

# Public Notices • Public Notices

The Record Reporter • 2025 N. Third Street #155 • Phoenix, Arizona 85004-1425 • To Subscribe or Advertise, Call 602-417-9900 • Fax 602-417-9910

## INDEX

Business .....	-
Phoenix .....	-
Civil .....	5
Government .....	21
Maricopa County.....	21
Probate .....	21
Public Auctions/Sales.....	28
Trustee's Sales .....	29

## CIVIL

**SUMMONS**  
**CASE NO. CC2025054303RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA HASSAYAMPA PRECINCT  
14264 W. TIERRA BUENA LN  
SURPRISE AZ 85374  
Alhambra Credit Union, Plaintiff,  
vs.  
Ezacharya D Card and John/Jane Doe, a  
married couple, Defendant(s).  
THE STATE OF ARIZONA TO:  
Ezacharya D Card and John/  
Jane Doe, a married couple  
Last known address:  
Ezacharya D Card  
15164 N 140th Dr #2177  
Surprise, AZ 85379  
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  
LN SURPRISE AZ 85374 Phone No:  
(602)372-2000  
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: MAR 01 2025

/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 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](mailto:info@makcollections.com)  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934292#**  
**SUMMONS**  
**CASE NO. CC2025014792RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA SOUTH MOUNTAIN  
PRECINCT  
620 W. JACKSON ST PHOENIX AZ  
85003  
Arizona Financial Credit Union, Plaintiff,  
vs.  
Tychelle Terrell Howard and John/Jane  
Doe, a married couple, Defendant(s).  
THE STATE OF ARIZONA TO:  
Tychelle Terrell Howard and John/  
Jane Doe, a married couple  
Last known address:  
Tychelle Terrell Howard  
and John/Jane Doe  
2942 E Wier Ave  
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 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: 012125  
/s/Rebecca Rios  
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](mailto:info@makcollections.com)  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934289#**  
**SUMMONS**  
**CASE NUMBER: CV2025-004582**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Arizona Financial Credit Union  
Name of Plaintiff  
AND  
Keonda S Lee, 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:  
Dajuan A Lee  
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 05, 2025  
JEFF FINE  
Clerk of Superior Court  
By: L. MARTINEZ  
Deputy Clerk  
If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney, Joseph L Whipple, at The Law  
Offices of Mark A. Kirkorsky, PO Box  
25287, Tempe, AZ 85285, (480)551-  
2173.  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934282#**  
**SUMMONS**  
**CASE NUMBER: CV2025-004582**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Arizona Financial Credit Union  
Name of Plaintiff  
AND  
Keonda S Lee, 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:  
Dajuan A Lee  
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 05, 2025  
JEFF FINE  
Clerk of Superior Court  
By: L. MARTINEZ  
Deputy Clerk  
If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney, Joseph L Whipple, at The Law  
Offices of Mark A. Kirkorsky, PO Box  
25287, Tempe, AZ 85285, (480)551-  
2173.  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934280#**

