiving this Notice by
publication, you may obtain a copy of the
Petition for Termination of Parent-Child
Relationship and Notice of Hearing by
submitting a written request to: ONISE
SILAS, Office of the Attorney General,
CFP/PSS-Mesa Unit, 2005 N. Central
Avenue, Phoenix, Arizona 85004. The
assigned child safety worker is Victoria
Forbis and may be reached by telephone
at (602) 771-9974.
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 29th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Onise Silas
ONISE SILAS
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932873#
**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536417**
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of:
SHAWNIRAI TERREL EARL
d.o.b. 04/17/2021
Person under 18 years of age.
TO: SHALYN LANISA EARL,, 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
6th day of August, 2025 at 10:00 a.m.,
at the Maricopa County Superior Court,
Juvenile Division/Durango Facility, 3131
West Durango, Phoenix, Arizona 85009-
6292, call-in number (917) 781-4590,
conference ID 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:
KATHRYN ANNE WALKER, Office of the
Attorney General, CFP/PSS, 2005 N.
Central Ave. C051AG, Phoenix, Arizona
85004. The assigned case manager is
Makenna Faulkner and may be reached
by telephone at (480) 904-4692.
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 29 day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932835#
SUMMONS
CASE NUMBER: CV2025-006444
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Amelia Altamirano, et al.
Name of Plaintiff
AND
Ma'Lik Daquan Sanders, 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:
Ma'Lik Daquan Sanders
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/>

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 20, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Blaine D. McHone at McHone Law, PLLC, 1837 S. Mesa Dr., Ste. A-102, Mesa, AZ 85210, (480)737-7391. 6/4, 6/11, 6/18, 6/25/25

RR-3932780#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22543
Related to Case JD40616 (Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LUIS DAVID FELIPE GOMEZ
d.o.b. 12/04/2012
Person under 18 years of age.
TO: JOSE DAVID FELIPE OROZCO, 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 12th day of August, 2025, at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Jonathan Croft and may be reached by telephone at (602) 771-0667.

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 May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932647#

SUMMONS
CASE NUMBER: CV2024-035045
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
LAKEVIEW LOAN SERVICING, LLC
Name of Plaintiff
AND
VINCENT WATSON, 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: VINCENT WATSON

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: DECEMBER 05, 2024
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 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.

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 May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932637#

SUMMONS
CASE NUMBER: CV2024-035045
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
LAKEVIEW LOAN SERVICING, LLC
Name of Plaintiff
AND
VINCENT WATSON, 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: NADINE WATSON

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: DECEMBER 05, 2024
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 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.

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 May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932635#

SUMMONS
CASE NUMBER: CV2025-004104
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Ruebyn Vanwinkle, et al.
Name of Plaintiff
AND
Erick Villanueva, 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 Villanueva

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 31, 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 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.

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 May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932617#

SUMMONS
CASE NUMBER: CV2025-004104
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Ruebyn Vanwinkle, et al.
Name of Plaintiff
AND
Erick Villanueva, 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: Erick Villanueva

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 31, 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 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.

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 May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932612#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR
NO. JD509154 REAC
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
MAURICE DENNIS ROGERS
d.o.b. 05/30/2008
Person under 18 years of age.
TO: BOBBILYN DIAHANNE ROGERS, and MAURICE DERSHANE DENNIS, 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 18th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 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

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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: JORDAN A. IGO, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Alicia Perkins and may be reached by telephone at (602) 774-9554.

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 May, 2025. KRISTIN K. MAYES
Attorney General
/s/ Jordan A. IGO
JORDAN A. IGO
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932540#

SUMMONS
CASE NO.: FN2024-003593
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Socorro Palafox Cobarrubias
Name of Petitioner / Party A
And:
Luz Del Alba Armenta
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: Luz Del Alba Armenta

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 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 AUG 16 2024
CLERK OF SUPERIOR COURT
By J. BERNAL
Deputy Clerk of Superior Court
6/4, 6/11, 6/18, 6/25/25

RR-3932520#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD44418
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
NOT NAMED TAPIA A.K.A. BABY GIRL TAPIA
d.o.b. 09/17/2024
Person under 18 years of age.
TO: ALIZHA MONIQUE TAPIA, 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 hearing on the 29th 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 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 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: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Breanna West and may be reached by telephone

at (623) 932-8048.

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 29th day of April, 2025. KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfas
ILANA ZORFAS
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932507#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521218
Related to Case JD535773
(Honorable Suzanne Cohen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
AMELIA KAY FULTON
d.o.b. 08/20/2020
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parent of the above-named child.

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

2. The Court has set hearing on the 15th day of July, 2025, at 9:15 a.m. at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 591-182-803 #, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: FREDIAN TUYISENGE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Gloria Clayton and may be reached by telephone at (480) 454-2932.

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 2nd day of May, 2025. KRISTIN K. MAYES
Attorney General
/s/Fredian Tuyisenge
FREDIAN TUYISENGE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932506#

SUMMONS
CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Phoenix Metro, LLC
Name of Plaintiff
AND
712 South San Pedro, LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Avi Arshadnia, AKA Ebrahim Avi Arshadnia

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

FROM THE STATE OF ARIZONA TO: Jane Doe Arshadnia

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: 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.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.
6/4, 6/11, 6/18, 6/25/25

RR-3932453#

SUMMONS
CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Phoenix Metro, LLC
Name of Plaintiff
AND
712 South San Pedro, LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: 712 South San Pedro, LLC

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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.

this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: March 17, 2025
JEFF FINE
Clerk of Superior Court
By: A. MARQUEZ
Deputy Clerk

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.
6/4, 6/11, 6/18, 6/25/25

RR-3932453#

SUMMONS
CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Phoenix Metro, LLC
Name of Plaintiff
AND
712 South San Pedro, LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: 712 South San Pedro, LLC

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan J Bird, at Gilbert Bird Law Firm, P.C. 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.
6/4, 6/11, 6/18, 6/25/25

RR-3932450#

SUMMONS CASE NUMBER: CV2024-035603 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Mesa Airlines
Name of Plaintiff
AND

Joel Marquez
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: Joel Marquez

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: December 10, 2024

JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
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, Robert Weeks, at Zwillinger Wulkan PLC, 2020 N. Central Ave, Suite 675, Phoenix, AZ 85004, (602)962-5778.
6/4, 6/11, 6/18, 6/25/25

RR-3932373#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22542

Related to Case JD41930
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JOSEPH TORRES
d.o.b. 09/20/2014
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 20th day of August, 2025, at 10:00 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Sharon Davis and may be reached by telephone at (928) 759-1775.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 27th day of May, 2025.
KRISTIN K. MAYES
Attorney General

/s/ Joti K. Sangha
JOTI SANGHA
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932098#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536413

(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
SHYLA VALENCIA FAY-LYNN RAMON
d.o.b. 03/10/2017
ZAYNE STEVEN RAMON
d.o.b. 05/27/2022
Person(s) under 18 years of age.

TO: JANETTE PAULINE CHIAGO, STEVEN STANLEY RAMON, JR., parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 25th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Veronica Morales and may be reached by telephone at (520) 858-8413.

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 day of May, 2025.
KRISTIN K. MAYES
Attorney General

ASHTON COLEMAN
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932067#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536411

(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JORDAN RAIN CRAWFORD
d.o.b. 05/05/2009

RYLAN ALLEN SOLEIL CRAWFORD
d.o.b. 03/15/2012
ARION LIGHTNING CRAWFORD
d.o.b. 02/12/2015
JASPER SKY CRAWFORD
d.o.b. 12/30/2016
RORY MICHAEL START CRAWFORD
d.o.b. 03/22/2021

Person(s) under 18 years of age.
TO: NAOMI DAWN MORENO, COREY CRAWFORD, 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 30th day of July, 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 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. 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 May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932066#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD15529

(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
LAYLA BANISTER
d.o.b. 04/24/2024

Person under 18 years of age.
TO: ASHLEY MARIE BANISTER A.K.A. ASHLEY MARIE YOUNG, DARIUS CLINTO NEWSOM, JR., 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 August 1, 2025 at 10:00 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 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: BART T. GARBUTT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Allyson Green, Mela Lewis-Moss and may be reached by telephone at (602) 265-0612, (602) 774-9750.

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 28 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Bart Garbutt
BART T. GARBUTT
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932010#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD37736 R 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:
ADRIANNA LOVE DAY
d.o.b. 04/23/2018
XAVIER RYAN DAY
d.o.b. 01/25/2024

Person(s) under 18 years of age.
TO: KATELYNN RENEE DAY, EMMANUEL BALDERAS, JOSE MIGUEL RIVERA, parent and/or guardian of the above-named children.

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

2. The Court has set a continued initial hearing and publication hearing on the 31st day of July, 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 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Jamel Williams and may be reached by telephone at (602) 774-8359. 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 May, 2025. KRISTIN K. MAYES Attorney General /s/ Amelia A. Zurbruggen AMELIA ZURBRIGGEN Assistant Attorney General 6/4, 6/11, 6/18, 6/25/25

RR-3932008#

CIVIL SUMMONS
CASE NO. CC2025-042260RC
IN THE ARCADIA BILTMORE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
E&S PROPERTY MANAGEMENT
3104 E CAMELBACK RD #2938
PHOENIX, AZ 85016

Plaintiff,

vs.
MARISOL K. SEGURA
15117 W COOLIDGE ST
GOODYEAR, AZ 85395

Defendants.

THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
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 STREET PHOENIX AZ, 85003 PH. 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: 05/14/2025
/s/SCOTT CAMPBELL, PRO TEM

Judge's Signature
REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
6/4, 6/11, 6/18, 6/25/25

RR-3932003#

SUMMONS
CASE NO. CC2025024979RC
COUNTRY MEADOWS JUSTICE COURT, MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale, AZ 85323
TODD CAR TITLE, INC

Plaintiff,

vs.
MIGUEL ANGEL GONZALEZ CASTRO AND DOE GONZALEZ CASTRO, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Miguel Angel Gonzalez Castro And Doe Gonzalez Castro 7021 W McDowell Rd Apt 212 Phoenix, AZ 85043
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W. Van Buren St. * Avondale, AZ 85323; (602) 372-8000.
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: 1/30/25

/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
5/28, 6/4, 6/11, 6/18/25

RR-3930837#

SUMMONS
CASE NO. CC2025-025520RC
DREAMY DRAW JUSTICE COURT, MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032
TODD CAR TITLE, INC

Plaintiff,

vs.
YVETTE RENEE HANEY AND DOE HANEY, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Yvette Renee Haney And Doe Haney 8 8 4 5 N 4 t h S t Phoenix, AZ 85020
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your 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: JAN 31 2025

/s/Illegible Justice of the Peace

REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
5/28, 6/4, 6/11, 6/18/25

RR-3930836#

SUMMONS
CASE NUMBER: CV2025-008045
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Western American Loan, Inc.
Name of Plaintiff
AND
Aina M Nevin, et al. & Doe Spouse Nevin
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: Aina M Nevin and Doe Spouse Nevin
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/> efilingsinformation. 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: July 09, 2024
JEFF FINE
Clerk of Superior Court
By: M. OWEN
Deputy Clerk

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 05, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
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, Warren W Nikolaus, at Maxwell & Morgan, 4854 East Baseline Road Suite 104, Mesa, AZ 85206, (480)833-1001
5/28, 6/4, 6/11, 6/18/25

RR-3930833#

SUMMONS
CASE NUMBER: CV2024-017939
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Kathryn Diana Miller
Name of Plaintiff
AND
Scott Martin Brannan, MD, 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: Yury Gampel
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/> efilingsinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: July 09, 2024
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, Cynthia A Braun, at Bailey Law Firm, P.L.C., 2169 East Warner Road Suite 104, Tempe, AZ 85284, (480)608-5408
5/28, 6/4, 6/11, 6/18/25

RR-3930830#

SUMMONS
CASE NO. CC2025028242RC
COUNTRY MEADOWS JUSTICE COURT, MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale, AZ 85323
A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff,

vs.
PAULYNN ARIZONA AND DOE ARIZONA, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Paulynn Arizona And Doe Arizona 8130 W Indian School Rd Apt 2166 Phoenix, AZ 85033
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W. Van Buren St. * Avondale, AZ 85323; (602) 372-8000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/4/25

/s/Illegible Justice of the Peace

REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
5/28, 6/4, 6/11, 6/18/25

RR-3930800#

SUMMONS
CASE NUMBER: CV2025-004869
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Giselle Contreras
Name of Plaintiff
AND
Philip Antonio Johnson, 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 Johnson
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

"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 06, 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, Richard A Castillo, 2323 North Third Street, Suite 102, Phoenix, AZ 85004, (602)253-6223
5/28, 6/4, 6/11, 6/18/25

RR-3930780#

SUMMONS
CASE NUMBER: CV2025-004869
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Giselle Contreras
Name of Plaintiff
AND
Philip Antonio Johnson, 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: Philip Antonio Johnson
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 06, 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, Richard A Castillo, 2323 North Third Street, Suite 102, Phoenix, AZ 85004, (602)253-6223
5/28, 6/4, 6/11, 6/18/25

RR-3930776#

SUMMONS
CASE NO. CC2025015461RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA WEST MESA PRECINCT 222 E JAVELINA AVE, SUITE D MESA AZ 85210
C.A.G. Acceptance, LLC, Plaintiff,
vs.
Julian Kennedy Parker and John/Jane Doe, a married couple, Defendant(s).
THE STATE OF ARIZONA TO: Julian Kennedy Parker and John/Jane Doe, a married couple
Last known address: Julian Kennedy Parker and John/Jane Doe 949 W Heather Dr 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 JAVELINA AVE, SUITE D MESA AZ 85210 Phone No: (480)964-2958
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: 1/21/25

/s/Illegible
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.
REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING THE INTERPRETER AND/OR TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.
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@makollection.com
5/28, 6/4, 6/11, 6/18/25

RR-3930772#

Summons/Sergio Azcari Cazarez/Jane Doe Cazarez
Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-9100X1004 Email Address: courtfilling@azcourts.gov or azcourts.gov/efilinginformation. Lawyer's Bar Number: 004751, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-005385 American Family Mutual Insurance Company Name of Plaintiff And Sergio Azcari Cazarez, 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: Sergio Azcari Cazarez; Jane Doe Cazarez 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. 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. 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 21st day of May, 2025.

English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: February 11, 2025 Jeff Fine Clerk of Superior Court By: A. Marquez Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Henry Thiel, 2627 N. 3rd Street Suite 102, Phoenix, AZ 85004, (602)883-3649
5/28, 6/4, 6/11, 6/18/25

RR-3930409#

SUMMONS
CASE NUMBER: CV2025-007569
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Hector Gonzalez Valverde, et al.
Name of Plaintiff
AND
Caitlin Jennie Slade, 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: Caitlin Jennie Slade
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.
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 21st day of May, 2025.

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD43707
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of: PAULETTA KYRENA FREELAND d.o.b. 03/08/2005
ROSE KYLEEN FREELAND d.o.b. 11/01/2010
SAVANNAH KALEY YOE d.o.b. 01/01/2015
RILEY ARIANNA YOE d.o.b. 09/16/2016
MILES BEN YAZZIE d.o.b. 09/25/2019
MAHIKEO MOON MESQUITA d.o.b. 11/20/2023
Person(s) under 18 years of age.
TO: ROCHELL ANN YAZZIE and TRAVIS FREELAND, parents of the above-named children.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 7th 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 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 Motion.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Taylor Epstein and may be reached by telephone at (602) 771-0277.
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 21st day of May, 2025.

KRISTIN K. MAYES
Attorney General
MELISSA L. COVARRUBIAS
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3930093#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45202
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: IZABELLA RAE SLAUGHTER d.o.b. 04/23/2015
Person under 18 years of age.
TO: JASON PACE, parent and/or guardian 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 6th day of August, 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 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ROY E. HORTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Edith De Los Rios and may be reached by telephone at (602) 774-9731.

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 21st day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Roy Horton
ROY E. HORTON
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3930078#

SUMMONS
CASE NUMBER: CV2025-014768
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Eduardo R. Corral
Name of Plaintiff
AND
Stephen Lee 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: Jane Doe 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 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

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.

SIGNED AND SEALED this Date: April 25, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Nasser Abujbarah, at Phillips Law Group, 3101 North Central Avenue Suite 1500, Phoenix, AZ 85012, (602)258-8900.

5/28, 6/4, 6/11, 6/18/25

RR-3930021#

SUMMONS
CASE NUMBER: CV2025-014768
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Eduardo R. Corral
Name of Plaintiff
AND
Stephen Lee 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: Stephen Lee 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 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: April 25, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Nasser Abujbarah, at Phillips Law Group, 3101 North Central Avenue Suite 1500, Phoenix, AZ 85012, (602)258-8900.

5/28, 6/4, 6/11, 6/18/25

RR-3930018#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22528
Related to Case JD44824
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
CARLOS ALBERTO CHAVEZ
d.o.b. 11/17/2024
Person under 18 years of age.
TO: MELI CORNTASSEL, CARLOS CHAVEZ, 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 July 10, 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 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 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: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Elise Pear and may be reached by telephone at (602) 774-9789.

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 21 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Kimberly A. Tryon
KIMBERLY A. TRYON
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929924#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45084
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ELI RODRIGO CANAL
d.o.b. 06/01/2010
Person under 18 years of age.
TO: RODRIGO CANAL, parent 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 30th day of June, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: EBONY CORMIER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Tanya Olvera and may be reached by telephone at (623) 932-8015.

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 20th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ebony Cormier
EBONY CORMIER
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929818#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45214
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ZAYDEN DEAN ANDERSEN
d.o.b. 01/10/2025
Person under 18 years of age.
TO: SABRINA KAY ANDERSEN, BRANDEN WOODS, parents and/or guardians of the above-named child.

1. The Department of Child Safety has

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

2. The Court has set a continued initial hearing and publication hearing on the 15th day of August, 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 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Morgan Johnson and may be reached by telephone at (480) 656-5654.

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) 506-2540.

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 20th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg SBA 032670 for Simon A. Hawks
SIMON A. HAWKS
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929789#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN NO. JD22882 REAC
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ANGELIQUE SHEREE PEÑA
d.o.b. 04/17/2010
ADRIANNA MARIE PEÑA
d.o.b. 04/28/2011
SANDRA DEE PEÑA
d.o.b. 04/27/2012
Person(s) under 18 years of age.
TO: HECTOR MANUEL PEÑA A.K.A. HECTOR MANUEL PEÑA, JR., parent of the above-named children.

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

2. The Court has set a hearing on the

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

11th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 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: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Emilia Aguilera and may be reached by telephone at (602) 771-7035.

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 20th day of May, 2025. KRISTIN K. MAYES
Attorney General
MELISSA L. COVARRUBIAS
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929780#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD509042 R
(Honorable Marvin Davis)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
MICHAEL ISAJAH SAUCEDA
d.o.b. 07/06/2007
ROSALINDA MARIE MARTINEZ
d.o.b. 05/08/2011
Person(s) under 18 years of age.

TO: RACHEL RENEE SAUCED MCQUAIN A.K.A. RACHEL MARTINEZ A.K.A. RACHEL MCQUAIN, MANUEL CORRALES, parents of the above-named children.

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

2. The Court has set a publication hearing on the 20th 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 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 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: MICHAEL SAYEGH, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Heather Hise and may be reached by telephone at (480) 656-5843.

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 16th day of May, 2025. KRISTIN K. MAYES
Attorney General

/s/ Michael Sayegh
MICHAEL SAYEGH
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929645#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521224
Related to Case JD535839
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ARES MARS VALDIVIA
d.o.b. 09/18/2021
RAYAASHLYNN VALDIVIA
d.o.b. 12/23/2022
Person(s) under 18 years of age.

TO: SUMMER HAILEY WATKINS, CHRISTOPHER JOHN VALDIVIA parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 4th 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 termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: LORI D. SHELBY, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Regina Akpan and may be reached by telephone at (480) 659-6025.

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 18th day of May, 2025. KRISTIN K. MAYES
Attorney General

/s/ Lori D. Shelby
LORI D. SHELBY
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929636#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536237
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
WALTER ANTHONY HARROWER-MARTINEZ
d.o.b. 04/01/2008
Person under 18 years of age.

TO: KAYLI MARIE HARROWER, 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 8th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 Morgan Johnson and may be reached by telephone at (480) 656-5654.

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 16 day of May, 2025. KRISTIN K. MAYES
Attorney General

/s/ Spencer Rydman
SPENCER RYDMAN
Assistant Attorney General
5/28, 6/4, 6/11, 6/18/25

RR-3929605#

SUMMONS

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

LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,

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

Defendants.

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

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

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

3. This court is located at (physical address): 222 E JAVELINA AVENUE, SUITE A * MESA, AZ 85210; (602) 372-8300.

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: MAR -4 2025

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
5/21, 5/28, 6/4, 6/11/25

RR-3928877#

SUMMONS

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

A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff,

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

Defendants.

THE STATE OF ARIZONA TO:
Victor Andrew Jimenez And Doe Jimenez
2 3 9 S 7 2 n d A v
Phoenix, AZ 85043

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

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

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

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/4/25

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
5/21, 5/28, 6/4, 6/11/25

RR-3928875#

SUMMONS Case No.: FC2025-000028
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY KARLA EDITH COTA MOLINA Name of Petitioner / Party A And AMADOR HERNANDEZ LOPEZ Name of Respondent / Party B WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: AMADOR HERNANDEZ LOPEZ, I, 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, 16380 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 the 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

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PUBLIC NOTICES

for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. SIGNED AND SEALED this date JAN -3 2025 CLERK OF SUPERIOR COURT BY J. ORTIZ Deputy Clerk of Superior Court 5/21, 5/28, 6/4, 6/11/25

RR-3928873#

SUMMONS CASE NO. FC2024-004229 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY LORENA CONTRERAS CORRAL, Petitioner / Party A 06-23-1985 Date of Birth ALEJANDRO JOAQUIN CAMACHO VALENTE Respondent / Party B 04-25-1987 Date of Birth WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: ALEJANDRO JOAQUIN CAMACHO VALENTE 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court at one of the addresses listed below: Central Court Building, 201 West Jefferson Street, 1st Floor, Phoenix, AZ 85003 Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, Arizona 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner/Attorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at: Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032 Customer Service Center, 601 West Jackson, Phoenix, AZ 85003 5. If this is an action for dissolution(divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (5) judicial days in advance of the scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled proceeding. SIGNED AND SEALED this date: AUG -8 2024 Clerk of the Court By G. FARLER Deputy Clerk 5/21, 5/28, 6/4, 6/11/25

RR-3928873#

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

LANDMARK FINANCIAL SERVICES, LLC

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

Defendants.

THE STATE OF ARIZONA TO: Bryanna Williams And Doe Williams 2 2 9 W Ross Ave Phoenix, AZ 85027

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

2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the

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

3. This court is located at (physical address): 18380 N. 40th Street * Phoenix, AZ 85032; (602) 372-7100. 4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: 2/28/25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 5/21, 5/28, 6/4, 6/11/25

RR-3928864#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521211 Related to Case JD531087 SUPP (Honorable Michael Blair) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: ELI BO ARMSTRONG d.o.b. 08/10/2021 Person under 18 years of age. TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 14th day of August 2025, at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 *, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court. 5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: LORI D. SHELBY, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Ashley Ellsworth and may be reached by telephone at (602) 255-4520.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 5 day of May, 2025. KRISTIN K. MAYES Attorney General /s/ Spencer Rydman SPENCER RYDMAN Assistant Attorney General 5/21, 5/28, 6/4, 6/11/25

RR-3927988#

255-4520. 6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 15th day of May, 2025. KRISTIN K. MAYES Attorney General /s/ Lori D. Shelby LORI D. SHELBY Assistant Attorney General 5/21, 5/28, 6/4, 6/11/25

RR-3928124#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521189 Related to Case JD533117 SUPP (Honorable David Palmer) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: MARYANN PADILLA AKA NOT NAMED PADILLA d.o.b. 11/01/2023 Person under 18 years of age. TO: JOHN DOE, a fictitious name, parent and/or guardian of the above-named child.

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

2. The Court has set a publication hearing on the 7th day of July 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court. 5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: SPENCER RYDMAN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is David Taylor, Jr., and may be reached by telephone at (602) 255-4520.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 5 day of May, 2025. KRISTIN K. MAYES Attorney General /s/ Spencer Rydman SPENCER RYDMAN Assistant Attorney General 5/21, 5/28, 6/4, 6/11/25

SUMMONS CASE NUMBER: CV2024-028745 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY LEVI BENJAMINE STADLER Name of Plaintiff AND JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al. Name of Defendant WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: JOHN DOE IVANOVIC

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. 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 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.

from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. 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 Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

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

RR-3927924#

SUMMONS CASE NUMBER: CV2024-028745 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY LEVI BENJAMINE STADLER Name of Plaintiff AND JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al. Name of Defendant WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: JOHN DOE IVANOVIC

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. 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 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.

Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

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

RR-3927922#

SUMMONS CASE NUMBER: CV2024-028745 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY LEVI BENJAMINE STADLER Name of Plaintiff AND JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al. Name of Defendant WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: JULIE IVANOVIC

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. 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 Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

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

SUMMONS CASE NUMBER: CV2024-028745 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY LEVI BENJAMINE STADLER Name of Plaintiff AND JULIE IVANOVIC, a parent for MARIO JOSEPH LUCKENEDER, a minor, et al. Name of Defendant WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: JOHN DOE IVANOVIC

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

RR-3927921#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521124
Related to Case JD528148 SUPP (Honorable Chuck Whitehead) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: NOT NAMED DELUCA d.o.b. 09/14/2024 Person under 18 years of age. TO: MIKE GONZALES, MATUS A.K.A. MIKE MATUS, JR., BENJAMIN SKURL A.K.A. BENJAMIN SKARL, and JOHN DOE, a fictitious name, parents of the above-named child.

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

2. The Court has set a hearing on the 17th day of July, 2025 at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

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

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 13th day of May, 2025.

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

RR-3927677#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536133
(Honorable Adele Ponce) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: ANNALISE NICOLE RUDICS d.o.b. 09/27/2024

Person under 18 years of age. TO: HALEY ANNA RUDICS and PARKER CRANDALL, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 28th day of July, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Keith Miller for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHAUN T. KUTER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Emma Fisher and may be reached by telephone at (480) 634-1884.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 14th day of May, 2025.