If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney, Joseph L Whipple, at The Law  
Offices of Mark A. Kirkorsky, PO Box  
25287, Tempe, AZ 85285, (480)551-  
2173.  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934281#**  
**SUMMONS**  
**CASE NUMBER: CV2025-010141**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
C.A.G. Acceptance, LLC  
Name of Plaintiff  
AND  
Terissa Elizabeth Wilson, et al.  
Name of Defendant  
WARNING: This is an official document  
from the court that affects your rights.  
Read this carefully. If you do not  
understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO:  
Terissa Elizabeth Wilson  
1. A lawsuit has been filed against you.  
A copy of the lawsuit and other court  
papers are served on you with this  
"Summons".  
2. If you do not want a judgment or  
order entered against you without your  
input, you must file an "Answer" or a  
"Response" in writing with the court and  
pay the filing fee. If you do not file an  
"Answer" or "Response" the other party  
may be given the relief requested in his/  
her Petition or Complaint. To file your  
"Answer" or "Response" take, or send,  
the "Answer" or "Response" to Clerk  
of the Superior Court, or electronically  
file your Answer through one of  
Arizona's approved electronic filing  
systems at <http://www.azcourts.gov/>  
efilinginformation. Mail a copy of your  
"Response" or "Answer" to the other  
party at the address listed on top of  
this Summons. Note: If you do not file  
electronically you will not have electronic  
access to the document in this case.  
3. If this "Summons" and the other  
court papers were served on you by a  
registered process server or the  
Sheriff, within the State of Arizona,  
your "Response" or "Answer" must be  
filed within TWENTY (20) CALENDAR  
DAYS from the date you were served,  
not counting the day you were served.  
If this "Summons" and the other papers  
were served on you by a registered  
process server or the Sheriff outside the  
State of Arizona, your Response must  
be filed within THIRTY (30) CALENDAR  
DAYS from the date you were served,  
not counting the day you were served.  
Service by a registered process server  
or the Sheriff is complete when made.  
Service by Publication is complete  
thirty (30) days after the date of the first  
publication.  
4. You can get a copy of the court papers  
filed in this case from the Petitioner at the  
address at the top of this paper, or from  
the Clerk of the Superior Court.  
5. Requests for reasonable  
accommodation for persons with  
disabilities must be made to the office of  
the judge or commissioner assigned to  
the case, at least ten (10) judicial days  
before your scheduled court date.  
6. Requests for an interpreter for persons  
with limited English proficiency must  
be made to the office of the judge or  
commissioner assigned to the case at  
least ten (10) judicial days in advance of  
your scheduled court date.  
SIGNED AND SEALED this Date: March  
19, 2025  
JEFF FINE  
Clerk of Superior Court  
By: M. FARROW  
Deputy Clerk  
Requests for an interpreter for persons  
with limited English proficiency must be  
made to the division assigned to the case  
by the party needing the interpreter and/  
or translator or his/her counsel at least  
ten (10) judicial days in advance of a  
scheduled court proceeding.  
If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney, Joseph L Whipple, at The Law  
Offices of Mark A. Kirkorsky, PO Box  
25287, Tempe, AZ 85285, (480)551-  
2173.  
6/6, 6/13, 6/20, 6/27/25  
**RR-3934280#**

THE STATE OF ARIZONA TO:  
Taulant Buxhovi and John/  
Jane Doe, a married couple

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

If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside this 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.

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

85, (480)551-



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

**SUMMONS**  
**CASE NO.: FC2024-005904**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
ALEXANDRA MONIQUE RUIZ  
Name of Petitioner / Party A  
And  
JIMMY RICHARD MUNIZ  
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: Jimmy Richard Muniz  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."  
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response," or show up in court. To file your "Answer" or "Response" take, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR  
Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.  
After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003  
18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210  
14264 West Tierra Buena Lane, Surprise, Arizona 85374.  
5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children.  
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.  
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.  
SIGNED AND SEALED this date NOV 13 2024  
CLERK OF SUPERIOR COURT  
By T. VARELA  
Deputy Clerk of Superior Court  
6/6, 6/13, 6/20, 6/27/25  
**RR-3933568#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD532719 R/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:  
NATHANIEL CASAINO BISHOP COOKE  
d.o.b. 05/06/2017  
ELOY JOSHUA COOKE  
d.o.b. 09/30/2018  
PATRICIA ELLA MAE COOKE  
d.o.b. 07/25/2022  
VANESSA KYLIE MAE TEMPEST DAWES  
d.o.b. 07/28/2023  
Person(s) under 18 years of age.  
TO: LYNETTE MAE DAWES, and CASAINO NATHAN COOKE, parents and/or guardians of the above-named children.  
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.  
2. The Court has set a publication hearing on the 1st day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your 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: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Marian Lopez Romo and may be reached by telephone at (623) 500-5837.  
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 2nd day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Kinda V. Johnson-Hurd  
KINDA JOHNSON-HURD  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25  
**RR-3933535#**  
**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD532064 R/SUPP**  
(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
ARYANA MORNINGSTAR HAYES  
d.o.b. 11/17/2008  
Person under 18 years of age.  
TO: YVONNE MARIE WASHINGTON, ARTHUR REGINOLD HAYES, ROXANNE LEWIS, parents and/or guardians of the above-named child.  
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 5th day of August, 2025 at 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 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.  
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.  
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Darian Jackson and may be reached by telephone at (480) 659-8579.  
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.  
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 2nd day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
MELISSA L. COVARRUBIAS  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25  
**RR-3933497#**  
**SUMMONS**  
**CASE NUMBER: CV2024-035332**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
Mesa Airlines  
Name of Plaintiff  
AND  
Dennis Abramov, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Dennis Abramov  
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 09, 2024  
JEFF FINE  
Clerk of Superior Court  
By: D. ARAJJO  
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 Zwillingger Wurtz P.C., 2020 N. Central Ave., Suite 675, Phoenix, AZ 85004, (602)962-5778.  
6/6, 6/13, 6/20, 6/27/25  
**RR-3933415#**

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS240687 SUPP**  
(Honorable Gregory Coma)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
LEANNA ALEX MARIE RODRIGUEZ  
d.o.b. 08/26/2024  
Person under 18 years of age.  
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.  
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 18th 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 298-623-248#, before the Honorable Jay Adleman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial

conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.  
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Miguel Olivas-Marquez and may be reached by telephone at (602) 774-5948.  
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 June, 2025.  
KRISTIN K. MAYES  
Attorney General  
HAYDEN P. MYERS  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25  
**RR-3933402#**  
**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD45119**  
(Honorable Michael Z. Rassas)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of:  
AVA AMIRI AKINS  
d.o.b. 04/13/2025  
Person under 18 years of age.  
TO: MARKIE MARGARET LERMA, BRANDON AKINS, 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 21st 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.  
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.  
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JASON CEOLA, Office of the Attorney General, CFP/PSS,

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Angela Debbar and may be reached by telephone at (623) 587-3618.

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 6 day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Jason Ceola  
JASON CEOLA  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-39333366#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS22545**  
Related to Case 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: JOHN DOE, parent and/or guardian of the above-named child.

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

2. The Court has set a hearing on the 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 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: 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 May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Ilana Zorfias  
ILANA ZORFAS  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-39333331#

**SUMMONS**  
**CASE NUMBER: CV2025-016279**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Curt Stall  
Name of Plaintiff  
AND  
Sanford Lebovitz 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: Maricopa County Treasurer

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, 201 W Jefferson St Phoenix AZ 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

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

7. 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: Zachary D. Giammarco at Giammarco Law Office, PLLC, 3910 S. Alma School Rd., Ste. 5, Chandler, AZ 85248, (480)722-0103  
6/6, 6/13, 6/20, 6/27/25

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, 201 W Jefferson St Phoenix AZ 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

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

SIGNED AND SEALED this Date: May 07, 2025

JOSEPH W. MALKA  
Clerk of Superior Court  
By: C. CRUZ  
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, Curt Stall, 19420 E Hunt Hwy, Queen Creek AZ 85142, 480-283-3791.  
6/6, 6/13, 6/20, 6/27/25

RR-39333209#

**SUMMONS**  
**CASE NUMBER: CV2024-036678**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
GIAMMARCO LAW OFFICE, PLLC  
Name of Plaintiff  
AND  
KATHRYN MARIE LYTLE, FKA  
KATHRYN MARIE MCGAUGHY  
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: KATHRYN MARIE LYTLE, FKA KATHRYN MARIE MCGAUGHY

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of

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

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

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

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

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

SIGNED AND SEALED this Date: DECEMBER 17, 2024

JEFF FINE  
Clerk of Superior Court  
By: M. SALDANA  
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: Zachary D. Giammarco at Giammarco Law Office, PLLC, 3910 S. Alma School Rd., Ste. 5, Chandler, AZ 85248, (480)722-0103  
6/6, 6/13, 6/20, 6/27/25

RR-3933137#

**SUMMONS**  
**CASE NO.: FC2024-095118/ AMENDED**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Sujei Rodriguez Duran  
Name of Petitioner / Party A  
And  
Fulgencio Reynaga Noriega  
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: Fulgencio Reynaga Noriega

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

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR  
Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona,

your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff 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 MAR 7 2025

CLERK OF SUPERIOR COURT  
By J. WOOD  
Deputy Clerk of Superior Court  
6/6, 6/13, 6/20, 6/27/25

RR-3933088#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD**  
**NO. JD31070 SUPP**  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
MERCEDES ROSE ACUNA LOPEZ  
d.o.b. 08/06/2019  
Person(s) under 18 years of age.  
TO: AULORA RENEE LOPEZ and ALFREDO ACUNA parents of the above-named child.