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

RR-3927661#

SUMMONS
CASE NUMBER: S1100CV202500100
SUPERIOR COURT OF ARIZONA
IN FINAL COURT

Contractor Dispatch Center
Name of Plaintiff
AND

Lola Land LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Martha Rios

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other

court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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 10, 2025
Rebecca Padilla
Clerk of Superior Court
By: ACHILDEERS
Deputy Clerk

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Frank M Fox, at Ffox Law LLC, 80 E Palomino Dr, Tempe, AZ 85284, (602)908-1707. 5/21, 5/28, 6/4, 6/11/25

RR-3927534#

SUMMONS
CASE NUMBER: S1100CV202500100
SUPERIOR COURT OF ARIZONA
IN FINAL COURT

Contractor Dispatch Center
Name of Plaintiff
AND

Lola Land LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Lola Land LLC

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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 10, 2025

Rebecca Padilla
Clerk of Superior Court
By: ACHILDEERS
Deputy Clerk

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Frank M Fox, at Ffox Law LLC, 80 E Palomino Dr, Tempe, AZ 85284, (602)908-1707. 5/21, 5/28, 6/4, 6/11/25

RR-3927530#

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

In the Matter of: WILLIAM ROMANDO HARRINGTON d.o.b. 11/08/2017

MESSIAH RAMON HARRINGTON JAMES d.o.b. 12/02/2018 Person(s) under 18 years of age. TO: LUZ CLARITA YANEZ HARRINGTON, MARVIN ROMANDO JAMES, II and HONESTY MEEKS, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 14th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court Southeast Facility/ Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Keith Miller for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHAUN T. KUTER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Kayla Celona and may be reached by telephone at (480) 659-6215.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 14th day of May, 2025.

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

RR-3927528#

SUMMONS
CASE NUMBER: CV2024-028116
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
FABIOLA GARCIA BARRON, ET AL.
Name of Plaintiff
AND
MARIO SOBERANIS JIMENEZ, ET AL.
Name of Defendant

WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: MARIO SOBERANIS JIMENEZ

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: OCTOBER 04, 2024

JEFF FINE
Clerk of Superior Court
By: C. NASUI
Deputy Clerk

Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4441 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting PLAINTIFF'S ATTORNEY: DANIEL BRILL AT THE BRILL LAW FIRM, PLLC, 8777 E. VIA DE VENTURA, STE. 260, SCOTTSDALE, AZ 85258, (480)361-2757. 5/21, 5/28, 6/4, 6/11/25

RR-3927516#

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

MARICOPA

In the matter of:
NYALA MAY
d.o.b. 05/29/2011
JOSE MAY
d.o.b. 11/19/2012
Person(s) under 18 years of age.
TO: JOSE MAY, parents and/or guardians of the above-named children.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 13th day of August, 2025, at 9:30 a.m., at Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Mildred Holmes and may be reached by telephone at (602) 771-9970.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 14th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927431#

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

Kylie Nicole McIntyre
Name of Petitioner
Cody Thornhill
Name of Respondent
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Cody Thornhill
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/eFilingInformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.
NOTE: If you do not file electronically you will not have electronic access to the documents in this case.
3. If this "Summons" and the other

court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center.
5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
5/21, 5/28, 6/4, 6/11/25

RR-3927309#

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

In the Matter of:
DREW QUINTON UNDERDAHL
d.o.b. 09/21/2010
Person under 18 years of age.
TO: KALYNN MAY BEETER, ANDREW SCOTT UNDERDAHL, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure, and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 13th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights

or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Julianna Carson and may be reached by telephone at (602) 774-9575.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 14th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Michael E. Boyd, for:
DEBBIE M. OELZE
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927304#

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

In the Matter of:
NATALIE DURAN
d.o.b. 05/28/2020
Person under 18 years of age.
TO: NICKI ROSE DURAN, FRANCISCO GARCIA, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure, and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 13th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent

based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: EBONY CORMIER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Johnny Gabaldon and may be reached by telephone at (602) 774-9751.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 14th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Ebony Cormier
EBONY CORMIER
Assistant Attorney General
5/21, 5/28, 6/4, 6/11/25

RR-3927296#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS21102
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
JUVENILE DEPARTMENT
PARENT/GUARDIAN NAME(S):
Desiree San Miguel Arenivaz (Mother)
Michael Joseph Lugo (Father)
Petitioner Desiree San Miguel Arenivaz
In the Matter of Minor(s):
Ruthie Rose Lugo 12/09/2019
Logan Joseph Lugo 01/14/2018
Michael Brandon Lugo Junior 09/14/2016
This is an important notice from the court. Read it carefully.
A petition for termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.
If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.
Judicial Officer: Honorable Thomas Marquait
Hearing Date/Time: 7-1-2025 @ 9:00 am
Hearing Type: Initial Hearing & Publication
Hearing Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazmc-juj07>
Phone: (917) 781-4590, Participant Code 674 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
5/21, 5/28, 6/4, 6/11/25

RR-3927179#

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

In the Matter of:
AKXL MATA
d.o.b. 03/13/2025
Person under 18 years of age.
TO: KAREN MATA RAZO and JOHNNY NGUYEN a.k.a JOHNNY NGUYEN, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 4th day of August, 2025 at 11:00 a.m.,

at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Devyn Macias and may be reached by telephone at (602) 774-9559.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 8th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Joti K. Sangha
JOTI SANGHA
Assistant Attorney General
5/14, 5/21, 5/28, 6/4/25

RR-3925591#

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

In the Matter of:
GABRIEL ADRIAN VIEYRA
d.o.b. 09/06/2018
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 24th day of June, 2025, at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

represented by an attorney, one may be appointed by the Court.

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

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

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 6 day of May, 2025.

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

RR-3925552#

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

Cardinal Clean, LLC
Name of Plaintiff
AND

Sergio M Murrieta, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Alexander M Zavala

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be

made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

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

Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Bernard J Johnsen, 1820 E. Ray Rd. Ste. A101, Chandler, AZ 85225, (480)264-5106
5/14, 5/21, 5/28, 6/4/25

RR-3925511#

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

Cardinal Clean, LLC

Name of Plaintiff

AND

Sergio M Murrieta, et al.

Name of Defendant

WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Sergio M Murrieta

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

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

Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Bernard J Johnsen, 1820 E. Ray Rd. Ste. A101, Chandler, AZ 85225, (480)264-5106
5/14, 5/21, 5/28, 6/4/25

RR-3925509#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536382

(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
VICENTE RODOLFO CARRILLO

d.o.b: 02/28/2015
VISAEL ARIEL CARRILLO

d.o.b: 11/01/2016
MARIELOS ARIELY CARRILLO

d.o.b: 01/04/2020
Person(s) under 18 years of age.

TO: ALEXANDRA LEXUS Cárdenas, RODOLFO ROCHEL CARRILLO, parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 18th day of July, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Karen Parra and may be reached by telephone at (602) 774-9516.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 8th day of May, 2025.
KRISTIN K. MAYES
Attorney General

/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN

Assistant Attorney General

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

RR-3925462#

Summons/Yamush Orzech
Person Filing: Casey Blais Address (if not protected): 1850 N. Central Avenue Suite 1700 City, State, Zip Code: Phoenix, AZ 85004 Telephone: (602)274-7611 Email Address: caseyblais@bcattorneys.com Attorney for: Lawyer's Bar Number: 0262020 Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2024-017836 City of Phoenix Name of Plaintiff And Marie T Laaman, et al. Name of Defendant

Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Yamush Orzech 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: July 08, 2024 Jeff Fine Clerk of Superior Court By: L. Martinez Deputy Clerk Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons.
5/14, 5/21, 5/28, 6/4/25

RR-3925342#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD44334

(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

MARLEY MCCLANAHANAM

d.o.b: 11/15/2012

ASHTON Q TAYLOR

d.o.b: 10/17/2020

Person(s) under 18 years of age.

TO: DAVIDEON MCCLANAHANAM, DANIEL

EVANS, parents and/or guardians of the

above-named children.

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

2. The Court has set a hearing on August 4, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHELLE PARIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave, C051AG, Phoenix, Arizona 85004. The assigned case manager is Jessica Myers and may be reached by telephone at (623) 500-5954.

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

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

DATED this 8 day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Michelle Paris
MICHELLE PARIS
Assistant Attorney General

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

RR-3925287#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD202500060

(Honorable Karen F Palmer)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF PINAL

In the Matter of:

NEHEMIAH JOSEPH BENN

d.o.b: 10/08/2009

ANGEL MARIE BENN

d.o.b: 01/04/2012

JOSEPH LEE BENN, JR.

d.o.b: 12/17/2012

NICHOLETTE SPRING BENN

d.o.b: 11/25/2013

Person(s) under 18 years of age.

TO: AMBER SPRING STRACHAN,

JOSEPH LEE BENN, SR., DARLENE

FAYE SPARKS, parents and/or

guardians of the above-named children.

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

2. The Court has set an Initial hearing on the 3rd day of June, 2025 at 10:00 a.m., and a Publication hearing on the 5th day of August, 2025 at 10:00 a.m., at the Pinal County Superior Court, 971 North Jason Lopez Circle, Florence, Arizona 85132, before the Honorable Karen F Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: TRACEY L. HEINRICK, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Jessica Marler and may be reached by telephone at (520) 858-8879.

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

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

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

RR-3925095#

SUMMONS
CASE NUMBER: CV2025-005079
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Cruz Leticia Jimenez Bahena, et al.
Name of Plaintiff
AND
Mostafa Elbery, 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 Elbery

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

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: C. NASUI
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Jose Oliveros at Rasmussen Injury Law, PLLC, 1755 S. Val Vista Drive, Ste. 200, Mesa, AZ 85204, (480)637-5757.

5/28, 6/4, 6/11, 6/18/25

RR-3925068#

SUMMONS
CASE NUMBER: CV2025-005079
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Cruz Leticia Jimenez Bahena, et al.
Name of Plaintiff
AND
Mostafa Elbery, 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: Mostafa Elbery

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

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Jose Oliveros at Rasmussen Injury Law, PLLC, 1755 S. Val Vista Drive, Ste. 200, Mesa, AZ 85204, (480)637-5757.

5/28, 6/4, 6/11, 6/18/25

RR-3925064#

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

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

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

Judicial Officer: Honorable Thomas Marquitt
Hearing Date/Time: 6/24/2025 @ 9:30 am
Hearing Type: Publication Hearing
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/bazmc-juj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.

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

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

RR-3925024#

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

In the Matter of:
BRANDON CASTANEDA
d.o.b. 09/08/2024
Person under 18 years of age.
TO: DEREK GOLUBJATNIKOV and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 14th day of July, 2025, at 11:45 a.m., at the Old Courthouse, 125 West Washington, Phoenix, Arizona 85003, 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 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: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Alexis Zavala and may be reached by telephone at (480) 822-0362.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 6th day of May, 2025.

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

RR-3925009#

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

In the matter of:
BRANDON CASTANEDA
d.o.b. 09/08/2024
Person under 18 years of age.
TO: LEONOR CASTANEDA, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 14th day of July, 2025, at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Alexis Zavala and may be reached by telephone

at (480) 822-0362.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

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

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

RR-3924989#

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

In the Matter of:
CESAR ADRIAN PEREZ-ZAVALA
d.o.b. 03/14/2025
Person under 18 years of age.
TO: ESTRELLITA ELIZABETH TAMEZ, LUIS PEREZ ZAVALA, parents and/or guardians of the above-named child.

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

2. The Court has set a continued initial hearing and publication hearing on the 15th day of July, 2025 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Angelique Primeaux and may be reached by telephone at (602) 255-3454.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

RR-3924929#

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

In the Matter of:
JOE GABRIEL HERNANDEZ
d.o.b. 03/21/2011
Person under 18 years of age.
TO: ESTRELLITA ELIZABETH TAMEZ, JOE GABRIEL HERNANDEZ, parents and/or guardians of the above-named child.

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

2. The Court has set a continued initial hearing and publication hearing on the 15th day of July, 2025 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210 The assigned case manager is Angelique Primeaux and may be reached by telephone at (602) 255-3454.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

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

DATED this 7th day of May, 2025.

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

RR-3924927#

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

STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JAYDEN RAY PALMER-POWELL
d.o.b. 06/11/2010
JAYSIAH JAYCION POWELL
d.o.b. 01/14/2017

Person(s) under 18 years of age.
TO: BILLY PALMER and JOHN DOE, a fictitious name, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 21st day of July, 2025, at 10:15 a.m., at the Maricopa County Superior Court Southeast Facility/ Juvenile Division 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOTI K. SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Maram Saggaf and may be reached by telephone at (602) 532-4016.

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

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

DATED this 6th day of April, 2025.

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

RR-3924876#

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

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

Plaintiff,

v.

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

Defendants.

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

YOU ARE HEREBY SUMMONED and required to appear and defend within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service, by registered or certified mail,

or by publication - you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration complete 30 days after the date of first publication. Direct service is complete when made. Servicing upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4; ARS 20-222, 28-502, 28-503.

YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint. YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, 222 E. Javelina, Mesa, AZ 85210, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. RCP 10(d); ARS 12-311; RCP 5.

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

The name and address of Plaintiff's attorney is set forth above.
SIGNED AND SEALED THIS DATE:
MAR 11 2025

CLERK

By L. GUTIERREZ
DEPUTY CLERK

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

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

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

RR-3924789#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 1, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 303 MA 112 F0742 01C PROJECT NO 303-A(233)T TERMINI BOB STUMP MEMORIAL PARKWAY (SR 303L) LOCATION PEORIA AVENUE TO SONORAN DESERT DRIVE TRACS NO 010 MA 120 F0745 01C PROJECT NO 010-B(224)T TERMINI EHRENBURG - PHOENIX HIGHWAY (I-10) LOCATION VERRADO WAY TO 99TH AVENUE THE amount programmed for this contract is \$4,822,000. The location and description of the proposed work are as follows: The proposed project 303 MA 112 F0742 01C is located in Maricopa County on SR303L between mileposts 112.0 and 139.0. The work consists of replacing existing High Pressure Sodium (HPS) luminaires with Light Emitting Diode (LED) luminaires. Additional work shall include removing existing light poles at locations shown on the plans. The proposed project 010 MA 120 F0745 01C is located in Maricopa County on Interstate 10 (I-10) Papago between Verrado Way at milepost (MP) 120.0 to 99th Avenue at MP 133.5. The work consists of replacing existing High Pressure Sodium (HPS) luminaires with Light Emitting Diode (LED) luminaires. Additional work shall include removing existing light poles at locations shown on the plans. 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.

6/4, 6/11/25

RR-3933305#

Request for Proposal SOLICITATION No.: BPM006980 PROJECT NAME: Agricultural and Livestock Supplies The Arizona Department of Corrections, Rehabilitation and Reentry will be

soliciting for BPM006980 Title in the Arizona Procurement Portal (APP) at app.az.gov on or before 6/4/2025. Vendors must be registered in APP to participate.

6/4/25

RR-3933302#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 05, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 377 NA 008 F0661 01C PROJECT NO 377-A(203) T TERMINI HEBER-HOLBROOK HWY (SR 377) LOCATION MP8 - PHOENIX PARK WASH, S OF DRY LAKE The amount programmed for this contract is \$12,625,000. The location and description of the proposed work are as follows: The proposed project is located in Navajo County on SR 377 south of Dry Lake from milepost 8 to milepost 13. The works consists of widening the existing roadway pavement to accommodate shoulders in both Northbound and Southbound directions on State Route 377 and install centerline and edge line rumble strips. The work also includes paving turnouts, fog coat application on the existing travel lanes and new shoulder widening; install new pipe and pipe encasement, signing, 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.

6/4, 6/11/25

RR-3933299#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 11, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 060 MA 110 F0684 01C PROJECT NO 060-B-NFA TERMINI WICKENBURG - PHOENIX HIGHWAY (US 70) LOCATION MORRISTOWN TO WICKENBURG The amount programmed for this contract is \$ 10,400,000.00. The location and description of the proposed work are as follows: The proposed project is located within Maricopa County and is on US Route 60 (US 60). This planned project is located within the Arizona Dept. of Transportation Northwest District and Central District and will replace existing pavement distresses between Wickenburg, AZ (MP 110.59) and Morristown AZ (MP 121.50). Proposed work consists of milling and replacing AC pavement, installing pavement markings and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/4, 6/11/25

RR-3933298#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, NOVEMBER 7, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 089A CN 386 F071801C PROJECT NO A89-B(226) T TERMINI PRESCOTT-FLAGSTAFF HIGHWAY (SR 89A) LOCATION OAK CREEK CANYON The amount programmed for this contract is \$3,740,000. The location and description of the proposed work are as follows: The proposed work is located in Coconino County within the limits of Coconino National Forest, on State Route 89A, between MP 386.97 to MP 389.83, near Oak Creek Vista. The work includes upgrading existing guardrails and guardrail end terminals 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.

6/4, 6/11/25

RR-3933297#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 18, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 187 PN 186 F064101C PROJECT NO 187-A(200)T TERMINI CASA GRANDE - OVER HIGHWAY (SR 187) LOCATION SR 387 TO SR 87 The amount programmed for this contract is \$15,000,000. The location and description of the proposed work

are as follows: The proposed project is located in Pinal County on SR 187 between mileposts 186.79 and 192.19, near Sacaton. The work consists of removing the existing asphaltic concrete surface course and replacing it with new asphaltic concrete and hot applied chip seal coat. The work also includes right turn lane widening, shoulder widening, pipe and box culvert extension, traffic signal modifications, bridge deck repair, guardrail and guardrail end terminals replacement pavement markings, signing, 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.

6/4, 6/11/25

RR-3933296#

NOTICE OF AVAILABILITY AND 30-DAY PUBLIC COMMENT PERIOD FORMER LAKE PLEASANT CLEANERS VOLUNTARY REMEDIATION PROGRAM (VRP) SITE REQUEST FOR NO FURTHER ACTION DETERMINATION Barclay/Pleasant Valley LLC and Watermark at Peoria AZ LLC has submitted a request for a No Further Action (NFA) determination to the Arizona Department of Environmental Quality (ADEQ) Voluntary Remediation Program (VRP) for the Former Lake Pleasant Cleaners VRP site. The NFA requests closure for soil and was submitted in accordance with Arizona Revised Statutes § 49-181. The VRP site is located at 9875 West Happy Valley Road #1180, Peoria, Arizona and is a former dry-cleaning service located within a larger multi-unit shopping center and includes a portion of the adjacent residential apartment complex to the south. Contaminants of concern are volatile organic compounds (VOCs), specifically tetrachloroethene (PCE), 1,2,4- Trimethylbenzene, 1,3 Butadiene, 2-Butanone, m,p-Xylene, o-Xylene, Acetone, Bromodichloromethane, Benzene, Cyclohexane, Ethylbenzene, Carbon Disulfide, Chloroform, Toluene and Trichloroethene (TCE). The NFA Report is available online at azdeq.gov/PublicNotices, and at the ADEQ Records Center, 1110 W. Washington St., Phoenix, (602) 771-4380, or (800) 234-5677; please call for hours of operation and to schedule an appointment. PARTIES WISHING TO SUBMIT WRITTEN COMMENTS regarding the NFA request for the VRP site may do so to ADEQ, Attention: Jennifer Widowski, Voluntary Remediation Program, 1110 W. Washington St., Phoenix, AZ 85007 or widowski.jennifer@azdeq.gov and reference this listing. Comments must be postmarked or received by ADEQ by July 7th, 2025. ADEQ will take reasonable measures to provide access to department services to individuals with limited ability to speak, write or understand English and/or to those with disabilities. Requests for language translation, ASL interpretation, CART captioning services or disability accommodations must be made at least 48 hours in advance by contacting the Title VI Nondiscrimination Coordinator, Joaquin Marruffo Ruiz, at 520-628-6744 or Marruffo.Joaquin@azdeq.gov. For a TTY or other device, Telecommunications Relay Services are available by calling 711. ADEQ tomará las medidas razonables para proveer acceso a los servicios del departamento a personas con capacidad limitada para hablar, escribir o entender inglés y/o para personas con discapacidades. Las solicitudes de servicios de traducción de idiomas, interpretación ASL (lengua de signos americano), subtítulo de CART, o adaptaciones por discapacidad deben realizarse con al menos 48 horas de anticipación comunicándose con el Coordinador de Anti-Discriminación del Título VI, Joaquin Marruffo Ruiz, al 520-628-6744 o Marruffo.Joaquin@azdeq.gov. Para un TTY u otro dispositivo, los servicios de retransmisión de telecomunicaciones están disponible llamando al 711. Dated this 2nd day of June, 2025.

6/2, 6/4/25

RR-3932113#

NOTICE OF INTENT TO WAIVE HEARING TO TRANSFER CERTIFICATE OF NECESSITY Case No.: 2025-EMS-T0210-DHS (Control No. 0MAHNN2SOH) BEFORE THE DIRECTOR OF THE ARIZONA DEPARTMENT OF HEALTH SERVICES In the Matter of: Buckeye Valley Rural Volunteer Fire District, dba Buckeye Valley Volunteer Rescue Unit Proposed Transferor Buckeye Valley Rural

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PUBLIC NOTICES

Volunteer Fire District, dba Arizona Fire & Medical Authority Proposed Transferee Joint Applicants PURSUANT TO an application filed on June 26, 2024 ("Application"), Buckeye Valley Rural Volunteer Fire District, dba Buckeye Valley Volunteer Rescue Unit ("BVFD" or "Proposed Transferee"), the holder of Certificate of Necessity ("C.O.N.") No. 8, has informed the Bureau of Emergency Medical Services and Trauma System ("BEMSTS" or "Bureau") that it wishes to transfer C.O.N. No. 8 to Buckeye Valley Rural Volunteer Fire District, dba Arizona Fire & Medical Authority ("AFMA" and "Proposed Transferee"). Proposed Transferee requests, in accordance with Arizona Revised Statutes ("A.R.S.") §§ 36-2232(A)(6) 36- 2236(B), and Arizona Administrative Code ("A.A.C.") R9-25-904, the transfer of 100% of the controlling interests in the Proposed Transferee ground ambulance company and C.O.N. No. 8 to Proposed Transferee. The Application provides: "The Buckeye Valley Fire District (BVFD) consolidated operational control of the District with the Arizona Fire and Medical Authority (AFMA) on December 20, 2023, by means of an Inter-Governmental Agreement, voted on and approved by the Boards of each participating District. The transfer of BVFD's CON # 8 to AFMA is one of the final steps in the consolidation process. By consolidating operational control BVFD becomes one of the participating members along with the North County Fire and Medical District and the South County Fire and Medical District. The combined Districts cover Sun City West, Whitman, Tonopah, and Sun Lakes under a centralized operational model. Ambulance Services are provided in Sun City West and Sun [L]akes. This addition will add to the combined coverage of portions of the West County including the City of Buckeye and a large unincorporated area to the West and North of Buckeye." PURSUANT TO A.R.S. §§ 36-2234(C), 36-2236(B), the Director of the Arizona Department of Health Services ("Director") may transfer a C.O.N. and waive the hearing required by A.R.S. § 36-2234(E) for such actions. THE DIRECTOR GIVES NOTICE that unless a written request for hearing regarding the proposed requested transfer is received by the Clerk of the Department, Office of Administrative Counsel and Rules, Arizona Department of Health Services ("Department"), 150 N. 18th Ave., Suite 540, Phoenix, Arizona 85007, by 5:00 p.m. June 19, 2025, the Director may transfer C.O.N. No. 8 based on the following information: 1. Proposed Transferee holds C.O.N. No. 8, valid through August 31, 2025. 2. Proposed Transferee has demonstrated to the Department that they have the expertise, integrity, fiscal competence, and resources to provide all of the ambulance services needed in the service area. Therefore, Proposed Transferee will be deemed to be fit and proper to provide all of the needed ambulance service in its service area, pursuant to A.R.S. §§ 36-2233(B)(3) and 36-2201(21), and that the proposed transfer is in the public's best interest. 3. Per A.A.C. R9-25-904, Proposed Transferee submitted the necessary application and information to transfer C.O.N. No. 8, including the appropriate filing fee. 4. If the transfer is approved by the Director, Proposed Transferee will control 100% of the assets and C.O.N. No. 8. 5. The proposed transaction will allow for the existing operations under C.O.N. No. 8 to continue. 6. Proposed Transferee has requested the legal address on C.O.N. No. 8 be amended as follows: * The following language on the C.O.N. No. 8 will be removed: "Central Operating Station: Buckeye, Arizona (25206 West State Route 85)." And will be replaced with: "18818 North Spanish Garden Drive, Sun City West, AZ 85375." 7. Proposed Transferee has requested that the type of service on C.O.N. No. 8 be amended as follows: * The following language on the C.O.N. No. 8 will be added: "Immediate Response Transports and Interfacility Transports." 8. No other changes have been requested by the Applicants. 9. Details of the Applicant's request for the changes stated above are open to the public and are contained in its application on file with the Clerk of the Department, Arizona Department of Health Services, 150 N. 18th Ave., Suite 540, Phoenix, Arizona 85007. Dated this 16th day of May, 2025. /s/Kimberly Reid Director's Designee 5/28, 6/4/25

RR-3928613#

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF VENTURA
NOTICE OF HEARING BY
PUBLICATION WELFARE &
INSTITUTIONS CODE §366.26
J073529
HEARING DATE: 07/31/2025
TIME: 08:30 AM
COURTROOM: J1**
In the matter of the Petition of the County of Ventura Human Services Agency regarding freedom from parental custody and control on behalf of Ryland-Elizabeth June Joyce, a child, To: Bobbi-Danielle Shain, Andrew Menard, and to all persons claiming to be the Parent of the above-named person who is described as follows: name: Ryland-Elizabeth June Joyce, Date of Birth: 07/22/2024, Place of Birth: Ventura, CA, Father's name: Andrew Menard, Mother's name: Bobbi-Danielle Shain. Pursuant to Welfare and Institutions Code Section 366.26, a hearing has been scheduled for your child. You are hereby notified that you may appear on 07/31/2025, at 8:30 a.m., or as soon as counsel can be heard in Courtroom J1 of this Court at Juvenile Justice Center 4353 Vineyard Ave. Oxnard, CA 93036. YOU ARE FURTHER ADVISED as follows: At the hearing the Court must choose and implement one of the following permanent plans for the child: adoption, guardianship, or long term foster care. Parental rights may be terminated at this hearing. On 07/31/2025, the Human Services Agency will recommend termination of parental rights. The child may be ordered placed in long term foster care, subject to the regular review of the Juvenile Court; or, a legal guardian may be appointed for the child and letters of guardianship be issued; or, adoption may be identified as the permanent placement goal and the Court may order that efforts be made to locate an appropriate adoptive family for the child for a period not to exceed 180 days and set the matter for further review; or, parental rights may be terminated. You are entitled to be present at the hearing with your attorney. If you cannot afford an attorney, you are entitled to have the Court appoint counsel for you. A thirty-day continuance may be granted if necessary for counsel to prepare the case. At all termination proceedings, the Court shall consider the wishes of the child and shall act in the best interest of the child. Any order of the Court permanently terminating parental rights under this section shall be conclusive and binding upon the minor person, upon the parent or parents, and upon all other persons who have been served with citation by publication or otherwise. After making such an order, the Court shall have no power to set aside, change, or modify it, but this shall not be construed to limit the rights to appeal the order. If the Court, by order or judgment, declares the child free from the custody and control of both parents, or one parent if the other no longer has custody and control, the Court shall, at the same time, order the child referred to the licensed County adoption agency for adoptive placement by that agency. The rights and procedures described above are set forth in detail in the California Welfare and Institutions Code Section 366.26. You are referred to that section for further particulars. Michael J. Planet, Executive Officer and Clerk, County of Ventura, State of California. Dated: 05/14/2025 by: Lesly Rodriguez Deputy Clerk, Children and Family Services Social Worker. 5/21, 5/28, 6/4, 6/11/25

RR-3927161#

MARICOPA
COUNTY

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: May 28, 2025 End of 30-day Public Comment Period: June 27, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed applications for the following facilities and is proposing to issue air quality permits. Facility ID F003403. Permit Number P0010899. APS Deer Valley Service Center, 2121 W Cheryl Dr, Phoenix 85021, Service Yard, Products of Combustion. Facility ID F001968. Permit Number P0012635. Energy Center Phoenix LLC, 514 E Buchanan St, Phoenix 85004, Cooling Towers, Particulate Matter. Facility ID F000468. Permit Number P0011516. The Farmers Gin Inc, 8400 S Turner Rd, Buckeye 85326, Cotton Ginning, Particulate Matter. Facility ID F001490.