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

2. The Court has set a hearing on the 16th day of July, 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 447-368-555# before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: FREDIAN TUYISENGE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Lorinda James and may be reached by telephone at (602) 774-8334.

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

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

DATED this 30th day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
FREDIAN TUYISENGE  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-3933073#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS22546**  
Related to Case JD44209  
(Honorable Michael Z. Rassas)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
CALYPSO TALLULAH FOSTER  
d.o.b. 07/08/2024  
Person under 18 years of age.  
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 5th day of August, 2025, at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Marlene Morales and may be reached by telephone at (623) 932-8011.

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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

Attorney General  
/s/ David Strickland  
DAVID A. STRICKLAND  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-3933070#

**DCS'S NOTICE OF HEARING ON  
DEPENDENCY PETITION  
NO. JD45124**  
(Honorable Gregory Como)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
IVAN MANUEL BALLESTEROS  
d.o.b. 01/14/2016  
DENISE L. ANN MAYTORENA  
d.o.b. 01/08/2024

Person(s) under 18 years of age.  
TO: LETICIA BALLESTEROS A.K.A.  
LETICIA BALLESTEROS, GERARDO  
BERNAL, DIEGO ENRIQUE  
MAYTORENA, 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 4th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Jay Adleman 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: JOHN L. HUMPHRIES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. COOTAG, Phoenix, Arizona 85004. The assigned case manager is Brooke Riddle and may be reached by telephone at (602) 774-5931.

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 29th day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
JOHN L. HUMPHRIES  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-3933024#

**SUMMONS  
CASE NUMBER: CV2025-004801  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY**

Ryanna Hendrix  
Name of Plaintiff  
AND  
Donald R Oswald, 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: On Time Med Trans Inc.

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: 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, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.

6/6, 6/13, 6/20, 6/27/25

RR-3932969#

**DCS'S NOTICE OF HEARING ON  
PETITION FOR TERMINATION OF  
PARENT-CHILD RELATIONSHIP  
NO. JS22680**

Related to Case JD42361  
(Honorable Michael Z. Rassas)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
MAYLANNI YAMILET PARTON  
d.o.b. 11/25/2021

MARIELA PARTON  
d.o.b. 10/03/2022  
MARCELLO MIKLO PARTON  
d.o.b. 02/10/2024

Person(s) under 18 years of age.  
TO: ALEJANDRA HERNANDEZ,  
CHRISTOPHER RICHARD PARTON  
parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 19th day of August, 2025, at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131

West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. CO51AG, Phoenix, Arizona 85004. The assigned child safety worker is Fyneface Akpan and may be reached by telephone at (623) 587-3674.

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 29 day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/Kathryn Anne Walker  
KATHRYN ANNE WALKER  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-3932968#

**SUMMONS  
CASE NUMBER: CV2025-004801  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY**

Ryanna Hendrix  
Name of Plaintiff  
AND  
Donald R Oswald, 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 Droual

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: 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, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.

6/6, 6/13, 6/20, 6/27/25

RR-3932966#

**SUMMONS  
CASE NUMBER: CV2025-004801  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY**

Ryanna Hendrix  
Name of Plaintiff  
AND

Donald R Oswald, 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: Matthew P Droual

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: 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, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.

6/6, 6/13, 6/20, 6/27/25

RR-3932965#

**DCS'S NOTICE OF HEARING ON  
MOTION FOR APPOINTMENT OF A  
PERMANENT GUARDIAN OF MINOR  
CHILD  
NO. JD529701 SUPP**  
(Honorable Marvin Davis)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
LUCIAN ALEXANDER ALLRED  
d.o.b. 09/29/2023

Person under 18 years of age.  
TO: EMILY LAUREN ALLRED, and  
EDGAR ALEXANDER PEREZ-RIVERA,  
parents and/or guardians of the above-named child.

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

2. The Court has set a Publication hearing on the 25th day of August, 2025 at 9:00 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 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 motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: JULIE CHAVEZ, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Emma Fisher and may be reached by telephone at (480) 634-1884.

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/ Julie Chavez  
JULIE CHAVEZ  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

RR-3932955#

**SUMMONS  
CASE NUMBER: FC2023-006560  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY**

Anayansi Calderin Obeso  
Name of Petitioner  
Richard Enrique Susana  
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: Richard Enrique Susana

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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

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

5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (legal custody) and parenting time issues regarding minor children.

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

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

SIGNED AND SEALED this Date: November 13, 2023

JEFF FINE  
Clerk of Superior Court  
By: J. ELLINGSON  
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.  
6/6, 6/13, 6/20, 6/27/25

**RR-3932947#**

**SUMMONS**  
**CASE NO. CC2025-074819RC**  
SOUTH MOUNTAIN JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
620 W. Jackson St. \* Phoenix, AZ 85003  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.  
AARICA LEHELLE WILLIAMS AND DOE WILLIAMS, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Aarica Lechelle Williams And Doe Williams  
1650 E Villa Street, Apt 237  
Phoenix, AZ 85006

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: 3/31/25

/s/Rebecca Rios  
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](mailto:vance@azjurist.com)  
5/30, 6/6, 6/13, 6/20/25

**RR-3931952#**

**SUMMONS**  
**CASE NUMBER: CV2025-008915**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

OneAZ Credit Union  
Name of Plaintiff  
AND  
Lianna M Mescal, 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: Lianna M Mescal

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

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

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

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

5. Requests for reasonable

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

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

SIGNED AND SEALED this Date: March 11, 2025

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

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

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

5/30, 6/6, 6/13, 6/20/25

**RR-3931951#**

**SUMMONS**  
**CASE NUMBER: CV2025-000967**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Canvas Credit Union  
Name of Plaintiff  
AND  
Devin West, 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: Devin West

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 08, 2025

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

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

A copy of the Summons and Complaint

may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO box 25287, Tempe, AZ 85285, (480)551-2173.

5/30, 6/6, 6/13, 6/20/25

**RR-3931950#**

**SUMMONS**  
**CASE NO. CC2025079466RC**  
ENCANTO JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
620 W. Jackson St. \* Phoenix, AZ 85003  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.  
LISA MARIE COAXEN AND DOE COAXEN, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Lisa Marie Coaxen And Doe Coaxen  
1537 W Camelback Rd Apt # 113  
Phoenix, AZ 85015

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

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

3. This court is located at (physical address): 620 W. Jackson St. \* Phoenix, AZ 85003; (602) 372-6300.

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

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

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

Date: 4-7-25

/s/Illegible  
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, [vance@azjurist.com](mailto:vance@azjurist.com)  
5/30, 6/6, 6/13, 6/20/25

**RR-3931949#**

**SUMMONS**  
**CASE NO. CC2025071837RC**  
MANISTEE JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
14264 W. Tierra Buena Lane \* Surprise, AZ 85374

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.  
JENAYA CANDIDATE AND DOE CANDIDATE, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Jenaya Candidate And Doe Candidate  
5 6 7 2 N 7 8 t h A v  
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: MAR 26 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](mailto:vance@azjurist.com)  
5/30, 6/6, 6/13, 6/20/25

**RR-3931948#**

**SUMMONS**  
**CASE NO. CC2025073071RC**  
MARYVALE JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
10420 W. Van Buren St. \* Avondale, AZ 85323

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.  
JULIAN ANIBAL SANTANA AND DOE SANTANA, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Julian Anibal Santana And Doe Santana  
5038 N 55th Ave Apt 1082  
Glendale, AZ 85301

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

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

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

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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: 3-27-25

/s/A. Gastelum  
Justice of the Peace

REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 5/30, 6/6, 6/13, 6/20/25

**RR-3931932#****SUMMONS**

**CASE NO. CC2025087303RC**  
WHITE TANK JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
10420 W. Van Buren St. \* Avondale, AZ 85323

LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,

vs.  
MISHADDIA OLINKA FOUCHER AND  
DOE OLINKA FOUCHER, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
Mishaddia Olinka Foucher  
And Doe Olinka Foucher  
12740 W Almeria R  
Avondale, AZ 85392

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) 372-8003.

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) or to the plaintiff's attorney.