Permit Number P0012763. Bonded Logic Inc, 24053 S Arizona Ave, Suite 151, Chandler 85248, Non-Woven Padding Manufacturing, Particulate Matter. Facility ID F000278. Permit Number P0012705. Kilauea Crushers Inc, Hwy 74 MP 10/N Picacho Wash Rd, Wickenburg 85358, Crushing and Screening, Particulate Matter. Facility ID F001265. Permit Number P0012203. Costco Fuel Facility #644, 2002 E Pecos Rd, Gilbert AZ 85295, Gasoline Resale, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F006627. Permit Number P0012313. SDC HWK LLC, 2950 S Litchfield Rd, Goodyear 85338, Data /Switch /Fulfillment Centers, Warehouse, Products of Combustion. Facility ID F002513. Permit Number P0012689. International Paper Company, 660 S 83rd Ave, Tolleson 85353, Corrugated Paperboard Manufacturing, Particulate Matter. Facility ID F006603. Permit Number P0012747. Ball Metal Beverage Container Corporation, 15101 W Peoria Ave, Waddell 85355, Metal Fabrication, Volatile Organic Compounds, Products of Combustion. Facility ID F001518. Permit Number P0011898. Legends Furniture Incorporated, 10300 W Buckeye Rd, Tolleson 85353, Wood Furniture Manufacture, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F003620. Permit Number P0010328. Woodcase Fine Cabinetry Inc, 1727 E Deer Valley Dr, Phoenix 85024, Wood Furniture Manufacture, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F002011. Permit Number P0009853. Parker Hannifin Corp, 7777 N Glen Harbor Blvd, Glendale 85307, Aerospace Component Manufacturing, Products of Combustion, Particulate Matter, Volatile Organic Compounds. Facility ID F001530. Permit Number P0011904. Honeywell International Inc, 1944 E Sky Harbor Circle N, Phoenix 85034, Aerospace Component Manufacturing, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F001256. Permit Number P0012817. Costco Fuel Facility #427, 15255 N Hayden Rd, Scottsdale 85260, Gasoline Resale, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F001266. Permit Number P0012638. Costco Fuel Facility #738, 2454 E Beardsley Rd, Phoenix 85050, Gasoline Resale, Volatile Organic Compounds, Hazardous Air Pollutants. Facility ID F001257. Permit Number P0011476. Costco Fuel Facility #436, 1445 W Elliot Rd, Tempe 85284, Gasoline Resale, Volatile Organic Compounds, Hazardous Air Pollutants. The applications, proposed Technical Support Documentation, and proposed permits may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443. 5/28, 6/4/25

RR-3930003#

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: May 28, 2025 End of 30-day Public Comment Period: June 27, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed an application for the following facility and is proposing to issue an air quality permit. Facility ID F001347. Permit Number P0007376. Southwest Regional Landfill, 24427 S Hwy 85, Buckeye 85326, Municipal Solid Waste Landfill, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants. The application, proposed Technical Support Documentation, and proposed permit may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the

first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. Title V permits are subject to review by the U.S. Environmental Protection Agency (EPA). If the EPA does not object in writing to the issuance of this proposed title V permit, any person may petition the EPA within 60 days after the expiration of the EPA's 45-day review period to make such objection. Any such petition shall be based only on objections to the permit that were raised with reasonable specificity during the public comment period. See 40 CFR 70.8 and https://www.epa.gov/title-v-operating-permits/title-v-petitions for additional information. In accordance with Rule 210 §303.5, any person who petitions the EPA under 40 CFR 70.8(g) shall notify the Control Officer by certified mail of such petition as soon as possible, but in no case more than 10 days following such petition. Such notice shall include the grounds for objection and whether such objections were raised during the public comment period. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443. 5/28, 6/4/25

RR-3929998#

PROBATE

**NOTICE TO CREDITORS
CASE NO.: PB2025-003950
SUPERIOR COURT OF THE STATE OF
ARIZONA
FOR THE COUNTY OF MARICOPA**
In the Matter of the Estate of
ELAINE CARLSON, Deceased.
NOTICE TO HEIRS OF INFORMAL
APPOINTMENT OF PERSONAL
REPRESENTATIVE – PERSON
DIED WITHOUT A WILL – HOLLY E.
CARLSON 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 Quinn
DeAngelis, Esq., DEANGELIS LEGAL,
16430 N. Scottsdale Road, Suite 170,
Scottsdale, Arizona 85254.
DATED: May 27, 2025.
/s/Holly E. Carlson
HOLLY E. CARLSON
Personal Representative

6/4, 6/11, 6/18/25

RR-3933314#

**NOTICE TO CREDITORS
IN THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**
THE RIEKER FAMILY TRUST DATED
OCTOBER 6, 2009
Betty J. Rieker of Peoria, Arizona, died in
Peoria, Arizona on May 12, 2025.
NOTICE IS HEREBY GIVEN that Judy
P. Robbins is the Successor Trustee of the
Rieker Family Trust dated October 6,
2009. All persons having claims against
the estate, and/or the Rieker Family Trust
dated October 6, 2009 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 Judy P. Robbins in care of
the following:
Kirsten Copeland, No. 021721
Copeland Law Offices, PLLC
9017 North 57th Drive
Glendale AZ 85302
DATED: May 28, 2025
/s/Kirsten Copeland
6/4, 6/11, 6/18/25

RR-3933313#

**NOTICE TO BENEFICIARY OF
UNKNOWN LOCATION
IN THE STATE OF ARIZONA
COUNTY OF MARICOPA**
In the Matter of the
Cherry Family Trust dated 02/13/1993
To: Cory R. Bennet, and persons
claiming an interest through him:
NOTICE IS HEREBY GIVEN that:
1. Jodi C. Placek and Lisa L. Harris are
Co-Trustees administering the Cherry
Family Trust dated February 13, 1993,
following the death of grantor Clair H.
Cherry, followed by the death of grantor
Marjorie H. Cherry.
2. The Trustee has been unable to locate
Cory R. Bennet despite reasonable and
diligent efforts. Cory R. Bennet may
have an interest as beneficiary under the
Trust. Pursuant to Arizona statutes that
authorize notice by publication, which
is herein provided in lieu of personal
service.
3. If you are the person named above,
or if you have information regarding this
person's whereabouts, please contact the
Trustee, through undersigned
counsel as indicated below, immediately.
4. You are further notified that unless
you respond to this notice within four (4)
months of the date of first publication,
your interest in the Trust may be
administered without further notice
to you, and the Trustee may petition
the court for instructions or make
distributions excluding your interest as
permitted by law. You may contact the
Co-Trustees in writing at:
Jodi C. Placek & Lisa L. Harris
c/o Ian Hasegawa, Esq.
HP LAW
19420 N. 59th Ave, Ste. C-265
Glendale, AZ 85308
DATED this April 29, 2025.
HASEGAWA PROBATE & ESTATE
PLANNING PLC
/s/Ian Hasegawa, Esq.
Attorney for Trustees
6/4, 6/11, 6/18/25

RR-3932824#

**NOTICE OF INITIAL HEARING
REGARDING PETITION FOR
APPOINTMENT OF CONSERVATOR
FOR A MINOR A.R.S. §14-5401-5443
CASE NO. PB2025-004125
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**
PROBATE COURT ADMINISTRATION
In the Matter of
TORRI ROSE
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
notice 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 TINA ROSE has
filed the following:
APPOINTMENT FOR APPOINTMENT
OF CONSERVATOR FOR A MINOR
A.R.S. §14-5401-5443
2. COURT HEARING. An initial hearing
has been scheduled to consider the
Petition as follows:
DATE and TIME: Thursday, August 7,
2025 at 2:30 PM
JUDICIAL OFFICER: Commissioner
Sarah Selzer
PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 108
TELEPHONE NO: (602) 372-0756
Pursuant to A.R.S. § 14-1306(A), if duly
demanded, a party is entitled to trial
by jury in any proceeding in which any
controverted question of fact arises as to
which any party has a constitutional right
to trial by jury.
Any interested person, including the
Petitioner and the Petitioner's attorney,
may attend the Initial Hearing virtually
unless the Court has specifically ordered
that person to attend the hearing in
person. To attend the hearing virtually,
use Court Connect as described in
Section 3 below. If the Court has
specifically ordered you to attend the

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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-pbc01 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-pbc01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:

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

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/4, 6/11, 6/18/25

RR-3932786#

NOTICE TO CREDITORS CASE NO.: PB2025-002902

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

In the Matter of the Estate of:
SHEILA MARY McDONALD,

Deceased.
Notice is given that Stephanie McCollum, LF#20560, was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at the following address:

Estate of SHEILA MARY McDonald, Deceased
c/o Theut Scaringelli & Kupiszewski, PLC, 8901 E. Mountain View Rd., Suite 114, Scottsdale, Arizona 85258
RESPECTFULLY SUBMITTED MAY 29, 2025.

THEUT SCARINGELLI & KUPISZEWSKI, PLC
By: /s/Lawrence F. Scaringelli, Esq.
6/4, 6/11, 6/18/25

RR-3932786#

NOTICE TO CREDITORS

BRETT L. RICHMOND TRUST DATED AUGUST 17, 2005

NOTICE IS HEREBY GIVEN that LARRY E. PARKHURST is the current Trustee of this Trust, wherein BRETT L. RICHMOND is the Grantor. BRETT L. RICHMOND died on May 4, 2025. All persons having claims against the estate of BRETT L. RICHMOND or the interest of BRETT L. RICHMOND in this 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 delivery or mailing a written statement of the claim to LARRY E. PARKHURST, Trustee, 662 Dawn Avenue, Erie, Colorado 80516. Dated this 22ND day of MAY 2025.

/s/Larry E. Parkhurst, Trustee
6/4, 6/11, 6/18/25

RR-3932601#

NOTICE TO CREDITORS

(By Publication)
In the Matter of the Trust and Estate of ZELLA BEATRICE WILLIFORD

Deceased.
NOTICE IS HEREBY GIVEN that the undersigned is the successor Trustee of the ZELLA BEATRICE WILLIFORD LIVING TRUST, dated July 22, 2016 ("Trust"). All persons having claims against the Decedent or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Trustee at:

Robert Alan Williford
c/o Cathy L. Knapp
Frazer, Ryan, Goldberg & Arnold, L.L.P.
1850 North Central Avenue, Suite 1800
Phoenix, Arizona 85004

DATED this 26th day of May, 2025.
/s/Robert Alan Williford, as Successor Trustee of the Zella Beatrice Williford Living Trust, dated July 22, 2016
6/4, 6/11, 6/18/25

RR-3932578#

Notice To Creditors/Sue Erickson
Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 P: (480) 348-1590 F: 1 (866) 404-5085 firm@phenixlawteam.com Emily B. Kile, Esq., #018819 Attorney for Personal Representative, Stacia Ortega In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Sue Erickson, Deceased, No. PB2025-003974 Notice To Creditors Notice is given that Stacia Ortega was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Emily B. Kile, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261. Dated this 27th day of May, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261 Attorney for Personal Representative
6/4, 6/11, 6/18/25

RR-3932550#

Notice Of Informal Appointment Of Personal Representative/Sue Erickson
Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 P: (480) 348-1590 F: 1 (866) 404-5085 firm@phenixlawteam.com Emily B. Kile, Esq., #018819 Attorney for Personal Representative, Stacia Ortega In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Sue Erickson, Deceased, No. PB2025-003974 Notice Of Informal Appointment Of Personal Representative (Intestate Estate) You are notified that: 1. Notice is being sent to those persons who have, or may have, some interest in the estate of Sue Erickson ("Decedent") 2. Decedent died on March 31, 2025. 3. Stacia Ortega filed an Application for Informal Appointment of Personal Representative in the above-named court, requesting that Stacia Ortega be appointed Personal Representative of the estate. 4. On May 16, 2025, the registrar appointed Stacia Ortega as Personal Representative of the estate without bond. 5. Bond is not required. 6. An heir of decedent wishing to contest the probate has four months from the receipt of this notice to commence a formal testacy proceeding. 7. Papers relating to the estate are on file with the Court and are available for inspection. Dated this 27th day of May, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261 Attorney for Personal Representative
6/4, 6/11, 6/18/25

RR-3932549#

Notice Of Initial Hearing Regarding: Petition to Approve Sale of Restricted Property and Petition for Instructions/Gloria Distant
Superior Court Of Arizona In Maricopa County Issued And Filed: 5/23/2025 Probate Court Administration In the Matter of Gloria Distant Case No. PB2024-003986 Notice Of Initial Hearing Regarding: Petition to Approve Sale of Restricted Property and Petition for Instructions 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 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 Marsha

Degennaro has filed the following: Petition to Approve Sale of Restricted Property and Petition for Instructions 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, July 7, 2025 at 11:00 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/bazmc-pbj04 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-pbj04 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>
6/4, 6/6, 6/9/25

RR-3932548#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT

CASE NO. PB2025-003409
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
K E N Y A T A R I N
TO: ASCENSION ORONA DUARTE - FATHER

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 YESENIA TARIN DE ANDA has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Thursday, June 19, 2025 at 10:15 AM JUDICIAL OFFICER: Commissioner Janet Corral PLACE: 222 E. JAVELINA AVENUE, MESA, AZ 85210 - COURTROOM 302 TELEPHONE NO: (602) 372-0425 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial

by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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-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/bazmc-pcc10 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 728 539 63# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/2, 6/4, 6/6/25

RR-3932481#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT

CASE NO. PB2025-002389
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
M A Y S O N A N D R E S
H E R M O S I L L O A V E N D A N O
TO: JOSE DE CARMEN AVENDANO
PANAMA - FATHER

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 ROSEMARY SANDRA SIOR has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, June 24, 2025 at 11:00 AM JUDICIAL OFFICER: Commissioner Jeffrey Altieri PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207 TELEPHONE NO: (602) 506-3381 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Unless the above-named Judicial Officer orders otherwise, the Petitioner (an, if the

Petitioner is represented, the Petitioner's attorney) is not required to attend the Initial Hearing. Any interested person who does not oppose the relief requested in the Petition is likewise not required to attend the Initial Hearing. However, any interested person who opposes the relief requested in the Petitioner must EITHER file with the court a written response at least seven (7) calendar days before the Initial Hearing date OR the interested person or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom described above at the time of the Initial Hearing OR virtually use Court Connect as described in Section 3 below. Any interested person who plans on attending the Initial Hearing virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the 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.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/bazmc-pbc03 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-pbc03 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>
6/2, 6/4, 6/6/25

RR-3932476#

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

CASE NO. PB2025-002598
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
Ermadell Michael

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 Andrea Biggs 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:

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

DATE and TIME: Thursday, July 10, 2025 at 11:00 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.

Unless the above-named Judicial Officer orders otherwise, the Petitioner (an, if the Petitioner is represented, the Petitioner's attorney) is not required to attend the Initial Hearing. Any interested person who does not oppose the relief requested in the Petition is likewise not required to attend the Initial Hearing. However, any interested person who opposes the relief requested in the Petitioner must EITHER file with the court a written response at least seven (7) calendar days before the Initial Hearing date OR the interested person or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom described above at the time of the Initial Hearing OR virtually use Court Connect as described in Section 3 below. Any interested person who plans on attending the Initial Hearing virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing.

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpb04 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/jbzmcpb04 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> 6/2, 6/4, 6/6/25

RR-3932473#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR

CASE NO. PB2025-004028
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
CASON DEZZANI

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 TORIN SCOTT DEZZANI has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR

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

DATE and TIME: Tuesday, August 5, 2025 at 10:15 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/jbzmcpb04 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/jbzmcpb04 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> 6/2, 6/4, 6/6/25

RR-3932448#

NOTICE TO CREDITORS
CASE NO. PB2025-003870

(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:
SANDRA GARD,
Deceased.

NOTICE IS HEREBY GIVEN that SCOTT GARD has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Caleb S. Lihn, Esq., at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382.
RESPECTFULLY SUBMITTED this 27 day of May, 2025.

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

Attorneys for Personal Representative
6/4, 6/11, 6/18/25

RR-3932414#

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

CASE NO. PB2025-003208
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
ALICE A FEUERSTEIN

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 David E. Longo has filed the following:

PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR FOR AN ADULT

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

DATE and TIME: Wednesday, July 2, 2025 at 8:45 AM

JUDICIAL OFFICER: Commissioner Jeffrey Altieri

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

TELEPHONE NO: (602) 506-3381

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpb04 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/jbzmcpb04 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> 6/4, 6/6, 6/9/25

RR-3932388#

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

CASE NO. PB2025-004109
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
MICHAEL JOSEPH ZAVAL JR.

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 JOEL N REISSNER has filed the following:

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

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

DATE and TIME: Thursday, August 14, 2025 at 9:00 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/jbzmcpb04 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/jbzmcpb04 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> 6/4, 6/6, 6/9/25

RR-3932380#

NOTICE OF HEARING ON: PETITION FOR ALLOWANCE OF CLAIM AGAINST ESTATE
Case No. PB2023-003192
SUPERIOR COURT OF THE STATE OF ARIZONA

COUNTY OF MARICOPA
In the Matter of the Estate of:
JAMES A. LARKIN,
Deceased.

NOTICE IS GIVEN that Bienert Katzman Littrell Williams, LLP, creditor, filed a Petition for Allowance of Claim Against the Estate (the "Petition") and the Initial Hearing on the Petition will be heard virtually on July 9, 2025

at 11:15 a.m. before Commissioner Joseph M. Rhoades, 14264 W. Tierra Buena Lane, Courtroom 122, Suite B, Surprise, Arizona 85374. The Court has authorized virtual/remote attendance. You may appear remotely via Microsoft Teams. The Microsoft Teams link for remote attendance is: <https://url.us.mimemcastprotect.com/s/9xPIC0R9nKIQMKLPFwfr9R-C2K?domain=teams.microsoft.com> Meeting ID: 259 090 776 902

Or call in (audio only)+ 1 917-781-4590
Conference ID: 885 933 309#

This is a legal notice; your rights may be affected. You are not required to attend this hearing, but in some cases A.R.S. § 14-5401(D) may prohibit the court from granting the relief requested in the petition if you have not appeared before the court. 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 hearing:

(1) unless otherwise prohibited by law, 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: May 28, 2025

SPENCER FANE LLP
By:/s/Arnold D. Lee
William A. Clarke
Arnold D. Lee

Attorney for Creditor Bienert Katzman Littrell Williams, LLP

6/4, 6/6, 6/9/25

RR-3932378#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE

CASE NO. PB2022-001146
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
DARRELL NICHOLAS

WARNING

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados.

You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

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

(1) the court may grant the relief requested in the petition without further proceedings, and

(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that SCOTT C TIPPIT has filed the following:

PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE

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

DATE and TIME: Wednesday, July 9, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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-pbc02 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-pbc02 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>

6/4, 6/6, 6/9/25

RR-3932372#

NOTICE TO CREDITORS

NO. PB2025-003697

ARIZONA SUPERIOR COURT

COUNTY OF MARICOPA

In the Matter of the Estate of SANDRA AGUILAR,

Decedent.

NOTICE is hereby given that Jolie Ann Chitwood has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice, or within four (4) months after the date of direct receipt 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 through their attorney, Bueler Jones LLP, c/o John Paul Jones at the following address:

Estate of Sandra Aguilar
c/o Bueler Jones LLP
1300 North McClintock Drive, Suite B-4
Chandler, Arizona 85226
DATED: April 30, 2025.

By: /s/John Paul Jones
Bueler Jones, LLP

6/4, 6/11, 6/18/25

RR-3932345#

NOTICE TO CREDITORS

NO. PB2025-003324

ARIZONA SUPERIOR COURT

COUNTY OF MARICOPA

In the Matter of the Estate of GLEN ALAN FROECHTE,

Decedent.

NOTICE is hereby given that Paul Jay Froechte has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice, or within four (4) months after the date of direct receipt 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 through their attorney, Bueler Jones LLP, c/o John Paul Jones at the following address:

Estate of Glen Alan Froechte
c/o Bueler Jones LLP
1300 North McClintock Drive, Suite B-4
Chandler, Arizona 85226
DATED: April 23rd, 2025.

By: /s/John Paul Jones
Bueler Jones, LLP

6/4, 6/11, 6/18/25

RR-3932341#

Notice To Creditors/Catherine Elizabeth Ramsey

Name: Holly Restifo Address: 4114 E. Union Hills Dr Unit 1218 City, State, Zip: Phoenix, AZ 85050 Daytime Telephone No: 602-402-4639 Representing Self, Without a Lawyer Shannon Trezza AZCLDP #80880 AZ Statewide Paralegal

AZCLDP #80890 Arizona Superior Court, Maricopa County In the Matter of the Estate of: Catherine Elizabeth Ramsey, Date of Birth: July 4, 1938 Deceased. Case No. PB2025-003872 Notice To Creditors Notice Is Hereby Given that Holly Restifo 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 4114 E. Union Hills Dr Unit 1218, Phoenix, AZ 85050 Dated this 23rd day of April, 2025. /s/ Holly Restifo 4114 E. Union Hills Dr Unit 1218, Phoenix, AZ 85050 6/4, 6/11, 6/18/25

RR-3932325#

Notice To Creditors/Rose Trust Dated December 28, 1987, as Amended and Restated

Notice Is Hereby Given that Jacqueline Rose died on March 20, 2025 and that Stuart Rose is the Successor Trustee of the Rose Trust Dated December 28, 1987, as Amended and Restated. Pursuant to A.R.S. § 14-6103, all persons having claims against the Trust Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee c/o Robert E. Jones, Jr., Gallagher & Kennedy, P.A., 2575 East Camelback Road, Phoenix, Arizona 85016-9225. Dated May 23, 2025 /s/ Otto S. Shill, III Attorney for Successor Trustee 6/4, 6/11, 6/18/25

RR-3932324#

Notice To Creditors/Theodore Washburne Theut Scaringelli & Kupiszewski Paul J. Theut, Esq. SBN 011998 Lawrence F. Scaringelli, Esq. SBN 014036 Jennifer L. Kupiszewski, Esq. SBN 019916 Stephen J.P. Kupiszewski, Esq. SBN 013290 James X. Theut, Esq. SBN 036699 Kiernan S. Curley, Esq., Of Counsel SBN 027227 Roger D. Curley, Esq., Of Counsel SBN 010590 8901 E. Mountain View Road, Suite 114 Scottsdale, AZ 85258 Phone: (602) 830-0300 Email: kupadmin@tsklawaz.com Attorneys for Personal Representative, Kathryn Washburne In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of: Theodore Washburne, Deceased. Case No.: PB2025-001391 Notice To Creditors For Publication (The Honorable Joseph Rhoades) Notice is given that Kathryn Washburne 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: Theut Scaringelli & Kupiszewski P.C., Jennifer L. Kupiszewski, Esq., 8901 E. Mountain View Road, Suite 114 Scottsdale, AZ 85258 Kupadmin@tsklawaz.com Dated this 26th day of May, 2025. /s/ Jennifer L. Kupiszewski, Esq. Attorneys for Personal Representative 6/4, 6/11, 6/18/25

RR-3932323#

Notice Of Initial Hearing Regarding: Application (Petition) For Formal Appointment Of Special Administrator/ Meagan Erichiello

Superior Court Of Arizona In Maricopa County Issued And Filed: 5/9/2025 Probate Court Administration In the Matter of Meagan Erichiello Case No. PB2025-001067 Notice Of Initial Hearing Regarding: Application (Petition) For Formal Appointment Of Special Administrator 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 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 Mary K Maloney has filed the following: Application (Petition) For Formal Appointment Of Special Administrator 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Tuesday, July 8, 2025 at 10:00 AM Judicial Officer: Commissioner Vanessa Smith Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 303 Telephone No: (602) 506-6086 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc11 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> if you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc11 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/4, 6/6, 6/9/25

RR-3932320#

NOTICE TO CREDITORS

NO. PB2025-004176

(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 MICHAEL ALEXANDER DOBBS,

Deceased.

Notice is given that SUZANNE DOBBS was appointed Personal Representative of this estate on May 23, 2025. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at c/o Nicole Pavlik Law Firm, PLC, 706 E. Bell Road, Suite 126, Phoenix, Arizona 85022. DATED: May 28, 2025

NICOLE PAVLIK LAW FIRM, PLC
/s/Nicole Pavlik
Attorney for Personal Representative
6/4, 6/11, 6/18/25

RR-3932327#

NOTICE TO CREDITORS

NO. PB2025-004173

(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 CANDICE JOYCE SCHNORF,

Deceased.

Notice is given that CHARITY MACMILLAN was appointed Personal Representative of this estate on May 23, 2025. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering

or mailing a written statement of the claim to the personal representative at c/o Nicole Pavlik Law Firm, PLC, 706 E. Bell Road, Suite 126, Phoenix, Arizona 85022.

DATED: May 28, 2025

NICOLE PAVLIK LAW FIRM, PLC
/s/Nicole Pavlik
Attorney for Personal Representative
6/4, 6/11, 6/18/25

RR-3932233#

NOTICE TO CREDITORS BY PUBLICATION

NO. PB2025-003839

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of LUIS FLORES PEREZ,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Rosario Perez 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 Rosario Perez, 9213 W McKinley, Tolleson, Arizona 85353.
DATED this 23 day of May, 2025.

By: /s/Rosario Perez
9213 W McKinley
Tolleson, Arizona 85353
Personal Representative
6/4, 6/11, 6/18/25

RR-3932141#

NOTICE TO CREDITORS

NO. PB2025-004022

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of CATHERINE MARIE SALUTE,

Deceased.

NOTICE IS GIVEN that: Andrea L. Sylvia and Nicholas J. Salute have been appointed as Co-Personal Representatives 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 Andrea L. Sylvia and Nicholas J. Salute, 7632 W. Mescal St., Peoria, AZ 85345. DATED 5/28/25.

By: /s/Andrea L. Sylvia
Personal Representative
By: /s/Nicholas J. Salute
Personal Representative
6/4, 6/11, 6/18/25

RR-3932128#

NOTICE TO CREDITORS

NO. PB2025-004138

SUPERIOR COURT OF ARIZONA

IN AND FOR MARICOPA COUNTY

In the Matter of the Estate of TAMARA ELLYN BAYNE,

Deceased.

Notice is given that Leonard Kirk Bayne 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: 5-21-2025.

PENNINGTON LAW, PLLC
By /s/ Andre L. Pennington, Esq.
Attorney for Leonard Kirk Bayne
6/4, 6/11, 6/18/25

RR-3932077#

NOTICE TO CREDITORS OF THE ILDA REMUS SHIBE SEPARATE PROPERTY TRUST

DATED NOVEMBER 1, 2004

NOTICE IS HEREBY GIVEN that Ilda Remus Shibe, the Settlor of The Ilda Remus Shibe Separate Property Trust dated November 1, 2004, is deceased. There may not be a probate estate administered for Ilda Remus Shibe. Daniel Edwin Smith is the current acting Successor Trustee. Creditors of Ilda Remus Shibe or Ilda Remus Shibe Separate Property Trust must present their claims within four months after the date of the first publication of this notice

or such claims will be forever barred against the trust estate, the trustee, and beneficiaries of the trust. Creditors may present their claims by either delivering or mailing a written statement of the claim to the Trustee at the address provided below:

Daniel Edwin Smith
115 Second Street, #1462
Langley, WA 98260
DATED this 27th day of May 2025.

/s/ Daniel Edwin Smith
Successor Trustee

6/4, 6/11, 6/18/25

RR-3932071#

NOTICE TO CREDITORS

In the Matter of THE ALDINGER LIVING TRUST, dated June 4, 2007

NOTICE IS HEREBY GIVEN that the undersigned is now serving as Successor Trustee of the ALDINGER LIVING TRUST. All persons having claims against the trust estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the Successor Trustee, c/o MICHAEL J. McGREEVY, Attorney at Law, 9745 W. Bell Road, Suite 125, Sun City, Arizona, 85351. DATED this 12 day of MAY

/s/Anne Marion Mickey,
Successor Trustee of the ALDINGER LIVING TRUST

By /s/Michael J. McGreevy
Attorney for Successor Trustee
6/4, 6/11, 6/18/25

RR-3932049#

NOTICE TO CREDITORS

NO. PB2025-000250

SUPERIOR COURT OF THE STATE OF

ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of WILLIAM J. RICHARDS, JR.

Deceased.

Notice is given that Margarita Arana Richards 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 St., Suite M, Wickenburg, Arizona 85390. DATED: May 28, 2025

HOPKINS LAW, PLLC
/s/Brigid Hopkins, Esq.
Attorney for Personal Representative
6/4, 6/11, 6/18/25

RR-3932046#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF SPECIAL ADMINISTRATOR

CASE NO. PB2025-001432

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

MICHAEL FREDERICK MCCOY

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 S PLATTNER has filed the following: PETITION FOR APPOINTMENT OF SPECIAL ADMINISTRATOR

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

DATE and TIME: Monday, June 23, 2025 at 11:00 AM

JUDICIAL OFFICER: Commissioner Jeffrey Altieri

PLACE: 125 W. WASHINGTON

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

STREET, PHOENIX, AZ 85003 - COURTROOM 207

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.

Unless the above-named Judicial Officer orders otherwise, the Petitioner (an, if the Petitioner is represented, the Petitioner's attorney) is not required to attend the Initial Hearing. Any interested person who opposes the relief requested in the Petition is likewise not required to attend the Initial Hearing. However, any interested person who opposes the relief requested in the Petitioner must EITHER file with the court a written response at least seven (7) calendar days before the Initial Hearing date OR the interested person or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom described above at the time of the Initial Hearing OR virtually use Court Connect as described in Section 3 below. Any interested person who plans on attending the Initial Hearing virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the 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.

3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/ibazmc-pbc05](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/ibazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/4, 6/6, 6/9/25

RR-3932021#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT CASE NO. PB2025-001571 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of RIKKI RENEE SANCHEZ 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 VICTORIA GALLARDO has filed the following: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Monday, June 16, 2025 at 10:00 AM JUDICIAL OFFICER: Commissioner

Vanessa Smith PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109 TELEPHONE NO: (602) 506-6086 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](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/ibazmc-pcc11](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/30, 6/2, 6/4/25

RR-3931959#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR FOR AN ADULT CASE NO. PB2025-002519 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of EMMA RITCHEY 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 NANCY J SETNAN has filed the following: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR FOR AN ADULT 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, June 17, 2025 at 10:30 AM JUDICIAL OFFICER: Commissioner Elizabeth Bingert PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002 TELEPHONE NO: (602) 372-0270 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/ibazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/ibazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you

do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/30, 6/2, 6/4/25

RR-3931958#

NOTICE TO CREDITORS (No. PB2025-004144 (For Publication) SUPERIOR COURT OF ARIZONA COUNTY OF MARICOPA In the Matter of the Estate of JOHN F. KRAMER,

Deceased, MAUREEN KRAMER was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Hough Law Offices, P.L.L.C., 2500 South Power Road, Suite 114, Mesa, Arizona 85209. DATED this 21st day of May, 2025

/s/Maureen Kramer 8840 E. Sunland Avenue #128 Mesa, Arizona 85208 /s/Jacqueline D. Hough, #024234 Hough Law Offices, P.L.L.C. 2500 South Power Road, Suite 114 Mesa, Arizona 85209 Attorney for MAUREEN KRAMER, Personal Representative 6/4, 6/11, 6/18/25

RR-3931908#

NOTICE OF INITIAL HEARING REGARDING: AMENDED PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-002239 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of Marti Lynn Schreder 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 Michael Ray Masterson 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: Thursday, July 10, 2024, at 9:15 AM JUDICIAL OFFICER: Commissioner ELIZABETH BINGERT PLACE: 125 W Washington St, Phoenix, AZ 85003

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-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/ibazmc-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#: 454 344 082#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/2, 6/4, 6/6/25

RR-3931670#

NOTICE TO CREDITORS In the Matter of the Trust and Estate of: Donna Jean Miller, Deceased NOTICE IS HEREBY GIVEN that Kurtis W. Miller is the Successor Trustee of The Donna Jean Miller 2003 Revocable Trust. All persons having claims against the Trust or Estate of Donna Jean Miller 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, Kurtis W. Miller at 6412 W. Misty Willow Ln., Glendale, AZ 85310. DATED this 4th day of June, 2025.

/s/Kurtis W. Miller 6/4, 6/11, 6/18/25

RR-3931457#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF SPECIAL ADMINISTRATOR CASE NO. PB2025-004004 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of WILLIAM COLLINS 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 DENNIS O'BERRY has filed the following: PETITION FOR APPOINTMENT OF SPECIAL ADMINISTRATOR 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, July 16, 2025 at 10:00 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/ibazmc-pbc05](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/ibazmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 5/30, 6/2, 6/4/25

RR-3931142#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2024-003958 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of VIRGIL OWINGS 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 RUTH ANN GOODWIN 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: Friday, August 8, 2025 at 9:00 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc04](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/jbzmcpbc04 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>
5/30, 6/2, 6/4/25

RR-3931136#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2024-003959
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
BARBARA OWINGS

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 RUTH ANN GOODWIN 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: Friday, August 8, 2025 at 9:15 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/jbzmcpbc04](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/jbzmcpbc04 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>
5/30, 6/2, 6/4/25

RR-3931133#

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: 5/19/2025
Probate Court Administration In the Matter of Donna Keehn Case No. PB2024-091163 Notice Of Initial Hearing Regarding: Amended Petition For Formal Probate Of Will And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Jenny Lee Webdale has filed the following: Amended Petition For Formal Probate Of Will And Appointment Of Personal Representative 2. Court Hearing: An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, July 23, 2025 at 10:45 AM Judicial Officer: Commissioner 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/jbzmcpbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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>
5/30, 6/2, 6/4/25

RR-3930990#

NOTICE TO CREDITORS
CASE NO.: PB2025-003365
(publication)
SUPERIOR COURT OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of ROBERT A. MAYER, an Adult widowed man

NOTICE IS HEREBY GIVEN that Joseph L. Mayer 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 first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of Schoaf Law Office, Thomas L. Schoaf, P. O. Box 2446, Litchfield Park, AZ 85340. Dated this 20th day of May 2025.

Schoaf Law Office
/s/Thomas L. Schoaf
Thomas L. Schoaf
Schoaf Law Office
PO Box 2446
Litchfield Park, Arizona 85340
5/28, 6/4, 6/11/25

RR-3930834#

NOTICE TO CREDITORS
CASE NO.: PB2024-004474
(for Publication)
STATE OF ARIZONA SUPERIOR COURT
COUNTY OF MARICOPA

In Re the Estate of RICHARD D. McDONNELL,

Deceased.
NOTICE IS HEREBY GIVEN that Katherine Trojahn, Licensed Fiduciary No. 20718 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 13794 W. Waddell Rd., Suite 203-129, Surprise, AZ 85379.
DATED this 20 day of May, 2025.
/s/Katherine Trojahn, Licensed Fiduciary No. 20718

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

RR-3930832#

NOTICE TO CREDITORS
CASE NO.: PB2024-091213
(for Publication)
STATE OF ARIZONA SUPERIOR COURT
COUNTY OF MARICOPA

In Re the Estate of PATRICIA ANN BAKER,

Deceased.
NOTICE IS HEREBY GIVEN that Katherine Trojahn, Licensed Fiduciary No. 20718 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 13794 W. Waddell Rd., Suite 203-129, Surprise, AZ 85379.
DATED this 20th day of May, 2025.
/s/Katherine Trojahn, Licensed Fiduciary No. 20718

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

RR-3930831#

NOTICE TO CREDITORS
(for Publication)

NOTICE IS HEREBY GIVEN that BEN ROBERT SANDERS and WILLIAM RANDALL SANDERS are the Trustee of THE SANDERS FAMILY TRUST dated May 28, 1999, as amended, wherein BEVIE T. SANDERS and VIRGINIA M. SANDERS were the Trustors. BEVIE T. SANDERS died on June 25, 2015. VIRGINIA M. SANDERS ("Decedent") died on February 3, 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 co-Trustees at 723 E. Granada Drive, Tempe, AZ 85281 or at 3491 Gregg Road, Gainesville, GA 30507.

DATED 5/19/2025

/s/Ben Robert Sanders
BEN ROBERT SANDERS
Trustee
/s/William R. Sanders
WILLIAM R. SANDERS
Trustee

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

RR-3930815#

NOTICE TO CREDITORS
NO. PB2025-003849
THE SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of ROBERT WARREN FRAKER,

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 the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Personal Representative in care of MICHAEL L. CHAMBERS, Attorney at Law, 16901 N. Boswell Blvd., Sun City, Arizona 85351.
DATED MAY 14, 2025.

/s/Andrew Scott Ridgway
17775 N. 143rd Circle
Surprise, AZ 85374

/s/Michael L. Chambers
Attorney for Personal Representative
5/28, 6/4, 6/11/25

RR-3930812#

NOTICE TO CREDITORS

RUSH TRUST DATED MARCH 16, 2015
NOTICE IS HEREBY GIVEN that Robert A. Rush is the sole surviving Trustee of the RUSH TRUST DATED MARCH 16, 2015. Trustors were JAMES A. RUSH and CAROL E. RUSH.
Pursuant to A.R.S. § 14-6103, all persons having claims against the RUSH TRUST DATED MARCH 16, 2015 are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, or the claim will be forever barred. Claims must be presented to the Successor Trustee at the following address:
Robert A. Rush
4020 Airport Blvd., Unit 13
Austin, TX 78722
DATED: May 20, 2025.

/s/Robert A. Rush, Trustee

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

RR-3930809#

NOTICE TO CREDITORS

In the Matter of the Estate of TISHA NICOLE HERNADEZ,

deceased

NOTICE IS HEREBY GIVEN that TISHA NICOLE HERNADEZ died on January 20, 2025. No probate of Decedent's estate is anticipated. Miguel A. Hernandez has retained our firm to assist with the administration of the estate. In accordance with A.R.S. § 14-6103, 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 within sixty days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented to Miguel A. Hernandez, c/o BRADLEY & LESUEUR, P.C., 14301 N. 87th Street, Suite 208, Scottsdale, AZ 85260.
DATED this 19th day of May 2025.

Miguel A. Hernandez
By /s/ Leon LeSueur
Attorney for
14301 North 87th Street, Suite 208
Scottsdale, Arizona 85260
Leon@BLSAZLaw.com
(480) 584-3517

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

RR-3930805#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE IN SUBSEQUENT ADMINISTRATION (WITH NOTICE)
CASE NO. PB2001-000053
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of GEORGE ASHTON

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 PATRICIA ANGELICA DUNNE has filed the following:

P E T I T I O N F O R F O R M A L APPOINTMENT OF PERSONAL REPRESENTATIVE IN SUBSEQUENT ADMINISTRATION (WITH NOTICE)

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

DATE and TIME: Wednesday, July 23, 2025 at 9:30 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/jbzmcpbc04](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/jbzmcpbc04 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>

5/30, 6/2, 6/4/25

RR-3930639#

NOTICE OF HEARING ON PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
NO. PB2025-003258

IN THE SUPERIOR COURT OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of JONATHAN MADSON,

deceased.

NOTICE IS HEREBY GIVEN that a Petition for Formal Appointment of Personal Representative has been filed in the above-named Court requesting that Letters of Personal Representative be issued to REBECCA MADSON. Hearing has been set to consider the Petition on July 9, 2025 at 10:15 a.m. The location of the Court hearing is the Maricopa County Superior Court,

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Northeast Regional Court Center, 18380 N 40th St., Courtroom E109, Phoenix, AZ 85032, but respondents may join online on Microsoft Teams. The Judicial Officer presiding at aforesaid hearing is Commissioner Jeffrey Altieri.

DATED this 22nd day of May, 2025.
LIFEGUARDING LEGACIES, PLLC.
/s/Heidi J. Thompson, 4937 Blanche Ct., Saint Cloud, Florida 34772. (602) 529-1827.

Email contact: info@lifeguardinglegacies.com.
Attorney for Petitioner.

5/30, 6/2, 6/4/25

RR-3930539#
NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003717
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
MAUREN McMARTIN
WARNING

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

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

1. Notice is given that SCOTT McMARTIN has filed the following: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 31, 2025 at 10:45 AM
JUDICIAL OFFICER: Commissioner Joseph Rhoades
PLACE: 14264 W. TIERRA BUENA LANE, SURPRISE, AZ 85374 - COURTROOM 122
TELEPHONE NO: (602) 506-1117
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc04](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-pbc04](https://www.tinyurl.com/jbazzmc-pbc04) 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> 5/30, 6/2, 6/4/25

RR-3930520#
NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF A WILL AND FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003938
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JONATHAN JOHNSON
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 JOEL N REISSNER has filed the following: PETITION FOR FORMAL PROBATE OF A WILL AND FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 23, 2025 at 10:00 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc02](https://www.tinyurl.com/jbazzmc-pbc02) 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-pbc02](https://www.tinyurl.com/jbazzmc-pbc02) 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> 5/30, 6/2, 6/4/25

RR-3930470#
Notice To Known Creditors For Publication/Douglas Robert Chandler Theut Scaringelli & Kupiszewski Paul J. Theut, Esq. SBN 011998 Lawrence F. Scaringelli, Esq. SBN 014036 Jennifer L. Kupiszewski, Esq. SBN 019916 Stephen J.P. Kupiszewski, Esq. SBN 013290 James X. Theut, Esq. SBN 036699 Kiernan S. Curley, Esq., Of Counsel SBN 027227 Roger D. Curley, Esq., Of Counsel SBN 010590 8901 E. Mountain View Road, Suite 114 Scottsdale, AZ 85258 Phone: (602) 830-0300 Email: kupadmin@tsklawaz.com Attorneys for Personal Representative, Mary Z. Chandler In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of: Douglas Robert Chandler, Deceased. Case No.: PB2025-223342 Notice To Known Creditors For Publication Notice is given that Mary Z. Chandler 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: Theut Scaringelli & Kupiszewski P.L.C. Jennifer L. Kupiszewski, Esq. 8901 E. Mountain View Road, Suite 114 Scottsdale, AZ 85258 Email: kupadmin@tsklawaz.com Dated this 19th day of May, 2025. Theut Scaringelli & Kupiszewski P.L.C. /s/ Jennifer L. Kupiszewski, Esq. Attorneys for Personal Representative 5/28, 6/4, 6/11/25

RR-3930408#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR COMPLETE SETTLEMENT OF ESTATE, APPROVAL OF ACCOUNTING, APPROVAL OF DISTRIBUTIONS, AND DISCHARGE OF PERSONAL REPRESENTATIVE
CASE NO. PB2024-090782
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ANTONIO CASTILLO
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 LETICIA MARI MONJE has filed the following: PETITION FOR COMPLETE SETTLEMENT OF ESTATE, APPROVAL OF ACCOUNTING, APPROVAL OF DISTRIBUTIONS, AND DISCHARGE OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: TUESDAY, JULY 29, 2025 AT 9:15AM
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.

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-pbc04](https://www.tinyurl.com/jbazzmc-pbc04) 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-pbc04](https://www.tinyurl.com/jbazzmc-pbc04) 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> 5/30, 6/2, 6/4/25

RR-3930399#

NOTICE OF INITIAL HEARING REGARDING: FORMAL PETITION FOR ADJUDICATION OF INTESTACY DETERMINATION OF HEIRS, AND APPOINTMENT OF MARIELA KARINA AYALA AS PERSONAL REPRESENTATIVE
CASE NO. PB2025-003710
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
DAVID ESTRADA
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 MARIE KARINA AYALA has filed the following: FORMAL PETITION FOR ADJUDICATION OF INTESTACY DETERMINATION OF HEIRS, AND APPOINTMENT OF MARIELA KARINA AYALA AS PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 9, 2025 at 10:00 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.

by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pcc11](https://www.tinyurl.com/jbazzmc-pcc11) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pcc11](https://www.tinyurl.com/jbazzmc-pcc11) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
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> 5/30, 6/2, 6/4/25

RR-3930397#

NOTICE TO CREDITORS
IN TRUST ADMINISTRATION NOT SUBJECT TO CONTINUING JUDICIAL SUPERVISION PURSUANT TO A.R.S. § 14-10604A
In the Matter of the Trust and Estate of
HOWARD A.P. MCKENNA, Deceased.

NOTICE IS HEREBY GIVEN that Donna J. McKenna has been appointed Successor Trustee of this Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against the Trust or Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Alexander R. Hartman, Esq., Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.

DATED this 26th day of March, 2025.
/s/Donna J. McKenna, Successor Trustee
c/o Pfarr & Rethore, P.C.
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018

By: /s/Alexander R. Hartman, Esq.
PFARR & RETHORE, P.C.
5070 N. 40th Street, Ste. 230
Phoenix, Arizona 85018
(602) 424-5547
Attorneys for Trustee and Personal Representative
5/28, 6/4, 6/11/25

RR-3930282#

NOTICE TO CREDITORS
(For Publication)
Estate of Carolyn Marcella Wakefield
NOTICE IS HEREBY GIVEN that Thomas J. Fox is the Personal Representative of the Estate of Carolyn Marcella Wakefield. All persons having claims against the Estate of Carolyn Marcella Wakefield are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred pursuant to A.R.S. §14-6103. Claims must be presented by delivering or mailing a written statement of the claim to Thomas J. Fox, c/o Fountain Hills Law Firm, PO Box 19565, Fountain Hills, AZ 85269.
Dated: 5/20/2025
/s/Thomas J. Fox, Personal Representative
5/28, 6/4, 6/11/25

RR-3930277#

Notice To Creditors/David Lamb
Name: Richard Everett Robertson
Address: 113 S Davis Ave Apt 6106
City, State, Zip: Richmond, VA 23220
Daytime Telephone No: 540-429-1717
Representing Self, Without a Lawyer
Shannon Trezza AZCLDP #80880 AZ
Statewide Paralegal AZCLDP #80890
Arizona Superior Court, Maricopa County In the Matter of the Estate of: David Lamb, Date of Birth: 8/15/1952
Deceased. Case No. PB2025-003652
Notice To Creditors Notice Is Hereby Given that Richard Everett Robertson AKA Richard Robertson Jr has been appointed Personal Representative of

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 113 S Davis Ave Apt 6106, Richmond, VA 23220 Dated this 19th day of May, 2025. /s/ Richard Everett Robertson AKA Richard Robertson Jr 113 S Davis Ave Apt 6106, Richmond, VA 23220 5/28, 6/4, 6/11/25

RR-3930170#**NOTICE TO CREDITORS****NO. PB2025003218**

(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of
Bryan Kerber
Date of Birth: May 25, 1971

Deceased.

Notice is given that Travis Kerber 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 21, 2025

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
5/28, 6/4, 6/11/25

RR-3930099#**NOTICE TO CREDITORS BY PUBLICATION****NO. PB2025-003962**

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

In the Matter of the Estate of
PATRICIA ELIZABETH ROBBINS,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

- Christina Lynn Cruz has been appointed as Personal Representative of the Estate.
- Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
- Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Christina Lynn Cruz, care of Giancarlo G. Estrada de Kamper and Estrada, PLLC, 3030 N. Third St Ste 770, Phoenix, AZ 85012. DATED this 21st day of May 2025.

KAMPER AND ESTRADA, PLLC
By: /s/GIANCARLO G. ESTRADA
3030 N. Third St Ste 770
Phoenix, AZ 85012
Counsel for Personal Representative
5/28, 6/4, 6/11/25

RR-3930086#**NOTICE TO CREDITORS****NO. PB2025-004010**

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

In re the Matter of the Estate of:
JESUS MARQUEZ,

Deceased.

NOTICE IS HEREBY GIVEN that Luz Marquez has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S §14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the law offices of Perez Law Group, PLLC, 7508 North 59th Avenue, Glendale, Arizona 85301. DATED this 21 day of May, 2025.

/s/Luz Marquez
Personal Representative
5/28, 6/4, 6/11/25

RR-3930027#**NOTICE TO CREDITORS IN PROBATE****CASE NO.: PB2025-003821**

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

In the Matter of the Estate of:

Sylvia Sue Rendon a/k/a Sylvia S. Rendon a/k/a Sylvia Rendon a/k/a Sue

Rendon,

Deceased.

NOTICE IS GIVEN:

- Corine Clarencias Paden a/k/a Corine Rendon Paden and Marcos Rendon a/k/a Marcos Larry Rendon have 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. A.R.S. §§14-3801 through 14-3818.
- To present the claim, claimant must either:

- Deliver or mail a written statement of the claim to the Personal Representative at the following address:
5800 S. College Avenue
Tempe, Arizona 85283
- Commence a proceeding against the personal representative in the following courts:

Superior Court, MARICOPA County, State of Arizona
222 E. Javelina Avenue, Mesa, Arizona 85210
Dated: May 9, 2025

/s/Corine Clarencias Paden a/k/a Corine Rendon Paden
Dated: May 9th, 2025

/s/Marcos Rendon a/k/a Marcos Larry Rendon
5/28, 6/4, 6/11/25

RR-3929973#**NOTICE TO CREDITORS****(INTESTATE)****CASE NO. PB2025-003960**

SUPERIOR COURT OF ARIZONA

MARICOPA COUNTY

In the Matter of the Estate of:

LYNN MARIE AVERY,

Deceased.

NOTICE IS HEREBY GIVEN THAT:

- Craig J. Augustine has been appointed as Personal Representative of this Estate.
- Creditors of this estate must present their claims within four months after the date of the first publication of this Notice or be forever barred.
- Creditors may present their claims by either delivering or mailing a written statement of the claim to the Personal Representative at the address provided below, or by commencing a proceeding against the Personal Representative in the Superior Court of Maricopa County, Arizona.

Craig J. Augustine
c/o Michelle M. Lauer, Esq.
LINCOLN & LAUER, PLLC
3514 E. Indian School Road
Phoenix, AZ 85018

DATED this 21st day of May, 2025.
LINCOLN & LAUER, PLLC
/s/MICHELLE M. LAUER
Attorney for Personal Representative
Craig J. Augustine
5/28, 6/4, 6/11/25

RR-3929957#

**AVISO DE VISTA INICIAL
TOCANTE A: PETITION FOR
FORMAL PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE**

NÚMERO DE CASO PB2025-003978
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE
SUCESIONES

En el asunto de:

LEAH ANN CENTER

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:

- el juez podrá conceder el remedio solicitado en el pedimento sin necesidad de ninguna otra diligencia, y
- 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 CAROL CENTER BELL

ha interpuesto lo siguiente:

PETITION FOR FORMAL PROBATE
OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE

2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación:

FECHA: martes, 05 de agosto de 2025
HORA: 9:15 AM
FUNCIONARIO JUDICIAL: el juez comisionado Joshua Yost

UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002
NUM. DE TELEFONO: (602) 372-0425
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 indicada 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-pbc04 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-pbc04 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: 728 539 63#

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

<https://superiorcourt.maricopa.gov/court-connect>
5/28, 6/4, 6/11/25

RR-3929955#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE**

CASE NO. PB2025-003978
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
LEAH ANN CENTER

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:

- the court may grant the relief requested in the petition without further proceedings; and
- 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 CAROL CENTER

BELL 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: Tuesday, August 5, 2025 at 9:15 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/jbazmc-pbc04 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-pbc04 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>

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

RR-3929954#**NOTICE TO CREDITORS****NO. PB2025-003169**

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

In the Matter of the Estate of:

THOMAS CHARLES DOBBEN,

Deceased.

NOTICE IS GIVEN THAT TIMOTHY LOUIS DOBBEN has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address listed below:

TIMOTHY LOUIS DOBBEN
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this May 20, 2025.

/s/Megan Selvey
Attorney for Personal Representative
5/28, 6/4, 6/11/25

RR-3929925#**NOTICE TO CREDITORS****CASE NO. PB2025-000536**

STATE OF ARIZONA SUPERIOR
COURT

COUNTY OF MARICOPA

In Re the Estate of:

DENNIS COPPER,

Deceased.

NOTICE IS HEREBY GIVEN that Katherine Trojahn, Licensed Fiduciary No. 20718 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 13794 W. Waddell Rd., Suite 203-129, Surprise, AZ 85379.

DATED this 20th day of May, 2025.
/s/Katherine Trojahn, Licensed Fiduciary
No. 20718

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

RR-3929923#**NOTICE TO CREDITORS**

THE SURVIVOR'S TRUST FOR THE
BENEFIT OF SYLVIA DIANNE HOUY
CREATED UNDER THE VERONDA-
HOUY LIVING TRUST DATED JUNE
9, 2000

NOTICE IS HEREBY GIVEN that the undersigned is the Successor Trustee of the Survivor's Trust for the Benefit of Sylvia Dianne Houy, created under the Veronda-Houy Living Trust on June 9, 2000.

Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust estate, are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, or the claim will be forever barred. Claims must be presented to the Trustee at the following address:

Condit and Associates, LLC, Trustee of Survivor's Trust for Sylvia Dianne Houy
c/o Mushkatel, Cobbato & Kile, PLLC
15249 N. 99th Avenue
Sun City, Arizona 85351
DATED: MAY 20th, 2025.

By: /s/Illegible

Condit and Associates, LLC

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

RR-3929864#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL**
CASE NUMBER: PB2025-001981
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
Michael Waddle
an Adult, deceased
NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: Michele Waddle-Wikel has been appointed Personal Representative of this Estate on March 12, 2025.