Date: APR 16 2025

/s/illegal

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 5/30, 6/6, 6/13, 6/20/25

**RR-3931922#****SUMMONS**

**CASE NO. CC2025035141RC**  
DREAMY DRAW JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
18380 N. 40th Street \* Phoenix, AZ 85032

LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,

vs.  
JOHN JORDAN AND DOE JORDAN, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
John Jordan And Doe Jordan  
844 E Bell Rd, Unit 2031  
Phoenix, AZ 85022

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

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

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

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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.

Date: FEB 13 2025

/s/illegal

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 5/30, 6/6, 6/13, 6/20/25

**RR-3931913#****SUMMONS**

**CASE NUMBER: CV2025-006847**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

The Paideia Academics, Inc.  
Name of Defendant  
AND  
Suprema Cooper, et al. & Doe Spouse Cooper

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:  
Suprema Cooper

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

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

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

address at the top of this paper, or from the Clerk of the Superior Court.

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

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

SIGNED AND SEALED this Date:  
February 24, 2025

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

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopacour.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

5/30, 6/6, 6/13, 6/20/25

**RR-3931905#****SUMMONS**

**CASE NO. CC2025025670RC**  
DESSERT RIDGE JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
18380 N. 40th Street \* Phoenix, AZ 85032

A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff,

vs.  
WILLIAM G ROSS AND DOE ROSS, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
William G Ross And Doe Ross  
19225 N Cave Creek Rd Lot # 108  
Phoenix, AZ 85050

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: 2025 JAN 31

/s/illegal

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 5/30, 6/6, 6/13, 6/20/25

**RR-3931898#**

**DCS'S NOTICE OF HEARING ON  
DEPENDENCY PETITION  
NO. JD45123**

(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA

IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
FAYTH JAZZLYN RAMIREZ  
d.o.b. 11/18/2019  
CARLOS EMILIANO ROWIN  
d.o.b. 02/24/2021  
NAYLENNE MARIE ROWIN  
d.o.b. 05/30/2023

Person(s) under 18 years of age.  
TO: ALEXUS MARIE ROWIN, CRUZ RAMIREZ, and KRIS CARDENAS, parents of the above-named children.

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

2. The Court has set a hearing on the 11th day of August, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Aubrey Spivey and may be reached by telephone at (602) 255-2662.

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

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

DATED this 23rd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
MELISSA L. COVARRUBIAS  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

**RR-3931094#**

**SUMMONS / (CITATORIO)  
CASE NO. (NUMERO DE CASO)  
FN2024-093004**

SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
(TRIBUNAL SUPERIOR DE ARIZONA  
CONDADO DE MARICOPA)

LILIANA MARTINEZ PEREZ  
Name of Petitioner / Party A  
(Nombre del/ de la Peticionante / Parte A)

And/ (Y)  
JUAN GABRIEL CINTA MEJIA  
Name of Respondent / Party B  
(Nombre del/ de la Demandado/a / Parte B)

WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

(ADVERTENCIA: Este es un documento oficial del tribunal que afecta sus derechos. Lea esto con cuidado. Si usted no lo entiende, comuníquese con un abogado para que lo/a ayude.)

FROM THE STATE OF ARIZONA TO:  
(DEL ESTADO DE ARIZONA A:) JUAN GABRIEL CINTA MEJIA

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

(Se ha entablado una demanda en su contra. Por medio de este "Citorio" se hace entrega de una copia de la demanda y de otros documentos del tribunal.)

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

(Si usted no desea que se dicte un fallo o una orden en su contra sin su participación, usted deberá someter una "Contestación" o una "Respuesta" por escrito al tribunal y pagar la cuota de registro requerida. Además, le podrá otorgar a la otra parte el alivio que pide en su Petición o Demanda si usted no presente una "Contestación" o una "Respuesta" o comparecer al tribunal. Para someter su "Contestación" o "Respuesta" lleve o envíe la "Contestación" o "Respuesta" a la:)

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

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.

(Después de presentar, envíe por correo una copia de su "Respuesta" o "Contestación" a la otra parte a su dirección actual.)