Address: 881 W. Cambridge Ave, Nixa, MO 65714

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 881 W. Cambridge Ave, Nixa, MO 65714

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 16, 2025

/s/Michele Waddle-Wikel
Personal Representative

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

RR-3929711#

**NOTICE OF INFORMAL
APPOINTMENT OF PERSONAL
REPRESENTATIVE**
NO. PB2025-003261
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of:

JASON MITCHEL BAGGETT

Deceased.

Notice is given that:

- Decedent died on February 13, 2025.
- Larisa Angelica Bruner filed an Application for Informal Appointment of Personal Representative in the above-named court, requesting that Larisa Angelica Bruner be appointed personal representative of the estate.
- On May 15, 2025, the registrar appointed Larisa Angelica Bruner as personal representative of the estate.

4. Bond is not required.

5. An heir of Decedent wishing to contest the probate has 4 months from the receipt of this notice to commence a formal testacy proceeding.

6. Papers relating to the estate are on file with the court and are available for inspection.

DATED: 5-20-25

Dynasty Law PLC

By /s/John Holman

Attorneys for Larisa Angelica Bruner
5/28, 6/4, 6/11/25

RR-3929552#

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003072
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**

In the Matter of the Estate of
Anita Christine McKenney
an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
Sandra Kay Wilson has been appointed
Personal Representative of this Estate
on 4-25-2025

Address: 13816 101st Avenue Ct NW,
Gig Harbor, WA 98329

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 13816 101st
Avenue Ct NW, Gig Harbor, WA 98329
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: 5-20-25

/s/Nathan Wentte
Attorney for Personal Representative
5/28, 6/4, 6/11/25

RR-3929491#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003520
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**

In the Matter of the Estate of:
ELLEN MARY SEABORNE
an Adult, deceased

NOTICE IS GIVEN THAT:
1. Personal Representative: Brian
Charles Wallace / Katherine Anne
Emery has been appointed Personal
Representative of this Estate on May
9th, 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 PO BOX
3232, FLAGSTAFF AZ, 86003

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: 05/20/2025

/s/Brian Charles Wallace
Personal Representative
5/28, 6/4, 6/11/25

RR-3929426#

**NOTICE TO CREDITORS
(For Publication)
BETTY H. BLANDA TRUST DATED
AUGUST 7, 2019 ("the Trust")**

NOTICE IS HEREBY GIVEN THAT LESLIE
E. BLANDA is the current Trustee of
the Trust. The Trust was created by
BETTY H. BLANDA as Trustor and as
Co-Trustee. BETTY H. BLANDA died on
December 23, 2024.

All persons having claims against
BETTY H. BLANDA and/or the Trust are
required to present their claims within
four (4) months after the date of the first
publication of this Notice, or the claims
will be forever barred. Claims must be
presented by delivering or mailing a
written statement of the claim to: Leslie
E. Blanda, Trustee, c/o Braun Cathie
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: 05/02/2025

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

RR-3928871#

**NOTICE TO CREDITORS
NO. PB 2025-003403
(For Publication)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of
SARAH ELAINE MAKI,

Deceased.
NOTICE IS HEREBY GIVEN THAT Daniel
Dawson Maki has been appointed

Personal Representative of this Estate.
All persons having claims against the
estate are required to present their
claims within four (4) months after the
date of the first publication of this notice
or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of claim
to the Personal Representatives in care
of Polsinelli PC, One East Washington
St. Suite 1200, Phoenix, Arizona 85004,
Attn: J. Douglas Wiley, II Esq.
DATED: April 30, 2025.

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

RR-3928862#

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

In the Matter of the Estate of:
HALLENE UTTER,

Deceased.

NOTICE IS HEREBY GIVEN THAT
Kimberly Feeney f.k.a. Kimberly
Utter has been appointed Personal
Representative of this Estate. All persons
having claims against the Estate are
required to present their claims within
the time prescribed in A.R.S. § 14-3803,
or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of the
claim to the Personal Representative,
c/o Matthew A. Gobbato, Mushkatel,
Gobbato & Kile, PLLC, 15249 North 99th
Avenue, Sun City, Arizona, 85351.
DATED this 23 day of April, 2025.

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

RR-3928169#

**NOTICE TO CREDITORS
NO. PB2025-000774
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY**

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

Deceased.
Notice is given that Samantha R. Barnes
was appointed personal representative
of this estate. All persons having claims
against the estate are required to present
their claims within four (4) months after
the date of the first publication of this
notice or the claims will be forever
barred. Claims must be presented
by delivering or mailing a written
statement of the claim to the personal
representative at Samantha R. Barnes,
c/o Leanne B. Martin, Golston & Martin,
P.L.L.C., 419 E. Juanita Ave., Suite 103-
4, Mesa, AZ 85204.
DATED: 5-14-25

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

RR-3928158#

**NOTICE TO CREDITORS
NO. PB2024-003798
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY**

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

Deceased.
Notice is given that Trina Norgaard was
appointed Personal Representative of
this Estate. All persons having claims
against the estate are required to
present their claims within four (4)
months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative, care of DOUG
NEWBORN LAW FIRM, PLLC, at 7315
N. Oracle Road, Suite 230, Tucson, AZ
85704.
DATED: May 15, 2025.

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

RR-3928151#

**NOTICE OF INITIAL HEARING
REGARDING: VERIFIED
PETITION FOR APPOINTMENT
OF PERMANENT GUARDIAN AND
PERMANENT CONSERVATOR AND
SUCCESSOR TRUSTEE
CASE NO. PB2025-003810**

**SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
CAROL PULVER**

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

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

1. Notice is given that JEFFREY L.
PULVER has filed the following:
Verified Petition for Appointment of
Permanent Guardian and Permanent
Conservator and Successor Trustee
2. COURT HEARING. An initial hearing
has been scheduled to consider the
Petition as follows:
DATE and TIME: Thursday, July 17, 2025
at 9:45 AM
JUDICIAL OFFICER: Commissioner
Elizabeth Bingert
PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 301
TELEPHONE NO: (602) 372-0270
Pursuant to A.R.S. § 14-1306(A), if duly
demanded, a party is entitled to trial
by jury in any proceeding in which any
controverted question of fact arises as to
which any party has a constitutional right
to trial by jury.

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

If you have a camera-enabled computer,
smartphone, or tablet device, you should
go to tinyurl.com/jbzmcpcc02
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/jbzmcpcc02
into your browser a few minutes
before the Initial Hearing is scheduled
to begin. Please note, however, that you
will not have access to all the features if
you use a web browser rather than the
Microsoft Teams application.

If you do not have a camera-enabled
device, you can still attend the Initial
Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-
4590
Courtroom Conference ID#: 454 344
082#
For more information about Court
Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
5/21, 5/28, 6/4/25

RR-3928125#

**NOTICE TO CREDITORS
CASE NO. PB2025-003712
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
JOANNE M. JORDAN,

Deceased.
NOTICE IS HEREBY GIVEN THAT
DEBORAH THORFINNSON has been
appointed as Personal Representative
of this Estate. All persons having claims
against the Estate are required to present

their claims within four months after the
date of the first publication of this Notice
or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of the
claim to the Personal Representative
c/o Emily J. Styksal, LAW OFFICE
OF EMILY J. STYKSKAL, PLLC, 3333
N. Hayden Road, Suite 5, Scottsdale,
Arizona 85251.
DATED this 15th day of May, 2025.

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

RR-3928121#

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

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

NOTICE IS HEREBY GIVEN THAT THE
MESSALI FAMILY TRUST, LINDA
CAROL MESSALI, Trustee is being
administered. All persons having claims
against the Trust Estate are required to
present their claims within four months
after the date of the first publication of
this notice or the claims will be forever
barred. Claims must be presented by
delivering or mailing a written statement
of the claim to the Successor Trustee at
the address shown below.
DATED this 2nd day of May, 2025.

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

RESPECTFULLY SUMMITTED this 2nd
day of May, 2025.
BENEDICT LEGAL
By: /s/Benjamin D. Benedict
Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Trustee
5/21, 5/28, 6/4/25

RR-3928102#

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

1. CAROLE SHROEDER died on
January 29, 2025. At the time of her
death, CAROLE SHROEDER and
ROBERT J. SHROEDER were the
Settlers and Trustees of the Shroeder
Revocable Trust Established October 19,
1999.
2. COMERICA BANK & TRUST, N.A. is
the Successor Trustee of the Shroeder
Revocable Trust Established October 19,
1999. 3. Claims against CAROLE
SHROEDER and/or the Shroeder
Revocable Trust Established October 19,
1999 must be presented within four
(4) months after the date of the first
publication of this notice or be forever
barred.

4. Claims must be presented by
delivering or mailing a written statement
of the claim to the Shroeder Revocable
Trust Established October 19, 1999,
c/o COMERICA BANK & TRUST, N.A.,
Successor Trustee, 3003 N. Central
Avenue, Suite 2600, Phoenix, Arizona
85012.
DATED this 15th day of MAY, 2025.

DYER BREGMAN FERRIS
WONG & GARTER PLLC
By: /s/ CHARLES M. DYER
Attorney for Successor Trustee
5/21, 5/28, 6/4/25

RR-3927932#

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

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

NOTICE IS HEREBY GIVEN THAT:
1. Ethan D. Nellesen has been
appointed as Personal Representative
of this estate.

2. Creditors of this estate must present
their claims within four months after
the date of the first publication of this
notice or be forever barred.

3. Creditors may present their claims
by either delivering or mailing a written
statement of the claim to the Personal
Representative at the address provided
below, or by commencing a proceeding
against the Personal Representative in
the Superior Court of Maricopa County,
Arizona.
Ethan D. Nellesen

c/o Michelle M. Lauer, Esq.
LINCOLN & LAUER, PLLC
3514 E. Indian School Road
Phoenix, AZ 85018
DATED this 14th day of May, 2025.

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

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

RR-3927930#

**NOTICE TO CREDITORS
(ASSIGNED TO THE HON. VANESSA
SMITH)
CASE NO. PB2025-001476
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

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

NOTICE IS HEREBY GIVEN THAT
KATHERINE DICLEMENTE, has been
appointed as Personal Representative
of this Estate. All persons having claims
against the Estate are required to present
their claims within four (4) months after
the date of the first publication of this
Notice or the claims will be forever
barred. Claims must be presented
by delivering or mailing a written
statement of the claim to the Personal
Representative, c/o his attorney at the
following address:
Alexus M. Anderson
DYER BREGMAN FERRIS WONG &
CARTER, PLLC
3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012

DATED this 14th day of May, 2025.
DYER BREGMAN FERRIS WONG
& CARTER, PLLC
By: /s/Alexus M. Anderson
Bernadette Ishak

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

RR-3927927#

Notice To Creditors/Victor Ruben
Larrinaga
Rita A. Daninger State Bar No. 019437
Rita A. Daninger Attorney at Law PLLC
10451 W. Palmaras Dr., Ste. 140 Sun
City, AZ 85373 Telephone No.: (623)
815-8069 Facsimile No.: (623) 875-9498
Email: Rita@daningerlaw.com Attorney
for the Personal Representative, Maxine
Martinez In The Superior Court Of
The State Of Arizona In And For The
County of Maricopa In The Matter of
the Estate of: Victor Ruben Larrinaga,
Deceased. PB2025-002348 Notice To
Creditors Notice Is Herby Given That
Maxine Martinez has been appointed
as Personal Representative of the
above-captioned estate. All persons
having claims against the estate are
required to present their claims within
four months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative, in care of Rita
A. Daninger, Attorney At Law, 10451 W.
Palmaras Dr., Suite 140, Sun City, AZ
85373-2081. Dated this 13th day of May
2025 Rita A. Daninger, Attorney At Law,
PLLC By: /s/ Rita A. Daninger Attorney
for Personal Representative

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

RR-3927887#

Notice To Creditors By Publication/
Suresh C. Anand
Robert L. Lane (SBN 002493) Burch
& Cracchiolo, P.A., 1850 N. Central
Avenue, Suite 1700 Phoenix, Arizona
85004 Phone: 602-274-7611 Direct
Phone: (602) 234-8782 Email: Rlane@bcatorneys.com Counsel for Personal
Representative In The Superior Court
Of The State Of Arizona In And For The
County Of Maricopa In The Matter of
the Estate of Suresh C. Anand, Deceased.
No. PB2024-002536 Notice To Creditors
By Publication Notice Is Given to all
creditors of the Estate that: 1. Wilfrud
Tilla Anand has been appointed as
Personal Representative of the Estate.
2. Claims against the Estate must be
presented within four months after the
date of the first publication of this
notice or be forever barred. 3. Claims
against the Estate may be presented by
delivering or mailing a written statement
of the claim to Wilfrud Tilla Anand, care
of Robert L. Lane of Burch & Cracchiolo,
P.A., 1850 N. Central Avenue, Suite
1700, Phoenix, Arizona 85004. Dated
this 8th day of May, 2025. Burch &
Cracchiolo, P.A. By: /s/ illegible for
Robert L. Lane 1850 N. Central Avenue,
Suite 1700 Phoenix, Arizona 85004
Counsel for Personal Representative
5/21, 5/28, 6/4/25

RR-3927885#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Notice To Creditors/Anna L. Pastor
Clark A. Leuthold, #020877 Faith Law,
PLC 1360 N. Bullard Avenue, Suite 201
Goodyear, Arizona 85395 Phone: 623-
932-0430 Fax: 623-932-1610 Email:
cleuthold@faithlaw.com Attorneys for
Personal Representative In The Superior
Court Of The State Of Arizona In And
For The County Of Maricopa In The
Matter of the Estate of Anna L. Pastor,
Deceased. Case No. PB2025-003312
Notice To Creditors Notice Is Hereby
Given that Stephen R. Pastor has been
appointed Personal Representative of
this Estate. All persons having claims
against the Estate are required to
present their claims within four months
after the date of the first publication of
this notice or the claims will be forever
barred. Claims must be presented by
delivering or mailing a written statement
of the claim to Clark A. Leuthold, Esq.,
at 1360 N. Bullard Avenue, Suite 201,
Goodyear, Arizona 85395, attorney for
Personal Representative. Dated this
13th day of May, 2025. Faith Law, PLC
By /s/ Clark A. Leuthold, Esq., 1360 N.
Bullard Avenue, Suite 201 Goodyear,
Arizona 85395 Attorneys for Personal
Representative
5/21, 5/28, 6/4/25

RR-3927884#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003845
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**
In the Matter of the Estate of
Michael James Reins (aka Michael
James Reins)
an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
Mark Allen Reins has been appointed
Personal Representative of this Estate
on 5-13-2025.
Address: 8340 Oakland Avenue S,
Bloomington, MN 55420
2. DEADLINE TO MAKE CLAIMS. All
persons having claims against the Estate
are required to present their claims within
four months after the date of the first
publication of this Notice or the claims
will be forever barred.
3. NOTICE OF CLAIMS: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at the address
listed above.
4. NOTICE OF APPOINTMENT. A copy
of the Notice of Appointment is attached
to the copies of this document mailed to
all known creditors.
DATED: 5-15-25

/s/Nathan Wente

Attorney for Personal Representative
5/21, 5/28, 6/4/25**RR-3927878#**

**NOTICE TO CREDITORS
NO. PB2025 003587
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**
In the Matter of the Estate of
Raymond W. Pakay,

Deceased.

NOTICE IS HEREBY GIVEN that Chris
Hawkins has been appointed Personal
Representative of this Estate. All persons
having claims against the Estate are
required to present their claims within
four months after the date of the first
publication of this Notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at 3050 Navajo,
Ste 107, Prescott Valley, AZ 86314
DATED this 13 day of May, 2025.

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

RR-3927872#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003844
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**
In the Matter of the Estate of
Janet Susan Brian (aka Janet S. Brian)
an Adult, deceased
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
Shawn Michael Brian has been
appointed Personal Representative of
this Estate on 5-13-2025.
Address: 13611 W Holly Street,

Goodyear, Arizona 85395
2. DEADLINE TO MAKE CLAIMS. All
persons having claims against the Estate
are required to present their claims within
four months after the date of the first
publication of this Notice or the claims
will be forever barred.
3. NOTICE OF CLAIMS: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at the address
listed above.
4. NOTICE OF APPOINTMENT. A copy
of the Notice of Appointment is attached
to the copies of this document mailed to
all known creditors.
DATED: 5-15-2025

/s/Nathan Wente

Attorney for Personal Representative
5/21, 5/28, 6/4/25**RR-3927863#**

**NOTICE TO CREDITORS
CASE NO. PB2025-001439
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**
In the Matter of the Estate of:
VICTORIA ADARMES,

Deceased.

NOTICE IS HEREBY GIVEN that
DEMITRI ADARMES and CAROLYN
JANE ADARMES have been appointed
as Co-Personal Representative of this
Estate. All persons having claims against
the Estate are required to present their
claims within four (4) months after the
date of the first publication of this notice
or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of the
claim to the Co-Personal Representative,
c/o their attorney at the following
address:
Kelly L. Kal
DYER BREGMAN FERRIS WONG &
CARTER, PLLC
3003 N. Central Ave., Suite 2600
Phoenix, AZ 85012
DATED this 25 day of March, 2025.

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

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

RR-3927851#

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

Deceased.

NOTICE IS HEREBY GIVEN that the
undersigned is the sole successor
Trustee of The WKB Family Trust, dated
June 14, 2022 ("Trust"). All persons
having claims against the Trust and the
Estate of William T. Burghart, II, are
required to present their claims within
four (4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
undersigned Trustee at:
Kathryn M. Burghart, Trustee and
Personal Representative
c/o James W. Ryan
Frazier, Ryan, Goldberg & Arnold, L.L.P.
1850 North Central Avenue, Suite 1800
Phoenix, Arizona 85004
DATED this 14th day of May, 2025.
/s/KATHRYN M. BURGHART, as
Personal Representative and as sole
Trustee The WKB Family Trust, dated
June 14, 2022

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

RR-3927705#

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

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

Deceased.

NOTICE IS HEREBY GIVEN that
Landon S. Hoecker has been appointed
Successor Trustee of this Trust and
Estate. Pursuant to A.R.S. § 14-6103, all
persons having claims against the Trust
or Estate are required to present their
claims within four months after the date
of the first publication of this notice or
the claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim
to the Successor Trustee, c/o Alexander
R. Hartman, Esq., Pfarr & Rethore, P.C.,
5070 N. 40th Street, Ste. 230, Phoenix,
AZ 85018.
DATED this 14th day of May, 2025.

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

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

RR-3927698#

**NOTICE TO CREDITORS
CASE NO.: PB2025-003114
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**
In the Matter of the Estate of:
LAWRENCE KELLY,

Deceased.

NOTICE IS HEREBY GIVEN that Nancy
Rinn has been appointed as Personal
Representative of this Estate. All persons
having claims against the Estate are
required to present their claims within
the time prescribed in A.R.S. § 14-3801,
or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of the
claim to the Personal Representative,
c/o Matthew A. Gobbato, Mushkatel,
Gobbato & Kile, PLLC, 15249 North 99th
Avenue, Sun City, Arizona, 85351.
DATED this 16th day of April, 2025.

/s/Nancy Rinn
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Matthew A. Gobbato
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3927576#

**NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103**
In the Matter of the:
CLARENCE NEAL JURNEY TRUST,
dated September 13, 2017
CLARENCE NEAL JURNEY, Deceased.

NOTICE IS HEREBY GIVEN that:
1. CLARENCE NEAL JURNEY, Grantor
of the CLARENCE NEAL JURNEY
TRUST, dated September 13, 2017, died
on April 12, 2025. LISA MARIE MILLER
is the successor Trustee of the Trust,
and of the irrevocable decedent's trust
created thereunder.
2. All persons having claims against
the Trust Estate that arose prior to the
Grantor's death, are required to present
their claims within four months after the
date of the first publication of the notice
as prescribed in A.R.S. §14-3801(A), or
claims will be forever barred.
3. Claims must be presented by
delivering or mailing a written statement
of the claim to the Trustee, c/o Law
Office of Dennis Caufield, LLC, 13843 W.
Meeker Blvd., Ste. 105, Sun City West,
AZ 85375.
DATED this 12th day of May, 2025.

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

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

RR-3927526#

**NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103**
In the Matter of the:
JAMES AND NANCY SCHWARZ
LIVING TRUST, dated September 30,
2004

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

2. All persons having claims against
the Trust Estate that arose prior to the
Grantor's death, are required to present
their claims within four months after the
date of the first publication of the notice
as prescribed in A.R.S. §14-3801(A), or
claims will be forever barred.
3. Claims must be presented by
delivering or mailing a written statement
of the claim to the Trustee, c/o Law
Office of Dennis Caufield, LLC, 13843 W.
Meeker Blvd., Ste. 105, Sun City West,
AZ 85375.
DATED this 1st day of May, 2025.

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

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

RR-3927522#

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

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

Notice is given that MICHAEL J.
MURPHY is the acting Trustee of the
Roger L. Pauls and Linda E. Pauls
Revocable Living Trust, dated June
20, 2006. Roger L. Pauls passed
away on March 28, 2023. Linda E.
Pauls passed away on April 10, 2025.
All persons having claims against
Roger L. Pauls and Linda E. Pauls are
required to present their claims within
four (4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Trustee, c/o Caleb S. Lihn, Esq., at Lihn
Law Group, PLLC, 16165 North 83rd
Avenue, Suite 120, Peoria, AZ 85382.
RESPECTFULLY SUBMITTED this 14
day of May, 2025.

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

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

RR-3927510#

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

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

Deceased.

NOTICE IS GIVEN to all creditors of the
Estates that:
1. James Meyerholz has been appointed
as Personal Representative of the
Estate.
2. Claims against the Estate must be
presented within four months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to James
Meyerholz, care of Travis R. Campbell,
Legal AZ, 432 E. Southern Ave., Tempe,
AZ 85282.
DATED this 14th day of May, 2025.

LEGAL AZ
By: /s/Travis R. Campbell
Counsel for Personal Representative
5/21, 5/28, 6/4/25

RR-3927485#

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

In the Matter of the Estate of
SUDHIN DEVARACHETTY
Deceased.

NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
MANASA KOTA was appointed as the
Personal Representative of this Estate
on May 12, 2025.

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

3. NOTICE OF CLAIMS: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at Donaldson
Stewart, P.C., Matthew Argyle, Esq.,
attorney for Personal Representative,
3100 West Ray Road, Suite 115,
Chandler, Arizona 85226.
DATED: May 13, 2025

/s/Donaldson Stewart, P.C.
Matthew Argyle, Esq.
Attorney for Personal Representative
5/21, 5/28, 6/4/25

RR-3927444#

**NOTICE TO CREDITORS BY
PUBLICATION**
Pursuant to A.R.S. 14-6103, NOTICE
IS GIVEN to all creditors of the DUKE
REVOCABLE TRUST dated June 25,
1993, as amended ("Trust") that:
1. Trustor ALAN H. DUKE is deceased
and Trustor RACHEL A. DUKE
subsequently passed away on April 14,
2025.

2. JEREMY P. DUKE and NICHOLAS
T. DUKE have been appointed as
Successor Co-Trustee of the Trust.
3. Claims against RACHEL A. DUKE, the
Trust, and/or any of its assets must be
presented within four months after the
date of the first publication of this notice
or be forever barred, as prescribed in
A.R.S. 14-3801.
4. Claims may be presented by
delivering or mailing a written statement
of the claim to JEREMY P. DUKE and
NICHOLAS T. DUKE, c/o Dana Whiting
Law, PLLC, 8817 E. Bell Road, Suite
#210, Scottsdale, AZ 85260.
DATED this 14 day of May, 2025.
DANA WHITING LAW, PLLC
By:/s/ M. Todd Smith, Esq.
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Jeremy P. Duke and
Nicholas T. Duke

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

RR-3927443#

**NOTICE TO CREDITORS
CASE NO. PB2025-003758
STATE OF ARIZONA SUPERIOR
COURT
COUNTY OF MARICOPA**
In Re the Estate of:
SAMIER OMAR SAID GRANADINO,

Deceased.

NOTICE IS HEREBY GIVEN that KARLA
GRANADINO KING has been appointed
Personal Representative of this Estate.
All persons having claims against the
Estate are required to present their
claims within four months after the date
of the first publication of this Notice or
the claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim
to the Personal Representative at 18721
W. Powell Way, Buckeye, AZ 85326.
DATED this 14th day of May, 2025.

/s/ KARLA GRANADINO KING
5/21, 5/28, 6/4/25

RR-3927403#

**NOTICE TO CREDITORS
(FOR PUBLICATION)
MARICOPA COUNTY**
In the Matter of
THE ESTATE OF OLIVIA CORTES
and
THE TRUST OF OLIVIA CORTES,
DATED
JUNE 9, 1999,

Deceased.

NOTICE IS HEREBY GIVEN that
Nelson Lee Fitzsimmons has accepted
Trusteeship of the above referenced
Trust. All persons having claims against
the Estate or Trust are required to
present their claims within four months
after the date of the first publication of
this Notice or the claims will be forever
barred. Claims must be presented by
delivering or mailing a written statement
of the claim to the Trustee:
Nelson Lee Fitzsimmons, care of Jeffrey
P. Hall, PLLC
1820 E. Ray Road
Chandler, Arizona 85225.
DATED this 13th day of May, 2025.
/s/Nelson Lee Fitzsimmons
Nelson Lee Fitzsimmons
Trustee

Jeffrey P. Hall, PLLC
By:/s/ Jeffrey P. Hall
Attorney for Nelson Lee Fitzsimmons
5/21, 5/28, 6/4/25

RR-3927401#

**NOTICE TO CREDITORS
FOR THE TRUST AND ESTATE OF
VERNETTE L. HEARE**

NOTICE IS HEREBY GIVEN that
the undersigned is the Trustee of the
Vernette L. Heare Trust dated December
19, 1993.

Pursuant to A.R.S. § 14-6103 and
A.R.S. § 14-3801, all persons having
claims against the trust or estate, are
required to present their claims within
four (4) months after the date of the first
(1st) publication of this notice or within
sixty (60) days after the mailing or other
delivery of the notice, whichever is
later, or the claim will be forever barred.
Claims against the Trust or Estate must
be presented to:
Barbara Hare
c/o Mushkatel, Gobbato & Kile, PLLC
15249 N. 99th Avenue
Sun City, Arizona 85351
DATED: May 13, 2025.

By: /s/Barbara Hare
5/21, 5/28, 6/4/25

RR-3927395#

**NOTICE TO CREDITORS
CASE NO.: PB2025-002638
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

FREDERICK ROTHERT, Deceased.
NOTICE IS HEREBY GIVEN that Bonnie Rothert has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Matthew Gobbato, MUSHKATEL, GOBBATO & KILE, PLLC, 15249 North 99th Avenue, Sun City, Arizona 85351. DATED this 28 day of March, 2025.
/s/Bonnie Rothert
15607 N. Cedarhurst Ct.
Sun City, AZ 85351
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Matthew Gobbato
15249 N. 99th Avenue
Sun City, Arizona 85351
Attorneys for Personal Representative
5/21, 5/28, 6/4/25

RR-3927382#
NOTICE TO CREDITORS
NO. PB2025-002061
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
FERMIN REYNA,

Deceased.
NOTICE IS HEREBY GIVEN that Rosalinda Reyna has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. §14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the law offices of Perez Law Group, PLLC 7508 North 59th Avenue, Glendale, Arizona 85301. DATED this 13th day of May, 2025.
/s/ Rosalinda Reyna
Personal Representative
5/21, 5/28, 6/4/25

RR-3927312#
NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-003573
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
KENNETH PAUL GREINER,

Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Donald H. Greiner has been appointed as Personal Representative of the Estate.
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Donald H. Greiner, care of Lora G. Johnson of Johnson & Ashworth, P.L.L.C., 10320 West McDowell Road, Building D, Avondale, AZ 85392. DATED this 14th day of May, 2025.
JOHNSON & ASHWORTH, P.L.L.C.
By: /s/Illegible
LORA G. JOHNSON
YVETTE L. ASHWORTH
10320 West McDowell Road, Building D
Avondale, AZ 85392
Counsel for Personal Representative
5/21, 5/28, 6/4/25

RR-3927290#

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: FARINGTON
Body Style: 12 X 64
Model Year: 1973
VIN: S 1 5 6 3 A U
VIN: S1563AX
Date and Time of Sale: 6/27/25 10:00:00 AM

Location of Sale: Space No. 321
MHC HACIENDA DE VALENCIA, L.L.C.
HACIEDNA DE VALENCIA MOBILE HOME PARK
201 S. GREENFIELD ROAD
MESA, AZ 85206
Name of landlord: MHC HACIENDA DE VALENCIA, L.L.C.
Amount of Claimed Lien: \$7,541.00 as of June 27, 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 1, 2015
Name(s) of Tenant(s): CAROLYN DIANE STRAIT
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.
MHC HACIENDA DE VALENCIA, L.L.C.
By: /s/Illegible
Park Manager
Dated: May 26, 2025
6/4, 6/11/25

RR-3933304#

TRUSTEE'S
SALES

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


EQUAL HOUSING
OPPORTUNITY

TS#: 131343-AZ Order #: 240692049-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 6/3/2021 and recorded on 6/8/2021, as Instrument No. 20210630939, the subject Deed of Trust was modified by Loan Modification recorded on 6/10/2024 as Instrument 20240306229 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 314, OF MOUNTAIN RANCH UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 526 OF MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 3, 2000 AS 00-0248778, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-33-171 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3810 S EMERY CIR MESA, AZ 85212 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: 8/28/2025 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: BRETT NEFF AND KELLY NEFF 3810 S EMERY CIR MESA, AZ 85212 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$258,000.00 CURRENT BENEFICIARY: UNITED WHOLESAL MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/20/2025 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 20, 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.
6/4, 6/11, 6/18, 6/25/25

RR-3932591#

NOTICE OF TRUSTEE'S SALE STATE OF ARIZONA COUNTY OF MARICOPA "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: 340237 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated December 14, 2020 and recorded on March 9, 2021, in instrument #20210262666 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 Tuesday, August 12, 2025 at 10:00 AM on said day; Legal description: See Exhibit "A" All that certain parcel of land situate in the City of Phoenix, County of Maricopa and State of Arizona Sounded and described as follows: Lot 149, of SOUTH MOUNTAIN VISTA I UNIT THREE, per map recorded in Book 85 of Maps, page 14, in the Office of the County Recorder of said County. Being the same property as transferred by deed dated 04/27/2012, recorded 05/10/2012, from Citibank, N.A., as Trustee for the Certificate holders of CWABS, Inc. Asset-Backed Certificates, Series 2007-QX 1, to Enrique Hernandez and Claudia Hernandez, husband and wife, as community property With right of survivorship, and not as a community property estate and not as tenants in common, recorded as Instrument #: 20120398829. Being further conveyed by deed dated 07/03/2019, recorded 07/30/2019, from Enrique Hernandez and Claudia Hernandez, husband and wife, as community property with right of survivorship, to Bendell Edward Parks and Betty Jean Parks, husband and wife, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship, recorded as Instrument #: 20 190578207. Tax ID: 1 13-63-075 The street address is purported to be: 1418 East La Salle Street Phoenix, AZ 85040 Tax Parcel Number: 113-63-075 Original Principal Balance: \$156,478.00 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. 20250248486 Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust 323 Fifth Street Eureka, CA 95001 Name and Address of Original Trustor(s): Bendell Edward Parks AKA Bendell E. Parks, Deceased 1418 East La Salle Street Phoenix, AZ 85040 Betty Jean Parks AKA Betty J. Parks, Deceased 1418 East La Salle Street Phoenix, AZ 85040 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 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 1st day of May 2025. SIGNATURE OF TRUSTEE Attorney- Richard E. Anderson Member of the State Bar of Arizona A-4844410 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932358#

TS 25-016 A
Notice Of Trustee's Sale
Recorded: 05/07/25 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, 3/10/2022 in Maricopa County, Arizona Recorder's Number 20220221260. 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 AT 11:00 AM ARIZONA TIME ON AUGUST 7, 2025. Property in Maricopa County, State of Arizona, described as: Lot 87, Palm Ridge Unit 11, according to the Plat of Record in the Office of the County Recorder of Maricopa County Arizona, Recorded in Book 369 of Maps, Page 8. According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Juan Barranco Cortez and Maricruz Rojas Barrales, Husband and wife, as community property, 4619 N. 53rd Ave Phoenix Az 85031 Original Principal Balance: \$126,000.00 Tax Parcel Number: 102-87-588 Beneficiary: KTM Investments, LLC, an Arizona Limited Liability Company 10115 E. Bell Rd Suite 107 #451 Scottsdale Az 85260 Identifiable Location: 8649 W Cypress Street, Phoenix, Az 85037 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 4-30-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-30-25 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
6/4, 6/11, 6/18, 6/25/25

RR-3932332#

TS # 25-074 Pima County
Notice Of Trustee's Sale
Recorded: 4/16/2025 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, 07/27/2020 in Pima County, Arizona Recorder's Number 20202090611 NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON July 16, 2025, AT 2:00 PM ARIZONA TIME: Property in Pima County, State of Arizona, described as: Lot 109, Estes Park, a subdivision of Pima County, Arizona, according to the map or Plat of record in the office of the County Recorder in Book 19 of Maps and Plats at Page 66; Except all coal and other minerals, as reserved in the Patent from the United States of America. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: David M. Schellhaas and Deloris Solis Schellhaas, Husband and wife as community

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

property with the right of Survivorship, 501 S Staunton Drive, Tucson, AZ 85710 Original Principal Balance: \$169,000.00 Tax Parcel Number: 134-04-300 Identifiable Location: 501 S Staunton Dr Tucson Az 85710 Name And Address Of Beneficiary: Applewood Funding Inc, 3003 N 73rd Street, Scottsdale AZ 85251 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 4-14-25 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-24-25 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
6/4, 6/11, 6/18, 6/25/25

RR-3932331#

TS 25-070
Notice Of Trustee's Sale
Recorded: 04/17/25 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, 6/14/2024 in Maricopa County, Arizona Recorder's Number 20240318035. 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 18, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Investments M4, LLC, an Arizona Limited Liability Company, 27622 N 203rd Ave, Wittmann, AZ 85361 Original Principal Balance: \$799,950.00 Tax Parcel Number: 211-51-059-9 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 1430 W Maddock Rd, Phoenix, Az 85086 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 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-11-25 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" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: That part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Center of Section, at a brass cap in handhole, from which a brass cap at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section, bears South 89° 53' 32" East, 1321.98 feet; Thence South 89° 53' 32" East, 660.99 feet, to the Southeast corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section; Thence continuing North 00° 01' 24" East, 660.62 feet, to the Northeast corner of said Southwest Quarter; Thence North 89° 53' 13" West, along the North line of said Southwest Quarter, 165.26 feet, to the True Point of Beginning; Thence continuing North 89° 53' 13" West, 218.50 feet; Thence South 13° 27' 00" West, along the East line of Document No. 2018-0336920, of Official Records, 354.66 feet; Thence South 89° 18' 22" East, along the North line of said Document, 117.30 feet; Thence South 00° 21' 46" West, along the East line of said Document, 274.37 feet; Thence South 89° 53' 32" East, along the North line of the South 40 feet of said Southwest Quarter, 18.00 feet; Thence North 00° 21' 46" East, along the West line of Document No. 2018-0139551, of Official Records, 274.19 feet; Thence South 89° 18' 22" East, along the North line of said Document, 165.42 feet; Thence North 00° 02' 50" East, 348.14 feet, the True Point of Beginning. Except therefrom all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent from the United States of America. APN #: 211-51-059-J
6/4, 6/11, 6/18, 6/25/25

RR-3932330#

TS 25-069
Notice Of Trustee's Sale
Recorded: 04/17/25 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, 9/11/2024 in Maricopa County, Arizona

Recorder's Number 20240482343. 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 18, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Investments M4, LLC, an Arizona Limited Liability Company, 27622 N 203rd Ave, Wittmann, AZ 85361 Original Principal Balance: \$799,950.00 Tax Parcel Number: 211-51-059-9 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 1430 W Maddock Rd, Phoenix, Az 85086 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 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-11-25 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" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: That part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Center of Section, at a brass cap in handhole, from which a brass cap at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section, bears South 89° 53' 32" East, 1321.98 feet; Thence South 89° 53' 32" East, 660.99 feet, to the Southeast corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section; Thence continuing North 00° 01' 24" East, 660.62 feet, to the Northeast corner of said Southwest Quarter; Thence North 89° 53' 13" West, along the North line of said Southwest Quarter, 165.26 feet, to the True Point of Beginning; Thence continuing North 89° 53' 13" West, 218.50 feet; Thence South 13° 27' 00" West, along the East line of Document No. 2018-0336920, of Official Records, 354.66 feet; Thence South 89° 18' 22" East, along the North line of said Document, 117.30 feet; Thence South 00° 21' 46" West, along the East line of said Document, 274.37 feet; Thence South 89° 53' 32" East, along the North line of the South 40 feet of said Southwest Quarter, 18.00 feet; Thence North 00° 21' 46" East, along the West line of Document No. 2018-0139551, of Official Records, 274.19 feet; Thence South 89° 18' 22" East, along the North line of said Document, 165.42 feet; Thence North 00° 02' 50" East, 348.14 feet, the True Point of Beginning. Except therefrom all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent from the United States of America. APN #: 211-51-059-J
6/4, 6/11, 6/18, 6/25/25

RR-3932329#

TS 25-071
Notice Of Trustee's Sale
Recorded: 04/17/25 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, 10/29/2024 in Maricopa County, Arizona Recorder's Number 20240577176. 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 18, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Lifetime Realestate Partners, Inc, an Indiana Corporation, 4206 N 38th St, Apt 4, Phoenix Az 85018 as Original Principal Balance: \$350,950.00 Tax Parcel Number: 156-01-037-A Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 6736 N 25th Dr, Phoenix, Az 85017 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 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-11-25 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" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 12, Block 2, Krall's Homesites, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 30 of Maps, Page 15; Except the West 25 feet thereof, as conveyed to the City of Phoenix, a municipal corporation in Warranty Deed recorded November 22, 2019 as 2019-0945834, of Official Records. APN #: 156-01-037-A
6/4, 6/11, 6/18, 6/25/25

RR-3932328#

TS 25-073
Notice Of Trustee's Sale
Recorded: 04/17/25 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, 5/1/2024 in Maricopa County, Arizona Recorder's Number 20240231334. 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 18, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: The South 52 feet of Lot Sixteen (16), Peila Homes, as per Map recorded in Book 43, Page 12 of Maps, in the Office of the County Recorder of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Center Investment Corp, an Arizona Limited liability Corporation, 7103 N 32nd Ave, Phoenix, Az 85031 Original Principal Balance: \$195,500.00 Tax Parcel Number: 122-21-097-B Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 4010 S 24th Pl, Phoenix, Az 85040 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 4-17-25 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-17-25 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
6/4, 6/11, 6/18, 6/25/25

RR-3932327#

TS 25-083 L# 30471
Notice Of Trustee's Sale
Recorded: 05/02/25 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, 6/30/2023 in Maricopa County, Arizona Recorder's Number 20230344803. 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 AUGUST 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Yolanda D Robinson, an unmarried woman, 3617 Saddle Vista, Tonopah Az 85354 Original Principal Balance: \$615,000.00 Tax Parcel Number: 300-94-387 Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 815 E Desert Trumpet Rd, Phoenix Az 85048. 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 5-2-2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-2-2025 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" Real Property Description The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is, "described as follows," Lot 72, Foothills Parcels 10C And H, according to Book 348 of Maps, Page 1, records of Maricopa, County, Arizona, "Except All Oil, Gas, Other Hydrocarbon Substances, Helium Or Other Substances Of A Gaseous Nature, Coal, Metals, Minerals, Fossils, Fertilizers Of Every Name And Description, Together With All Uranium, Thorium, Or Any Other Material Which Is Or, May Be Determined By The Laws Of This State, Or Decisions Of Courts To Be Peculiarly, Essential To The Production Of Fissionable Materials, Whether Or Not Of Commercial Value And The Exclusive Right Thereto, On, In Or Under The Above Described Lands, Shall Be And Remain And Are Hereby Reserved In And Retained By The State Of Arizona In Patent Recorded In Docket 15392, Page 317 300-94-387
6/4, 6/11, 6/18, 6/25/25

RR-3932326#

Trustee Sale No. 5500-41
Notice Of Trustee's Sale
Recorded: 04/22/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed executed by James Guajardo, Member of 2047 W. Keim, LLC, an Arizona limited liability company, recorded on March 5, 2020 at Instrument No. 20200195187. 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 July 28, 2025 at 11:00 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: 156-13-060 Street Address/Location: 2047 W. Keim Dr., Phoenix, Arizona 85015 Original principal balance: \$650,000.00 Name and address of current Beneficiary: J & P Assisted Living Associates, LLC 4531 E. Beryl Lane Phoenix, AZ 85028 Name and address of Original Trustor: 2047 W. Keim, LLC 14362 N. Frank Lloyd Wright Blvd., Ste. 1000 Scottsdale, AZ 85260 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 /s/ Andrew Abraham, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 22nd day of April, 2025. State Of Arizona)) ss. County of Maricopa) This instrument was acknowledged before me this 22nd 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

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PUBLIC NOTICES

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): 156-13-060 The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 14, Of Maryland Estates, According To Book 52 Of Maps, Page 1, Records Of Maricopa County, Arizona
6/4, 6/11, 6/18, 6/25/25

RR-3932322#

Trustee Sale No. 5500-41
Notice Of Trustee's Sale
Recorded: 04/22/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed executed by James Guajardo, Member of 1514 W Bethany Home, LLC, an Arizona limited liability company, recorded on March 5, 2020 at Instrument No. 20200195313. 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 July 28, 2025 at 10:00 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: 156-20-134 Street Address/Location: 1514 W Bethany Home Rd., Phoenix, Arizona 85015 Original principal balance: \$550,000 Name and address of current Beneficiary: J & P Assisted Living Associates, LLC 4531 E. Beryl Lane Phoenix, AZ 85028 Name and address of Original Trustor: 1514 W. Bethany Home, LLC 14362 N. Frank Lloyd Wright Blvd., Ste. 1000 Scottsdale, AZ 85260 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, PA 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 /s/ Andrew Abraham, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 22nd day of April, 2025. State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 22nd 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 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 have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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 134, Of Hoffmantown, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 49 Of Maps, Page 22. APN: 156-20-134
6/4, 6/11, 6/18, 6/25/25

RR-3932321#

NOTICE OF TRUSTEE'S SALE Title No. 2833651AZD Trustee's Sale No. 183961 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/18/2022 in Instrument No. 20220578692, 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 09/11/2025 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 OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 1, of BRAEVIEW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 62 of Maps, Page 48. PURPORTED STREET ADDRESS: 5048 W Maryland Ave, Glendale, AZ 85303 TAX PARCEL NUMBER(S): 146-19-001 ORIGINAL PRINCIPAL BALANCE: \$351,500.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd, Coppell, TX 75019 Name and Address of Original Trustor: ISRAEL SOTELO RODRIGUEZ AND JAMILEXS RENTERIA, HUSBAND AND WIFE 8801 W Edgemont Ave Phoenix, Arizona 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: 5/27/25 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 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-FN4844409 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932215#

TS#: 123123-AZ Order #: 240189801-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 3/9/2023 and recorded on 3/15/2023, as Instrument No. 20230131745, 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 1658, MAR TEMPE GARDENS FIFTEEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 50. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 3017-308 STREET ADDRESS OR IDENTIFIABLE LOCATION: 6801 SOUTH PALM DRIVE TEMPE, AZ 85283 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: 8/28/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE, THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: 203RD ENTERPRISES LLC 7702 EAST AVERPORT DRIVE SCOTTSDALE, AZ 85260 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$480,000.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST c/o Selene Finance Selene Finance 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clea Recon Corp 3707 East Southern Avenue Mesa, AZ 85208 Phone: (866) 931-0036 Website: This Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 5/22/2025 CLEAR RECON CORP Alison Arrandale, 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 22, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrandale 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.
6/4, 6/11, 6/18, 6/25/25

RR-3932166#

TS#: 25-73959 Order #: 0 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 12/12/2022 and recorded on 12/21/2022, as Instrument No. 20220903604, 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 7/30/2025 at 10:00 AM o said day. LOT 46 ARROWHEAD SHADOWS, ACCORDING TO BOOK 508 OF MAPS, PAGE 9 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: 7585 W TUMBLEWOOD DR PEORIA, AZ 85382 A.P.N.: 200-53-320 Original Principal Balance: \$425,400.00 Name and address of original trustor: (as shown on the Deed of Trust) THOMAS G MERRYMAN, A SINGLE MAN, AS HIS SUE AND SEPARATE PROPERTY 7585 W TUMBLEWOOD DR PEORIA, AZ 85382 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: 04/23/2025 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 04/23/2025, 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 43871 Pub Dates 06/04, 06/11, 06/18, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932150#

NOTICE OF TRUSTEE'S SALE Title No. 250284950 Trustee's Sale No. 184075 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/10/2017 in Instrument No. 20170501869, 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 08/28/2025 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 OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 62, of SUNDANCE PARCEL 37A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 623 of Maps, Page 9 and Affidavits of Correction, recorded at Document No. 03-0935390 and Document No. 04-0451265 PURPORTED STREET ADDRESS: 22965 W Cocopah Rd, Buckeye, AZ 85326 TAX PARCEL NUMBER(S): 504-22-695 9 ORIGINAL PRINCIPAL BALANCE: \$166,822.00 Name and Address of Beneficiary: Lakeview Loan Servicing LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: CHARLES E APPLEWHITE AND TAMMY APPLEWHITE, HUSBAND AND WIFE 22965 W Cocopah St Buckeye, AZ 85326 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an 'as is' condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/12/2025 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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-4844253 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3931665#

TS#: 133868-AZ Order #: 250126136-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 10/11/2021 and recorded on 10/15/2021, as Instrument No. 20211114102, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at the below date, time and place. THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND, ALSO KNOWN AS PARCEL C OF SURVEY MINOR LAND DIVISION RECORDED IN BOOK 673 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 503-34-223H STREET ADDRESS OR IDENTIFIABLE LOCATION: 28305 N 225TH AVE WITTMANN, AZ 85361 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: 8/28/2025 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: DARIUS RAMANAUSKAS 28305 N 225TH AVE WITTMANN, AZ 85361 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$240,000.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWIN, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue, Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/16/2025 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 16, 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.
5/28, 6/4, 6/11, 6/18/25

RR-3930433#

TS # 25-059 Pima County Loan # 38484 Notice Of Trustee's Sale Recorded: 04/08/2025 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, 1/19/2024 in Pima County, Arizona Recorder's Number 20240190574. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON JULY 8, 2025, AT 2:00 PM ARIZONA TIME: Property in Pima County, State of Arizona, described as: Lot 9, Block 56, of Terra Del Sol, per Map recorded in Book 13, Page 21 of Maps and Plats in the office of the Pima, County recorder, Pima County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Market Capital Consulting Firm LLC, an Arizona Limited Liability Company, 13075 N Toucan Dr, Tucson Az 85755 Original Principal Balance: \$180,000.00 Tax Parcel Number: 135063350 Identifiable Location: 7002 E Calle Osito, Tucson Az 85710 Name And Address Of Beneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 N. Scottsdale Rd. #200 Scottsdale, AZ 85254. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona, Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-7/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-7/2025 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
5/28, 6/4, 6/11, 6/18/25

RR-3930411#

TS 25-072 Notice Of Trustee's Sale Recorded: 04/14/25 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, 1-31-2024 in Maricopa County, Arizona Recorder's Number 2024-0050470. 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 JULY 15, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: Lot 266, Of Sun City Unit Thirty Five, according to the plat of record in the office of the Maricopa County, Arizona Recorder in Book 146 of Maps, Page 21, records According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Kendrath Figueroa, a single woman, and Jesus Genoveva Figueroa Lopez, a single woman, 8044 W Weldon Ave. Phoenix, AZ 85033. Original Principal Balance: \$272,000.00 Tax Parcel Number: 230-02-266 Beneficiary: Excess Funds of Arizona, LLC 401 K Profit Sharing Plan, 10115 E. Bell Rd Suite 107 #451 Scottsdale Az 85260 Identifiable Location: 15825 N. 110th Ave. Sun City, AZ 85351. 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 4-14-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-14-25 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
5/28, 6/4, 6/11, 6/18/25

RR-3930410#

Notice Of Trustee's Sale Recorded: 05/02/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated as of April 30, 2024, recorded in the Official Records of the Maricopa County, Arizona (the "County Records") on May 1, 2024, as Instrument No. 20240230929 (the "Trust Deed"). 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 at the Maricopa County Central Court Building, 201 West Jefferson Street, Phoenix, Arizona 85003 on August 5, 2025, at 10:00 a.m. of said day. The trust property is located at 5227 East Fresno Drive, Phoenix, Arizona 85018, and the trust property is legally described within

the Trust Deed as follows: That portion of Lot 6, of Fresno Estates, according to the Plat of Record in the Office of the County Recorder in Book 51 of Maps, Page 32, lying East of a line parallel to and 132.70 feet West of the East line of said Lot 6. Except the East 8 feet thereof; and Except that part of said Lot 6 described as follows: The North 5 feet of the South 135.00 feet of the West 50.00 feet of the East 152.70 feet of said Lot 6. Tax Parcel Number: 128-09-012B Original Principal Balance: \$600,000.00 Name and address of beneficiary: Iron Rings Holdings, LLC 26 Milton Avenue Alpharetta, Georgia 30009 As to a 50% beneficial interest and IG Holdings, Inc. 7000 North 16th Street, Suite 120 #503 Phoenix, Arizona 85020 As to a 50% beneficial interest Name and address of original trustor: Lance Manywounds and Linda Rowin-Manywounds, husband and wife, jointly and severally 5227 East Fresno Drive Phoenix, Arizona 85018 Name and contact information of trustee: Mark Dioguardi Dioguardi Law Firm LLC 24654 N. Lake Pleasant Parkway, Suite 103-630 Peoria, Arizona 85383 Telephone: (480) 951-8800 Fax: (480) 951-8824 Email: mark@diolaw.com and vicki@diolaw.com If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy will be the return of monies paid to the Trustee, and the successful bidder will have no further recourse. The undersigned Trustee executed this Notice Of Trustee's Sale on the 2nd day of May, 2025. /s/ Mark Dioguardi Trustee qualified by A.R.S. § 33-803(A) (2). Trustee regulated by the State Bar of Arizona. State Of Arizona) ss. County of Maricopa) The foregoing instrument was acknowledged before me, the undersigned notary public, on this 2nd day of May, 2025, by Mark Dioguardi, who personally appeared before me and proved to me on the basis of personal knowledge or satisfactory evidence to be the person whose name is subscribed to the foregoing instrument. /s/ Vicki Abbott Notary Public Expires July 24, 2026
5/28, 6/4, 6/11, 6/18/25

RR-3930176#

TS 25-060 Notice Of Trustee's Sale Recorded: 04/04/25 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, 9-27-2024 in Maricopa County, Arizona Recorder's Number 2024-0515813. 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 7, 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: David Orchard, a married man as his sole and separate property, 12825 S. 40th Pl. Phoenix, AZ 85044 Principal Balance: 100,000.00 Tax Parcel Number: 141-84-318 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 6214 E Glencove St. Mesa, AZ 85205 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 4-4-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-4-2025 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 For APN/Parcel ID(s): 141-84-318 The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows Lots 7, of Manor View, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 272 of Maps, Page 28
5/28, 6/4, 6/11, 6/18/25

RR-3930175#

TS 25-094 Notice Of Trustee's Sale Recorded: 05/16/25 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, 08/05/2021 in Maricopa County, Arizona Recorder's Number 20220625415 and modified 2-25-2025 in 2025-0101415. 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 AT 11:00 AM ARIZONA TIME ON AUGUST 15, 2025. Property in Maricopa County, State of Arizona, described as: Parcel No. 1, Shops On Frye, A Minor Land Division Map, according to Book 1641 of Maps, page 45, records of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: CamKay Dev Group LLC, an Arizona Limited Liability Company, 11847 Kiowa Ave Ste 101 Los Angeles, CA 90049 Original Principal Balance: \$400,000.00 Tax Parcel Number: 303-18-118B Beneficiary: LM2 Investment Group LLC, 9160 E Bahia Dr, Suite 105 Scottsdale, AZ 85260 Identifiable Location: 301 S Arizona Ave Bldg A Chandler AZ 85225 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 5/15/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 5/15/2025 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
5/28, 6/4, 6/11, 6/18/25

RR-3930174#

TS 25-093 Notice Of Trustee's Sale Recorded: 05/16/25 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, 03/29/2022 in Maricopa County, Arizona Recorder's Number 20220280845 and modified 2-25-2025 in 2025-0101418. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE

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PUBLIC NOTICES

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 AT 11:00 AM ARIZONA TIME ON AUGUST 19, 2025. 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: CamKey Dev Group LLC, an Arizona Limited Liability Company, 11847 Kiowa Ave Ste 101 Los Angeles, CA 90049 Original Principal Balance: \$1,190,000.00 Tax Parcel Number: 303-18-118B Beneficiary: LM2 Investment Group LLC, 9160 E Bahia Dr, Suite 105 Scottsdale AZ 85260 Identifiable Location: 301 S Arizona Ave Bldg A Chandler Az 85225 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 5/15/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 5/15/2025 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-1" Parcel No. 1: A portion of the Southwest quarter of Section 34, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows: Commencing at a City of Chandler 3-inch brass cap in handhole marking the West quarter corner of Section 34, from which a 3-inch City of Chandler brass cap in handhole marking the Center of Section 34 bears North 89 degrees 05 minutes 30 seconds East 2640.00 feet, said line being the basis of bearing for this description; Thence North 89 degrees 05 minutes 30 seconds East 199.96 feet along the North line of said Section 34; Thence South 00 degrees 01 minutes 10 seconds East 33.00 feet to a nail in washer stamped 42137 and point on the North line of the South 33.00 feet of said Section 34 and Point Of Beginning; Thence South 00 degrees 01 minutes, 10 seconds East 72.99 feet; Thence South 89 degrees 59 minutes 06 seconds West 149.94 feet to a point on the East line of the West 50.00 feet of said Section 34; Thence North 00 degrees 00 minutes 54 seconds West 40.66 feet along said East line to a nail in washer stamped 42137; Thence North 44 degrees 32 minutes 18 seconds East 42.76 feet; to a nail in washer stamped 42137 and point on the South line of the North 33.00 feet of said Section 34; Thence North 89 degrees 05 minutes 30 seconds East 119.95 feet along said South line to the Point Of Beginning; 5/28, 6/4, 6/11, 6/18/25

RR-3930173#

TS 25-081
Notice Of Trustee's Sale
Recorded: 04/29/25 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, 4/12/2022 in Maricopa County, Arizona Recorder's Number 2022-0321369, 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 AT 11:00 AM ARIZONA TIME ON JULY 30, 2025. Property in Maricopa County, State of Arizona, described as: Lot 14, of Bell Pointe I, according to the Plat of record in the Office of the County recorder of Maricopa County, Arizona, recorded in Book 670 of Maps, Page 49, and affidavit of clarification recorded as 2004-528990 of official records; Except one-half of all mineral rights as reserved in Deed recorded in Docket 10510, Page 179; and Except all minerals, oil, gas and other hydrocarbon substances below a depth of 100 feet below the surface of said premises, as reserved by the Santa Fe Land Improvement Company, a California Corporation, in Instrument recorded as Book 412 of Deeds, Page 558. 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: Charles Paul Romano, A Married Man As His Sole And Separate Property, 18409 W. Dawn Dr, Surprise, AZ 85374 Original Principal Balance: \$280,000.00 Tax Parcel Number: 507-08-014 Beneficiary: Atlas Residential, LLC, 6250 East Cheney Drive, Paradise Valley, Arizona 85253 Identifiable Location: 18409 W. Dawn Dr., Surprise, AZ 85374 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 4-29-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-29-2025 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 5/28, 6/4, 6/11, 6/18/25

RR-3930172#

TS 25-061 L.1720
Notice Of Trustee's Sale
Recorded: 04/11/25 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, 11/18/2024 in Maricopa County, Arizona Recorder's Number 20240617708, 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 14, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: : The Land referred to herein below is situated in the County of Maricopa, State of Arizona and is described as follows: Lot 134, of Shea Heights, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 139 of Maps, Page 14. 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: Eric Nathaniel Villatoro, a single man, 11001 N 26th St, Phoenix, Az 85028 Original Principal Balance: \$588,000.00 Tax Parcel Number: 166-30-138 Beneficiary: The Robert Merwin 2021 Irrevocable Trust, Payments made payable to Southwest Capital LLC, 3303 E Baseline Rd, #119, Gilbert Az 85234 Identifiable Location: 11001 N 26th St, Phoenix Az 85028. 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 4-11-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-11-2025 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 134, of Shea Heights, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 139 of Maps, Page 14. 5/28, 6/4, 6/11, 6/18/25

RR-3930171#

TS#: 135319-AZ Order #: 250218724-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 4/6/2016 and recorded on 4/7/2016, as Instrument No. 20160230420, 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 240, OF SETTLER'S MEADOW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 380 OF MAPS, PAGE 33 AND CERTIFICATE OF CORRECTION IN RECORDING NO. 1995-219829, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-24-410 STREET ADDRESS OR IDENTIFIABLE LOCATION: 583 E SHEFFIELD AVE GILBERT, AZ 85296 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: 8/28/2025 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: ROBERT BROADFOOT 376 W LINDA LANE, GILBERT, ARIZONA ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$234,225.00 CURRENT BENEFICIARY: PINGORA 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: 5/16/2025 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 16, 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. 5/28, 6/4, 6/11, 6/18/25

RR-3930140#

TS#: 25-34870 Order #: 101-10707563 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 12/28/2012 and recorded on 1/9/2013 as Instrument # 20130027218, 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 8/28/2025 at 10:00 AM of said day; Lot 48, of Surprise Farms Phase 4 Parcel 4, according to the plat of record in the Office of the County recorder of Maricopa County, Arizona, recorded in Book 770 of Maps, Page 40. 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: 18196 W Ivy Ln SURPRISE, AZ 85388 A.P.N.: 502-09-420 Original Principal Balance: \$181,649.00 Name and address of original trustor: (as shown on the Deed of Trust) Carl Lund and Monica A. Lund, husband and wife 18196 W Ivy Ln Surprise, AZ 85388-1656 TS#: 25-34870 Order #: 101-10707563 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street

address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/16/2025 Vylla Solutions, LLC LaTedral Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-8052. TS#: 25-34870 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of Collin) On 5/16/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedral 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 5/28, 6/4, 6/11, 6/18/25

RR-3929962#

TS#: 25-35003 Order #: 101-10710721 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 2/15/2021 and recorded on 3/23/221 as Instrument # 20210322071, 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 8/28/2025 at 10:00 AM of said day; The land hereinafter referred to is situated in the City of Mesa, County of Maricopa, State of AZ, and is described as follows: A Parcel of land situated in the West half of the South Half of the South Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 7 east of the Gila and Salt River Base and Meridian. Maricopa county, Arizona, being more Particularly Described as follows: Beginning at the Northeast Corner of Section 22, Thence Along the East Line of Section 22, South 00 Degrees 03 minutes 41 Seconds West, 659.80 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of section 22, Thence Along the South line of the North half of the northeast Quarter of the Northeast Quarter of Section 22, South 89 Degrees 59 Minutes 55 Seconds West, 1014.83 feet to the True Point of beginning; Thence Continuing South 89 Degrees 59 Minutes 55 Seconds West, a Distance of 88.71 feet; Thence North 00 Degrees 05

602-417-9900

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Minutes 15 Seconds east, a Distance of 164.96 feet; Thence North 89 Degrees 59 Minutes 56 Seconds east, a Distance of 88.69 feet; Thence south 00 Degrees 04 Minutes 57 Seconds West, 164.96 Feet to the True Point of Beginning; Except the Southerly 30 feet Thereof, as Conveyed to Maricopa County, by Deed Recorded February 16, 1957 in Docket 2104, Page 552; Together with the North 5 feet of the Aforesaid southerly 30 feet as Abandoned by Maricopa county in Instrument recorded in Document No. 1999-0561005 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: 9820 E BILLINGS ST MESA, AZ 85207 A.P.N.: 220-30-936 Original Principal Balance: \$219,085.00 Name and address of original trustor: (as shown on the Deed of Trust) Matthew Hanson, a single man and Melissa Kess, a single woman, as joint tenancy with right of survivorship 9820 E Billings St Mesa, AZ 85207 TS#: 25-35003 Order #: 101-10710721 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/16/2025 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. TS#: 25-35003 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of Collin) On 5/16/2025 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 5/28, 6/4, 6/11, 6/18/25

RR-3929961#

NOTICE OF TRUSTEE'S SALE Title No. 2637045AZD Trustee's Sale No. 184133 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 03/04/2021 in Instrument No. 20210248014, 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 08/21/2025 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: Unit 261, of La Jolla Cove Condominiums, a Condominium as created by that certain declaration recorded in recording no. 2003-0082003, of official records and first amendment recorded in Recording No. 2003-0504305, of official records and as shown on the Plat of said condominium recorded in Book 314 of Maps, Page 11, and Affidavit of Correction recorded in Recording No. 1991-0580937, of official records in the Office of the County Recorder of Maricopa County, Arizona. Together with an undivided interest in the common elements as set forth in said declaration and on said Plat. PURPORTED STREET ADDRESS: 2855 S Extension Rd #261, Mesa, AZ 85210 TAX PARCEL NUMBER(S): 302-92-846 ORIGINAL PRINCIPAL BALANCE: \$157,140.00 Name and Address of Beneficiary: U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: BRIANNA KATRICE SMART, AN UNMARRIED WOMAN 2855 S Extension Rd #261 Mesa, AZ 85210 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: 5/19/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-FN4843753 05/28/2025, 06/04/2025, 06/11/2025, 06/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3929624#

TS 25-027 L. 1591 Notice Of Trustee's Sale Recorded: 05/09/25 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, 9-13-2024 in Maricopa County, Arizona Recorder's Number 20240488709, 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 AT 11:00 AM ARIZONA TIME on August 11, 2025. Property in Maricopa County, State of Arizona, described as: Lot 53, of Continental Meadows North, according to Book 115 of Maps, page 18, Records of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Kingdoms Wealth, LLC, an Arizona Limited liability company, 505 E Riley Dr, Avondale Az 85323 Original Principal Balance: \$325,000.00 Tax Parcel Number: 149-36-057 Beneficiary: Dayspring Bank, C/O Southwest Capital LLC, an Arizona Limited Liability company, 3303 E Baseline Rd, 119 Gilbert Az 85234 Identifiable Location: 10220 N 36th Ave, Maricopa Az 85051 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 5-2-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me 5-2-2025 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 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 5/9/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me 5/9/2025 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 of the Property Lot 53, of Continental Meadows North, according to Book 115 of Maps, page 18, Records of Maricopa County, Arizona. 5/28, 6/4, 6/11, 6/18/25

RR-3929620#

TS 25-086 L. 1688 Notice Of Trustee's Sale Recorded: 05/09/25 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, 11/07/2024 in Maricopa County, Arizona Recorder's Number 20240598906, 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 AT 11:00 AM ARIZONA TIME on August 11, 2025. Property in Maricopa County, State of Arizona, described as: See Exh "A" According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Ranferi Gonzalez Rios, an unmarried man, 501 E Wier Ave, Phoenix Az 85040 Original Principal Balance: \$100,000.00 Tax Parcel Number: 113-36-031 Beneficiary: Midnight Sun Funding LLC, an Arizona Limited Liability Company, Payments payable thru Southwest Capital LLC, 3303 E Baseline Rd, #119, Gilbert Az 85234 Identifiable Location: 501 E Wier Ave, Phoenix, AZ 85040 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 5/9/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 5/9/2025 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 of the Property That part of the Southeast quarter of the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at a point on the North line of said Southeast quarter of the Northeast quarter, which bears South 89 degrees 44 minutes 30 seconds West, 832.28 feet from the Northeast corner; Thence South 0 degrees 04 minutes 50 seconds West, 256.00 feet; Thence South 89 degrees 44 minutes 30 seconds West, 54.59 feet; Thence North 0 degrees 05 minutes 10 seconds East, 256.00 feet to the North line of said Southeast quarter of the Northeast quarter; Thence East 54.57 feet along said North line of said Southeast quarter to the Point Of Beginning. Except the North 30.00 feet thereof. 5/28, 6/4, 6/11, 6/18/25

RR-3929619#

TS#: 2250430053 Notice of Trustee's Sale Recorded: 05/14/2025 Loan #: 1718 E. Glenrosa Ave Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/16/2025 and recorded on 1/21/2025 as Instrument # 20250033627, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 8/13/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 1718 E. Glenrosa Ave, Phoenix, AZ 85016 A.P.N.: 163-27-181 Original Principal Balance: \$400,000.00 Name and address of

original trustor: (as shown on the Deed of Trust) Dusko Jovicic a(n) unmarried man 8600 E. San Ardo Dr Scottsdale, Arizona 85258 Name and address of beneficiary: (as of recording of Notice of Sale) Lukrom REIT LLC a Delaware Limited Liability Company 4455 E. Camelback Rd. Ste C-135 Phoenix, AZ 85018 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 5/14/2025 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 5/14/2025 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 16, Block 8, Montecito Tract Two, according to Book 18 of Maps, page 31, records of Maricopa County, Arizona. 5/28, 6/4, 6/11, 6/18/25

RR-3929618#

NOTICE OF TRUSTEE'S SALE Title No. 2633177AZD Trustee's Sale No. 183921 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 06/10/2022 in Instrument No. 20220493710, 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 313, 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 Certificates of Correction recorded in Recording No.: 2004-574217; in Recording No.: 2004-0583603; in Recording No.: 2004-1081197; in Recording No.: 2004-1081198; in Recording No.: 2004-1084481; in Recording No.: 2004-1084482; in Recording No.: 2004-1084483 and in Recording No.: 2005-1099437, all of Official Records, PURPORTED STREET ADDRESS: 7213 West Warner Street, Phoenix, AZ 85043 TAX PARCEL NUMBER(S): 104-55-339 ORIGINAL PRINCIPAL BALANCE: \$475,300.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd, Coppell, TX 75019 Name and Address of Original Trustor: DIEGO MARTINEZ AND MARTIN MARTINEZ MEJIA 6617 North 84th Lane Glendale, AZ 85305 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,

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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-FN4843615 05/28/2025, 06/04/2025, 06/11/2025, 06/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3929554#

NOTICE OF TRUSTEE'S SALE Title No. 250218026 Trustee's Sale No. 183281 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/10/2018 in Instrument No. 20180022872, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 08/19/2025 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 177, NEELY RANCH, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 377 of Maps, Page 38, and Certificate of Correction in Document No. 1996-740379, of Official Records PURPORTED STREET ADDRESS: 424 West Midland Lane, Gilbert, AZ 85233 TAX PARCEL NUMBER(S): 302-20-183.4 ORIGINAL PRINCIPAL BALANCE: \$277,931.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: JASON S STUART, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 142 West Melody Court Gilbert, AZ 85233 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder,

with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (866) 539-4173 Dated: 5/16/25 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-4843729 05/28/2025, 06/04/2025, 06/11/2025, 06/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3929553#

NOTICE OF TRUSTEE'S SALE Recorded: 05/12/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated March 05, 2014 and recorded on March 18, 2014, as Instrument No. 2014-0169627, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Conference Room of the Craig Collins Law Office, 13912 W. Stardust Blvd., #100, Sun City West, Arizona 85375, on August 27, 2025, at 10:00 AM of said day. LOT 10, LOT 17, of VERAMONTE PARCEL 2, according to Book 688 of Maps, Page 29, records of Maricopa County, Arizona; Except all minerals, ores, and metals of every kind and character and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances in or under said land as reserved in the patent to said land. Per A.R.S. Section 33-803 (A) (2), the undersigned trustee qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 14130 W. Dahlia Dr. Surprise, AZ 85379 A.P.N.: 501-40-872 Original Principal Balance: \$165,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Benjamin C. Collins, an unmarried man 14130 W. Dahlia Dr., Surprise, AZ 85379 Name and address of beneficiary: (as of recording of Notice of Sale) Emerald Bay Properties, L.L.C. 13912 W. Stardust

Blvd. Sun City West, AZ 85375 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: Craig Collins, a member of the State Bar of Arizona Craig Collins Law Office, L.L.C 13912 W. Stardust Blvd., #100 Sun City West, Arizona 85375 Phone Number: (623) 977-7267 Sale Information: 623-977-7267 Dated: May 12, 2025. /s/Craig Collins, a member of the State Bar of Arizona SATE OF ARIZONA) ss. COUNTY OF MARICOPA) On May 12, 2025, before me, Michelle White, a Notary Public for the State of Arizona, personally appeared Craig Collins, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. /s/Michelle L. White Notary Public My Commission Expires January 1, 2028 5/21, 5/28, 6/4, 6/11/25

RR-3928618#

TS/File 100226 Notice Of Trustee's Sale Recorded: 04/10/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 5/7/2021, in 2021-0513904 in the Office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 7/10/2025 at 11:00 A.M. of said day: Lot 129, Grayson Square, according to Book 713 of Maps, Page 31; and Affidavit of Correction recorded in Instrument No. 2005-0143622; and in Instrument No. 2005-0143623, records of Maricopa County, Arizona. Purported Property Address: 2326 W. Gaby Rd., Phoenix, AZ 85041 Tax Parcel Number: 105-65-821 Original/Current Principal Balance: \$370,000.00 Original/Current Beneficiary: Kim Heng Chea and Lily Sieng, husband and wife 211 Parker Road, Dracut, MA 01826 Original/Current Trustor: Charnan Outhen and Alvin Outhen, wife and husband 2326 W. Gaby Road, Phoenix, AZ 85041 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of \$353,852.21 plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: April 10, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas)) County of Miami) The foregoing instrument was acknowledged before me on April 10, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Anakin Lane Brockway Notary Public My Commission Expires: 5-8-2028 5/21, 5/28, 6/4, 6/11/25

RR-3927525#

TS#: 2250425050 Notice of Trustee's Sale Recorded: 05/07/2025 Loan #: 970159500 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/10/2022

and recorded on 11/15/2022 as Instrument # 20220838150, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 8/6/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 4540 N 34th Pl, Phoenix, AZ 85018 A.P.N.: 170-22-130 Original Principal Balance: \$830,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Sea to Sky LLC, an Arizona Limited Liability Company 7700 E. Gainey Ranch Road, Unit 105 Scottsdale, Arizona 85258 Name and address of beneficiary: (as of recording of Notice of Sale) Carol J. Wonderleigh as Trustee, or any successor Trustee, of The Carol J. Wonderleigh Trust, dated March 18, 2013, as amended 2513 E Glenrosa Phoenix, AZ 85016 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 5/7/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiaki, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona)ss County of Maricopa) On 5/7/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiaki, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their signature(s) on the instrument upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 5/21, 5/28, 6/4, 6/11/25

RR-3927524#

TS#: 135657-AZ Order #: CTT25027038 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/17/2020 and recorded on 10/22/2020, as Instrument No. 20201017318, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 41, OF ADORA TRAILS - PARCEL 10, ACCORDING TO THE PLAT OF RECORD IN THE

OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1247 OF MAPS, PAGE 32. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 313-21-680 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7622 S QUINN AVE GILBERT, AZ 85298-0148 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/14/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MICHAEL A. MADER AND ANDREA ELIZABETH MADER 7622 S QUINN AVE GILBERT, AZ 85298-0148 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$483,736.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/6/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 06, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 5/21, 5/28, 6/4, 6/11/25

RR-3927337#

NOTICE OF TRUSTEE'S SALE Title No. DEF-671249 Trustee's Sale No. 183687 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/30/2014 in Instrument No. 20140279849, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder 201 W. Jefferson Street, Phoenix, AZ 85003 on 08/14/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 6, Patio Homes East, according to Book 127 of Maps, page 35, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 5218 S 48th St,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Phoenix, AZ 85040 TAX PARCEL NUMBER(S): 123-12-007 ORIGINAL PRINCIPAL BALANCE: \$59,916.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: STEPHANIE D. HILL 5218 S 48th St Phoenix, AZ 85040 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/7/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-4843213 05/21/2025, 05/28/2025, 06/04/2025, 06/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3926906#

TS/File 100220 Notice Of Trustee's Sale Recorded: 03/31/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 3/2/2023, in 2023-0105740 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 7/1/2025 at 11:00 A.M. of said day: Lot 7, of Sun City West Unit 36, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 310 of Maps, Page 35, Purported Property Address: 14626 W. Trading Post Dr., Sun City West, AZ 85375 Tax Parcel Number: 232-17-052 Original Principal Balance: \$284,000.00 Current Beneficiary: Andrew Gerhart Investment Trust 1411 North 122nd St. Wauwatosa,

WI 53226 Original/Current Trustor: Sean M Mannion and Joyce Mannion, husband and wife 10042 Clybourn Ave., Los Angeles, CA 91040 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: March 31, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas)) County of Miami) The foregoing instrument was acknowledged before me on March 31, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 02-03-2027 5/14, 5/21, 5/28, 6/4/25

RR-3925341#

NOTICE OF TRUSTEE'S SALE Title No. 2580751AZD Trustee's Sale No. 180836 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 11/30/2017 in Instrument No. 20170886218, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 07/31/2025 at 10:00 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: UNIT 48, OF TRE BELLAVIA, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN DOCUMENT NO. 2003-1646651, ACCORDING TO BOOK 660 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. PURPORTED STREET ADDRESS: 2150 E Bell Rd Unit 1063, Phoenix, AZ 85022 TAX PARCEL NUMBER(S): 214-08-361 3 ORIGINAL PRINCIPAL BALANCE: \$57,500.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Karen D Haber, an unmarried woman 2150 E Bell Rd Unit 1063 Phoenix, AZ 85022 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 4/29/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803,

Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-FN4842682 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3925248#

TS#: 25-14089 Loan #: *****7570 Order #: 250126849-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 3/22/2022 and recorded on 3/30/2022 as Instrument # 20220281082, 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 to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 7/10/2025 at 10:00 AM of said day: LOT 16, OF BELCANTO, ACCORDING TO BOOK 560 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 2624 E ANDERSON DR PHOENIX, Arizona 85032 A.P.N.: 214-04-153 aka 214-04-153 2 Original Principal Balance: \$316,342.00 Name and address of original trustor: (as shown on the Deed of Trust) DAVID L. PARKER AND PEGGY A. PARKER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 2624 E ANDERSON DR PHOENIX, AZ 85032 Name and address of beneficiary: (as of recording of Notice of Sale) SERVBANK, SB c/o Servbank 3138 E Elwood St Phoenix, AZ 85034 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION

CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated: 03/31/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002837 6/4, 6/11, 6/18, 6/25/25

RR-3925141#

TS No. 2025-00076-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 09/16/2005 and recorded on 09/23/2005 as Instrument No. 20051408966, Book -- Page -- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/01/2025 at 12:00 PM of said day: Legal Description: LOT 273, OF CIMARRON UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 256 OF MAPS, PAGE 47, Purported Street Address: 7041 SOUTH 44TH WAY, PHOENIX, AZ 85042 Tax Parcel Number: 123-18-834 Original Principal Balance: \$93,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust, 2006-AM1, Mortgage Pass-Through Certificates, Series 2006-AM1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : KEVIN LEROY WILLIAMS, AN UNMARRIED MAN 7041 SOUTH 44TH WAY, PHOENIX, AZ 85042 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 Terms of Sale: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.allsource.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
521, 528, 6/4, 6/11/25

RR-3924902#

TS#: 135194-AZ Order #: 250210953-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/2/2022 and recorded on 5/6/2022, as Instrument No. 20220397853, the subject Deed of Trust was modified by Loan Modification recorded on 6/25/2024 as Instrument 20240336318 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at the below date, time and place. LOT 19, OF PALOMINO ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 95 OF MAPS, PAGE 38, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-43-035 STREET ADDRESS OR IDENTIFIABLE LOCATION: 514 E MORGAN DR GILBERT, AZ 85295 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/7/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JAMES P MULLALLY AND SHEILA M MULLALLY 514 E MORGAN DR GILBERT, AZ 85295 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$520,000.00 CURRENT BENEFICIARY: loanDepot.com, LLC 5465 Legacy Drive Plano, Texas 75024 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 4/30/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On 4/30/2025 before me, Jennifer De La Merced Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced My Commission Expires Jan. 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed

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PUBLIC NOTICES

in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
5/14, 5/21, 5/28, 6/4/25

RR-3924515#

TS#: 135203-AZ Order #: CTT25024829
NOTICE OF TRUSTEE'S SALE
The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/7/2022 and recorded on 3/11/2022, as Instrument No. 20220222834, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 60, TAMI ESTATES, ACCORDING TO BOOK 88 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 167-42-061 STREET ADDRESS OR IDENTIFIABLE LOCATION: 4950 E PARADISE DR SCOTTSDALE, AZ 85254 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/14/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JASON R. PORTER 4950 E PARADISE DR SCOTTSDALE, AZ 85254 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$490,200.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/2/2025 CLEAR RECON CORP Carlos Madrid, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 2, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Carlos Madrid who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced My Commission Expires Jan. 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an

RR-3924513#

TS#: 135202-AZ Order #: CTT25024775
NOTICE OF TRUSTEE'S SALE
The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/24/2020 and recorded on 5/4/2020, as Instrument No. 20200380100, and re-recorded on 10/26/2021 as instrument # 20211151256, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 146, OF SURPRISE FARMS PHASE 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 883 OF MAPS, PAGE 20; EXCEPT ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 100 FEET BELOW THE SURFACE OF THE WEST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 412 OF DEEDS, PAGE 558. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 502-89-429 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18514 WEST STATLER STREET SURPRISE, AZ 85388 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/14/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: SANDRA J. MAIERS 18514 WEST STATLER STREET SURPRISE, AZ 85388 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$190,000.00 CURRENT BENEFICIARY: TRUIST BANK 111 Millport Circle Greenville, SC 29607 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/2/2025 CLEAR RECON CORP Carlos Madrid, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 2, 2025 before me, Jennifer e La Merced Notary Public, personally appeared Carlos Madrid who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced My Commission Expires Jan. 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an

Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
5/14, 5/21, 5/28, 6/4/25

RR-3924494#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010360543 Title Order No. : 250035042 FHA/VA/FMI No. : 45-45-6-3356264 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated March 29, 2023 and Recorded as Instrument No. 20230160774 on March 30, 2023 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES MR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder IN THE COURTYARD BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, in MARICOPA county, on 08/07/2025 at 10:00 AM of said day. LOT 784 OF KNOELL NORTH UNIT 8 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 142 OF MAPS, PAGE 27 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 11002 N 45TH AVE, GLENDALE, AZ 85304 Tax parcel number: 148-03-336 3 Original Principal Balance: \$398,970.00 Name and mailing address of original trustor (as shown on the Deed of Trust): RUSSELL JORDAN SMITH, AN UNMARRIED MAN, 11002 N 45TH AVE, GLENDALE, AZ 85304 Name and address of beneficiary (as of recording of Notice of Sale): VILLAGE CAPITAL & INVESTMENT, C/O VILLAGE CAPITAL & INVESTMENT 2460 PSEO VERDE PARKWAY SUITE 110 HENDERSON, NV 89074 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar, BARRETT DAFNI FRAPPIER, FREDERICK 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 33-81 1(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims

any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 4/28/2025 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per ARS Section 33-803 (A) (2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: SERVICELINK AUCTION 14785 PRESTON ROAD SUITE 1150 DALLAS, TX 75254 972-732-2581 www.hudsonandmarshall.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4842370 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924493#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No.: AZ-23-951856-BF Order No. : 230021358-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/11/2006 and recorded 3/23/2007 as Instrument No. 20070342876 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: 8/7/2025 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: BEING LOT NUMBER 15 AND LOT NUMBER 14 BLOCK 1 IN SPERGER ADDITION TO AGUILA AS SHOWN IN THE RECORDED PLAT/ MAP THEREOF IN BOOK 8 OF MAPS PAGE 25 OF MARICOPA COUNTY RECORDS. Purported Street Address: 50644 N 1ST ST, AGUILA, AZ 85320 Tax Parcel Number: 506-48-073, 506-48-074 Original Principal Balance: \$20,000.00 Name and Address of Current Beneficiary: The Bank of New York Mellon l/k/a The Bank of New York as Indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2007-A 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): JOSIE P ANAVISCA NORTH 1ST STREET, AGUILA, AZ 85320 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-23-951856-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No. : AZ-23-951856-BF Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity

of that document. State of: California County of: San Diego On 4/29/2025 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 #0248162 6/4/2025 6/11/2025 6/18/2025 6/25/2025 6/4, 6/11, 6/18, 6/25/25

RR-3924293#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No. : AZ-25-1011298-CL Order No. : FIN-25003362 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/1/2020 and recorded 6/4/2020 as Instrument No. 20200483737 and modified as per Modification Agreement recorded 4/10/2024 as Instrument No. 20240185832 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: 8/7/2025 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 142, Village Meadows No. 4, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 83 of Maps, Page 27. Except all gas, oil, metals and mineral rights, as reserved in the Patent. Purported Street Address: 2418 W GREENBRIAR DR, PHOENIX, AZ 85023 Tax Parcel Number: 208-22-023 Original Principal Balance: \$292,940.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): Ashley Viers and Alan Viers, wife and husband 2418 W Greenbriar Dr., Phoenix, AZ 85023 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-25-1011298-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-25-1011298-CL Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 4/29/2025 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 #0248165 6/4/2025 6/11/2025 6/18/2025 6/25/2025 6/4, 6/11, 6/18, 6/25/25

RR-3924292#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No.: AZ-25-1012430-CL Order No.: 250200907-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2020 and recorded 12/16/2020 as Instrument No. 20201240750 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: 8/7/2025 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 105, ROYAL ESTATES WEST 3, ACCORDING TO BOOK 200 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 13467, PAGE 1277, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5536 W CROCUS DR, GLENDALE, AZ 85306 Tax Parcel Number: 231-05-313 8 Original Principal Balance: \$50,000.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC BANK, N.A. 3232 Newmark Dr, Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): PAUL A WOOD AND STEPHANIE L WOOD, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 5536 WEST CROCUS DRIVE, GLENDALE, AZ 85306 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-25-1012430-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. TS No.: AZ-25-1012430-CL Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By:

Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/29/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248166 6/4/2025 6/11/2025 6/18/2025 6/25/2025 6/4, 6/11, 6/18, 6/25/25

RR-3924291#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010315000 Title Order No.: 240642639 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated September 01, 2021 and Recorded as Instrument No. 20210965907 on September 07, 2021 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day: LOT 104, OF ANTHEM UNIT 35, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 584 OF MAPS, PAGE 46, AND CERTIFICATE OF CORRECTION RECORDED AS 2002-0239591, OF OFFICIAL RECORDS. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 40131 N MILL CREEK WAY, ANTHEM, AZ 85086 Tax parcel number: 203-06-436 Original Principal Balance: \$196,700.00 Name and mailing address of original trustor (as shown on the Deed of Trust): JEREMY N HANNAH, AN UNMARRIED MAN, 40131 N MILL CREEK WAY, ANTHEM, AZ 85086 Name and address of beneficiary (as of recording of Notice of Sale): NATIONSTAR MORTGAGE LLC, 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding

title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 4/16/2025 ISRAEL SAUCEDO, a member of the State Bar. Trustee is qualified per 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: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-FN4841380 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924282#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010393858 Title Order No.: 250115248 FHA/VA/PMI No.: 1868723 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 29, 2022 and Recorded as Instrument No. 20220384219 on May 02, 2022 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. EXHIBIT "A" UNIT 171, VILLA RIALTO, A CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED DECEMBERS, 2006 IN RECORDING NO. 2006-1608343 AND FIRST AMENDMENT RECORDED MAY 12, 2008 IN RECORDING NO. 2008- 0419072 AND SECOND AMENDMENT RECORDED JULY 31, 2008 IN RECORDING NO. 2008-0668601 AND AMENDMENT AUGUST 7, 2008 IN RECORDING NO. 2008-0689343 AND THIRD AMENDMENT RECORDED SEPTEMBER 2, 2008 IN RECORDING NO. 2008-0758998 AND FOURTH AMENDMENT RECORDED AS RECORDING NO: 2013-0411418; AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED JUNE 26, 2013 IN RECORDING NO. 2013-0587208 AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS RECORDING NO: 2013-0587209, ALL OF OFFICIAL

RECORDS, AND PLAT RECORDED BOOK 881 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS INDICATED ON SAID PLAT; EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMON VALUE AS RESERVED IN THE PATENT TO SAID LAND; AND EXCEPT 50% OF ALL MINERALS AS RESERVED IN WARRANTY DEED RECORDED JULY 25, 1968 RECORDED IN DOCKET 7194, PAGE 424, RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT 50% OF ALL MINERALS AS RESERVED IN WARRANTY DEED RECORDED JULY 25, 1968 RECORDED IN DOCKET 7194, PAGE 430, RECORDS OF MARICOPA COUNTY, ARIZONA. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 7726 E BASELINE RD UNIT 171, MESA, AZ 85209 Tax parcel number: NEW: 218-58-419 4/ OLD: 218-58-419 Original Principal Balance: \$337,560.00 Name and mailing address of original trustor (as shown on the Deed of Trust): MAYGAN MUNOZ, AN UNMARRIED WOMAN, 7726 E. BASELINE RD, UNIT 171, MESA, AZ 85209 Name and address of beneficiary (as of recording of Notice of Sale): CrossCountry Mortgage, LLC, C/O NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-811 (A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 4/16/25 ISRAEL S SAUCEDO, 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: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.com If you have previously been

discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-FN4841381 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924281#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010409399 Title Order No.: 250154458 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 July 15, 2021 and Recorded as Instrument No. 20210793323 on July 21, 2021 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 07/24/2025 at 10:00 AM of said day: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA TO WIT: THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 11, CHANDLER HEIGHTS CITRUS TRACT UNIT 3626, ACCORDING TO BOOK 23 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. BEING THE SAME WHICH MARY J. MILLS, SOLE TRUSTEE OR SUCCESSOR TRUSTEE OF THE MILLS FAMILY TRUST, DATED SEPTEMBER 25, 1991 BY DEED DATED JULY 26, 2017 AND RECORDED APRIL 10, 2018 IN THE COUNTY OF MARICOPA, STATE OF ARIZONA IN 20180267282 CONVEYED UNTO JOSHUA JAMES MILLS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND TAJ DANIEL MILLS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KESIA RENEE MILLS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND GREG J. MILLS, TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 25742 S LEMON AVE, QUEEN CREEK, AZ 85142 Tax parcel number: 304-88-037F Original Principal Balance: \$207,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): TAJ D. MILLS, AN UNMARRIED MAN, 25742 S LEMON AVE, QUEEN CREEK, AZ 85142 Name and address of beneficiary (as of recording of Notice of Sale): LOANEDPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400 PLANO, TX 75024 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon

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as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S. Section 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 4/16/2025 ISRAEL S SAUCEDO, a member of the State Bar of Arizona, 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: AUCTION.COM ONE MAUCHLY, IRVINE, CA 92618 800-280-2832 www.auction.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-FN4841385 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924278#

TS #: 25-73381 Order #: 250122807-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/6/2019 and recorded on 8/9/2019, as Instrument No. 20190613010, which was modified by Loan Modification Agreement recorded on 1/12/2024 as Instrument No. 20240018752, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 7/10/2025 at 10:00 AM of said day: LOT 312, OF VISTA DE MONTANA PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 966 OF MAPS, PAGE 42. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 295 S 192ND LN BUCKEYE, AZ 85326 A.P.N.: 502-36-544 1 Original Principal Balance: \$197,880.00 Name and address of original trustor: (as shown on the Deed of Trust) JOAQUIN RAYGOZA, JR., AN UNMARRIED MAN AND CRISTAL SANTIVANEZ, AN UNMARRIED WOMAN 295 S 192ND LN BUCKEYE, AZ 85326 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As

Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/07/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 04/07/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared, Carrie Thompson Jones, a member of the State Bar of Arizona personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43584 Pub Dates 05/14/05/21, 05/28, 06/04/2025 5/14, 5/21, 5/28, 6/4/25

RR-3924006#

TS#: 25-13763 Loan #: *****8233 Order #: 250058565-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 2/17/2005 and recorded on 2/25/2005 as Instrument # 20050236051, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 7/15/2025 at 12:00 PM of said day: LOT 164, TASH, ACCORDING TO BOOK 581, OF MAPS, PAGE 50 AND THEREAFTER AFFIDAVIT OF CORRECTIONS RECORDED AUGUST 27, 2002 AT RECORDERS NO. 20020871388, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 15733 WEST VENTURA STREET SURPRISE, ARIZONA 85379 A.P.N.: 501-97-373 5 Original Principal Balance: \$44,980.00 Name and address of original trustor: (as shown on the Deed of Trust) PATRICK M. ST. AMAND AND JENNIFFER R. ST. AMAND, HUSBAND AND WIFE 15733 WEST VENTURA STREET SURPRISE, ARIZONA 85379 Name and address of beneficiary: (as of recording of Notice of Sale) The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home

Equity Loan Trust, Series 2005-D c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigeopstandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 03/26/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002745 6/4, 6/11, 6/18, 6/25/25

RR-3923822#

Notice of Trustee's Sale Recorded on: 4/23/2025 TS No.: AZ-25-1012980-CL Order No.: FIN-25004504 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/15/2013 and recorded 5/21/2013 as Instrument No. 20130462284 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: 7/31/2025 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 4, Arrowpoint, a subdivision recorded in Book 416 of Maps, Page 11, and Certificate of Correction recorded in Recording No. 96-512837, records of Maricopa County, Arizona. Purported Street Address: 479 W LEAH AVE, GILBERT, AZ 85233 Tax Parcel Number: 310-05-749 7 Original Principal Balance: \$212,800.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): Matthew P Martin, a single man 479 WEST LEAH AVENUE, GILBERT, AZ 85233 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-25-1012980-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-25-1012980-CL Dated: 4/23/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of

the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/23/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248083 5/28/2025 6/4/2025 6/11/2025 6/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3921761#

Notice of Trustee's Sale Recorded on: 4/22/2025 TS No.: AZ-25-1012218-CL Order No.: FIN-25004050 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/27/2019 and recorded 8/27/2019 as Instrument No. 20190665824 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: 7/31/2025 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 120, of Casa Mia, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 160 of Maps, Page 17; Except 1/16th of all oil, gases, and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description and except all materials which may be essential to production of fissionable materials as reserved in ARS 37-231. Purported Street Address: 8015 E JAN AVE, MESA, AZ 85209 Tax Parcel Number: 218-63-120 Original Principal Balance: \$228,779.00 Name and Address of Current Beneficiary: MidFirst Bank C/O MidFirst Bank 999 N.W. Grand Blvd., Ste. 100 Oklahoma City, OK 73118-6116 Name(s) and Address(s) of Original Trustor(s): Armando A Hernandez; an unmarried man 1932 S 80TH PLACE, Mesa, AZ 85209 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-25-1012218-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-25-1012218-CL Dated: 4/22/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/22/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248048 5/28/2025 6/4/2025 6/11/2025 6/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3921296#

Notice of Trustee's Sale Recorded on: 4/22/2025 TS No.: AZ-25-1013068-BF Order No.: 250217821-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/28/2022 and recorded 3/1/2022 as Instrument No. 20220189181 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: 7/31/2025 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 177, OF SUN CITY WEST UNIT 37, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 313 OF MAPS, PAGE 49, OF OFFICIAL RECORDS. Purported Street Address: 14935 W BUTTONWOOD DR, SUN CITY WEST, AZ 85375 Tax Parcel Number: 232-17-733 8 Original Principal Balance: \$370,000.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Name(s) and Address(s) of Original Trustor(s): KENNETH L GAHNER AND JEAN GAHNER, HUSBAND AND WIFE 14935 W. BUTTONWOOD DR., SUN CITY WEST, AZ 85375 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-25-1013068-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason,

602-417-9900

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FAX 602-417-9910

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-25-1013068-BF Dated: 4/22/2025 QUALITY LOAN SERVICE CORPORATION By: Daniel Lazos, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/22/2025 before me, Maroun Elias Khater a notary public, personally appeared Daniel Lazos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248052 5/28/2025 6/4/2025 6/11/2025 6/18/2025 5/28, 6/4, 6/11, 6/18/25

RR-3921294#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-988779-SH Order No. : 240205877-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/14/2006 and recorded 2/21/2006 as Instrument No. 20060235531 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/23/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 34, OF NORTHERN HILLS AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 17. Purported Street Address: 1649 E JUNIPER AVE, PHOENIX, AZ 85022 Tax Parcel Number: 214-21-034 5 Original Principal Balance: \$140,000.00 Name and Address of Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-7 Asset-Backed Securities, Series 2006-7 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): ANGELA KHANKEL, WIFE OF MUHAMMAD A. KHANKHEL, AS HER SOLE AND SEPARATE PROPERTY 1649 EAST

JUNIPER AVENUE, PHOENIX, AZ 85022 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-988779-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-988779-SH Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), 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 #0247949 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920178#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1012086-CL Order No. : 250190998 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/23/2023 and recorded 5/24/2023 as Instrument No. 20230269561 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/24/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 55.1, RANCHO SANTA FE PARCELS 16, 17 AND 18, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 458 OF MAPS, PAGE 22, AND AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 1998-191447

AND RECORDED IN DOCUMENT NO. 1999-834737 Purported Street Address: 12938 W ALVARADO RD, AVONDALE, AZ 85392 Tax Parcel Number: 501-90-147 2 Original Principal Balance: \$348,570.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): CARLOS VASQUEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 12938 WEST ALVARADO ROAD, AVONDALE, AZ 85392-7142 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012086-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012086-CL Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), 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 #0247953 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920177#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-1001670-AB Order No. : CTT24006380 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/14/2024 and recorded 3/18/2024 as Instrument No. 20240138480 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time:

7/23/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 29, SUNRAY ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 89 OF MAPS, PAGE 7. Purported Street Address: 3336 E EARLL DR, PHOENIX, AZ 85018-6812 Tax Parcel Number: 127-32-072 Original Principal Balance: \$803,250.00 Name and Address of Current Beneficiary: NWL Company, LLC C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): Niksi Construction LLC, an Arizona Limited Liability Company 13951 NORTH SCOTTSDALE ROAD, #211, SCOTTSDALE, AZ 85254 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1001670-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1001670-AB Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/16/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0247950 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920176#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-24-1004197-SH Order No. : 240676457-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/2/2007 and recorded 7/5/2007 as Instrument No. 20070767129 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no

later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/23/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 153, OF THOMPSON RANCH PHASE 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 742 OF MAPS, PAGE 27. Purported Street Address: 11765 W. MAUI LANE, EL MIRAGE, AZ 85335 Tax Parcel Number: 501-25-447 6, 501-25-447 Original Principal Balance: \$202,973.00 Name and Address of Current Beneficiary: CSMC 2019-RPL7 Trust C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): FRANCES WALDROPT, AN UNMARRIED WOMAN 11765 W. MAUI LANE, xxx, EL MIRAGE, AZ 85335 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1004197-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1004197-SH Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), 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 #0247951 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920175#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1013376-AB Order No. : 250227808-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/19/2019 and recorded 2/20/2019

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PUBLIC NOTICES

as Instrument No. 20190113693 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder. Sale Date and Time: 7/23/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: UNIT B, OF LO LANI CONDOMINIUMS, A CONDOMINIUM ACCORDING TO THAT CERTAIN CONDOMINIUM DECLARATION RECORDED IN RECORDING NO. 2018-0632439, AND ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1405 OF MAPS, PAGE 1; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT. Purported Street Address: 16546 E ASHBROOK DR, B, FOUNTAIN HILLS, AZ 85268 Tax Parcel Number: 176-04-819 4 Original Principal Balance: \$248,000.00 Name and Address of Current Beneficiary: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): MATTHEW C. BERNSTEIN, AN UNMARRIED MAN 20100 NORTH 78TH PLACE, #3212, SCOTTSDALE, AZ 85255 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1013376-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1013376-AB Dated: 4/16/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/16/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify

under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0247955 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920172#

Notice of Trustee's Sale Recorded on: 4/16/2025 TS No.: AZ-25-1012327-CL Order No.: FIN-25004144 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/1/2020 and recorded 5/20/2020 as Instrument No. 20200429551 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder. Sale Date and Time: 7/24/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 76, Sunset Farms Unit 4, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 786 of maps, Page 39 and as amended in Affidavit of Correction recorded in Document No. 20080702145 of Official Records of Maricopa County, Arizona. Purported Street Address: 9731 W GETTY DR, TOLLESON, AZ 85353 Tax Parcel Number: 101-29-484 Original Principal Balance: \$295,850.00 Name and Address of Current Beneficiary: loanDepot.com, LLC C/O loanDepot.com, LLC 6531 Irvine Center Drive Suite 100 Irvine, CA 92618 Name(s) and Address(s) of Original Trustor(s): Alicia Ruiz and Juan Antonio Ruiz Damaso, wife and husband as community property with right of survivorship 9731 West Getty Drive, Tolleson, AZ 85353 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012327-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012327-CL Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared

Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247954 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3920171#

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-24-1005319-AB Order No.: 240713608-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/3/2013 and recorded 8/9/2013 as Instrument No. 20130729802 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder. Sale Date and Time: 7/22/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT FIFTY-SIX (56), COX MEADOWS 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 92 OF MAPS, PAGE 35. Purported Street Address: 2601 W COLUMBINE DR, PHOENIX, AZ 85029 Tax Parcel Number: 149-49-025 8 Original Principal Balance: \$153,500.00 Name and Address of Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): RACHEL HOLKA, A SINGLE WOMAN 2601 W COLUMBINE DR, PHOENIX, AZ 85029 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1005319-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1005319-AB Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By:

Adriana Banuelos, Assistant Vice President A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247907 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918875#

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-25-1010253-AB Order No.: S-MCH-AZ-202361-TSG The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/25/2022 and recorded 7/26/2022 as Instrument No. 20220597734 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder. Sale Date and Time: 7/22/2025 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: Lot 61, of Cypress Gardens No. 4 Amended, according, according to Book 246 of Maps, Page 19, records of Maricopa County Arizona. Purported Street Address: 3645 N 69th Ave #61, Phoenix, AZ 85033 Tax Parcel Number: 102-84-298 Original Principal Balance: \$120,000.00 Name and Address of Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): Proper Cash Offer LLC 6635 W HAPPY VALLEY RD, STE A104-178, GLENDALE, AZ 85310 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010253-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or

the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1010253-AB Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247909 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918874#

Notice of Trustee's Sale Recorded on: 4/15/2025 TS No.: AZ-25-1012955-SH Order No.: 250218109-AZ-VOO The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/19/2005 and recorded 10/28/2005 as Instrument No. 20051635056 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder. Sale Date and Time: 7/22/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT ONE HUNDRED FIFTY FIVE (155), OF CASA GRANADA EAST TOWNHOUSES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 113 OF MAPS, PAGE 2. Purported Street Address: 4305 NORTH MILLER ROAD, SCOTTSDALE, AZ 85251 Tax Parcel Number: 173-53-219 7 Original Principal Balance: \$140,000.00 Name and Address of Current Beneficiary: Towd Point Mortgage Trust 2018-1, U.S. Bank National Association, as Indenture Trustee C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): FRANK E. PAIZ, A SINGLE MAN 4305 NORTH MILLER RD., SCOTTSDALE, AZ 85251 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012955-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. TS No.: AZ-25-1012955-SH Dated: 4/15/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247912 5/21/2025 5/28/2025 6/4/2025 6/11/2025 5/21, 5/28, 6/4, 6/11/25

RR-3918873#

TS#: 25-13796 Loan #: *****9632 Order #: 250064434-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 5/12/2022 and recorded on 5/18/2022 as Instrument # 20220428624 , Book -- Page -- in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 7/1/2025 at 12:00 PM of said day: LOT 133, OF SARIVAL GARDENS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 147 OF MAPS, PAGE 19. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or

identifiable location: 16461 W HILTON AVE GOODYEAR, Arizona 85338 A.P.N.: 500-06-191 Original Principal Balance: \$134,862.00 Name and address of original trustor: (as shown on the Deed of Trust) ANGELA KPOGO AND YAWOVI KPOGO 16461 W HILTON AVENUE GOODYEAR, AZ 85338 Name and address of beneficiary: (as of recording of Notice of Sale) Valley Strong Credit Union c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002520 5/28, 6/4, 6/11, 6/18/25

RR-3917358#

TS#: 24-11705 Loan #: *****0 Order #: 2498427AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/29/2021 and recorded on 1/3/2022 as Instrument # 20220005387 , Book -- Page -- in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 7/1/2025 at 12:00 PM of said day: LOT 42, OF PARKCREST, ACCORDING TO THE PAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 95 OF MAPS, PAGE 24 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 5326 N 82ND ST SCOTTSDALE ARIZONA 85250 A.P.N.: 173-73-042 And 173-73-042 1 Original Principal Balance: \$527,250.00 Name and address of original trustor: (as shown on the Deed of Trust) Stana Jovicic, An Unmarried Woman 5326 N 82ND ST Scottsdale, AZ 85250 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2022-4 c/o Faf Servicing, LLC 1601 LBJ Freeway, Suite 150 Farmers Branch, TX 75234 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010

Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002472 5/21, 5/28, 6/4, 6/11/25

RR-3917352#

TS#: 24-13006 Loan #: *****4247 Order #: 240661447-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/15/2023 and recorded on 5/19/2023 as Instrument # 20230260412 , Book -- Page -- in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 6/24/2025 at 12:00 PM of said day: LOT 79, FOX CROSSING UNIT 6, ACCORDING TO BOOK 460 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPTING AND RESERVING ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND CHARACTER ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AS RESERVED BY THE STATE OF ARIZONA IN BOOK 149 OF DEEDS, PAGE 589 AND IN BOOK 147 OF DEEDS, PAGE 230. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 3562 S PEDEN CT CHANDLER, ARIZONA 85248 A.P.N.: 303-40-725 3 Original Principal Balance: \$148,648.38 Name and address of original trustor: (as shown on the Deed of Trust) DENNIS SNOOK 3562 PEDEN CT CHANDLER, AZ 85248 Name and address of beneficiary: (as of recording of Notice of Sale) Figure Lending LLC c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002469 5/14, 5/21, 5/28, 6/4/25

RR-3917342#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1010947-BF Order No.: EOR20250311-8615496 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/14/2019 and recorded 8/26/2019 as Instrument No. 20190657216 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/17/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 168, OF COLDWATER SPRINGS, PARCEL 29, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 658 OF MAPS, PAGE 37. Purported Street Address: 11633 W JEFFERSON ST, AVONDALE, AZ 85323 Tax Parcel Number: 500-95-655 Original Principal Balance: \$100,000.00 Name and Address of Current Beneficiary: BANK OF AMERICA, N.A. C/O Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024 Name(s) and Address(s) of Original Trustor(s): SENOVIA THOMAS 11633 W JEFFERSON ST, AVONDALE, AZ 85323 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010947-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1010947-BF Dated: 4/9/2025 QUALITY LOAN SERVICE CORPORATION By: Daniel Lazos, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/9/2025 before me, Maroun Elias Khater a notary public, personally appeared Daniel Lazos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun

Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247824 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917026#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1011652-CL Order No.: FIN-25003637 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/14/2018 and recorded 3/26/2018 as Instrument No. 20180221432 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/16/2025 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: Lot 230, Sun City Unit Thirty Two A, according to Book 168 of Maps, Page 11, Records of Maricopa County, Arizona. Purported Street Address: 9809 W LOMA BLANCA DR, SUN CITY, AZ 85351 Tax Parcel Number: 200-55-890 Original Principal Balance: \$60,000.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JPMorgan Chase Bank, N.A. 3415 Vision Dr Columbus, OH 43219 Name(s) and Address(s) of Original Trustor(s): Alphonse J Janicki and Carmancita Janicki, as Trustees on behalf of The Janicki Family Trust, dated January 20, 1994, and Alphonse J Janicki and Carmancita Janicki 9809 West Loma Blanca Drive, Sun City, AZ 85351-1356 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011652-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1011652-CL Dated: 4/9/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/9/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/

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her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247827 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917025#

Notice of Trustee's Sale Recorded on: 4/9/2025 TS No.: AZ-25-1011798-CL Order No. : 250182887-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/7/2007 and recorded 2/22/2007 as Instrument No. 2007-0213031 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/17/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: UNIT 19, TAMARAC, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS, AND PER MAP RECORDED IN BOOK 253 OF MAPS, PAGE 1 AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 84-06569 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS; TOGETHER WITH THE EXCLUSIVE USE OF THE YARD ADJOINING THE UNIT IDENTIFIED ON THE PLAT WITH THE SAME NUMBER AS THE UNIT, KNOWN AS THE RESTRICTED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 19, 1983 IN DOCUMENT NO. 83-190547, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED SEPTEMBER 23, 1983 IN DOCUMENT NO. 83-385511, OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 93-0049572, OF OFFICIAL RECORDS. Purported Street Address: 18002 N 12TH ST, PHOENIX, AZ 85022 Tax Parcel Number: 214-12-4774A Original Principal Balance: \$35,000.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark

Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): JAMES N. ROMSON, AN UNMARRIED MAN AND MARY S. ROMSON, AN UNMARRIED WOMAN 18002 NORTH 12TH STREET UNIT 19, PHOENIX, AZ 85022 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011798-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1011798-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247828 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3917023#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-24-1004910-SH Order No. : FIN-24014942 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/14/2020 and recorded 11/17/2020 as Instrument No. 20201124371 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/17/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 773, Cortessa, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 730 of Maps,

Page 11. Purported Street Address: 18481 W VOGEL AVE, WADDELL, AZ 85355 Tax Parcel Number: 502-90-773 Original Principal Balance: \$332,500.00 Name and Address of Current Beneficiary: Moria Development, Inc DBA Peoples Mortgage Company C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Nhan Thanh Tran, a married man as his sole and separate property, and Omar Alexander Rascon, a married man as his sole and separate property 18481W VOGEL AVE., WADDELL, AZ 85355 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1004910-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1004910-SH Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247797 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916567#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-25-1011796-CL Order No. : 250182886-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/8/2014 and recorded 1/13/2015 as Instrument No. 20150020392 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to

the highest bidder: Sale Date and Time: 7/17/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: THE EAST 379.50 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH ONE-THIRD OF THE NORTH THREE-FIFTHS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN (MARICOPA COUNTY ARIZONA). EXCEPT THE EAST 40.00 FEET. SAID PARCEL B CONTAINS 2.05 NET ACRES MORE OR LESS Purported Street Address: 3116 N 83RD AVE, PHOENIX, AZ 85033 Tax Parcel Number: 102-23-006S1 Original Principal Balance: \$95,000.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): NORMA JOAN PENDERGAST, AN UNMARRIED PERSON 3116 NORTH 83RD AVENUE, PHOENIX, AZ 85033-4724 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011796-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1011796-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247799 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916566#

Notice of Trustee's Sale Recorded on: 4/8/2025 TS No.: AZ-25-1011793-CL Order No. : 250183171-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/3/2010 and recorded 5/5/2010 as Instrument No. 20100382259 in the office

of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/15/2025 at 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 9869, MARYVALE TERRACE NO. 26 AMENDED, ACCORDING TO BOOK 90 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 6901 WEST MARIPOSA STREET, PHOENIX, AZ 85033 Tax Parcel Number: 144-77-001 4 Original Principal Balance: \$68,970.00 Name and Address of Current Beneficiary: LAKEVIEW LOAN SERVICING, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): MAUNG HLA & WIN WIN NWE, HUSBAND & WIFE 2314 W THOMAS RD #285, PHOENIX, AZ 85015 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-758-8052 Login to: https://www.xome.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011793-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1011793-CL Dated: 4/8/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247799 5/14/2025 5/21/2025 5/28/2025 6/4/2025 5/14, 5/21, 5/28, 6/4/25

RR-3916564#