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

(Si este "Citorio" y los otros documentos del tribunal le fueron entregados a usted por medio de un notificador certificado o por conducto de un Alguacil (Sheriff) dentro del Estado de Arizona, deberá presentar su "Respuesta" o "Contestación" en VEINTE (20) DÍAS CALENDARIO a partir de la fecha en que le fueron entregados, sin contar el día en que le fueron entregados. Si usted fue notificado por "Aceptación de notificación" dentro del estado de Arizona deberá presentar su "Respuesta" o "Contestación" en VEINTE (20) DÍAS CALENDARIO a partir de la fecha en que fue presentada ante el Secretario del tribunal superior. Si este "Citorio" y los otros documentos le fueron entregados por medio de notificador certificado o por conducto de un Alguacil (Sheriff) fuera del Estado de Arizona, su Respuesta debe ser entregada en TREINTA (30) DÍAS CALENDARIO a partir de la fecha en que le fueron entregados, sin contar el día en que le fueron entregados. Si usted fue notificado por "Aceptación de

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

notificación” dentro del estado de Arizona deberá presentar su “Respuesta” o “Contestación” en TREINTA (30) DIAS CALENDARIO a partir de la fecha en que fue presentada ante el Secretario del tribunal superior. La notificación se considera completa si se hace por medio de un notificador certificado o por conducto de un Alguacil (Sheriff) en el momento que se hace. La entrega por medio de Publicación se considera completa treinta (30) días después de la fecha de su primera publicación.)

4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, from the Clerk of Superior Court’s Customer Service Center at: (Usted puede obtener una copia de los documentos que presentó el Peticionario en la dirección que aparece en la parte superior de este documento o por medio del Secretario del Tribunal Superior en el centro de servicio al cliente.) 601 West Jackson Street, Phoenix, Arizona 85003  
18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210  
14264 West Tierra Buena Lane, Surprise, Arizona 85374.

5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (custody) and parenting time issues regarding minor children.

(Si ésta es una acción para la disolución (divorcio), separación legal o anulación, uno o ambos cónyuges pueden presentar una Petición para conciliación para el fin de determinar si hay algún interés mutuo en preservar el matrimonio o para mediación para intentar transar disputas pertinentes a asuntos relacionados con la toma de decisiones legales (custodia) y el tiempo de crianza para hijos menores de edad.)

6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. (Las solicitudes para adaptaciones razonables para personas discapacitadas se deben someter a la división asignado al caso, por lo menos tres (3) días judiciales antes de la fecha del proceso judicial programado.)

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

SIGNED AND SEALED this date / (FIRMADO Y SELLADO el día): OCT 23, 2024

CLERK OF SUPERIOR COURT  
(SECRETARIO DE ACTAS DEL TRIBUNAL)

By / (Por) T. WILSON  
Deputy Clerk of Superior Court / (Secretario auxiliar del tribunal superior)  
5/30, 6/6, 6/13, 6/20/25

**RR-3931086#**

**SUMMONS**  
**CASE NUMBER: CV2025-013984**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Sandy Kirby  
Name of Plaintiff  
AND  
Gabriel Ruiz Mori, 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 Herdez

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: April 18, 2025

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

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff’s attorney: Mark P. Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457.  
5/30, 6/6, 6/13, 6/20/25

**RR-3931006#**

**SUMMONS**  
**CASE NUMBER: CV2025-013984**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Sandy Kirby  
Name of Plaintiff  
AND  
Gabriel Ruiz Mori, 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: Pete Herdez

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: February 26, 2025

JEFF FINE  
Clerk of Superior Court  
By: 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: David Shapiro at Shapiro Law Team, 4203 E. Indian School Rd, #300, Phoenix, AZ 85018, (480)300-5405.  
5/30, 6/6, 6/13, 6/20/25

**RR-3930961#**

**DCS’S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD35659**  
(Honorable Joan Sinclair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
JOHNNY BENJAMIN PADILLA, III  
d.o.b. 09/01/2024  
Person under 18 years of age.  
TO: ASHLYNN ELAINE ELIZABETH DAHL, JOHNNY BENJAMIN PADILLA, 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

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: April 18, 2025

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

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff’s attorney: Mark P. Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457.  
5/30, 6/6, 6/13, 6/20/25

**RR-3931006#**

**SUMMONS**  
**CASE NUMBER: CV2025-013984**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Sandy Kirby  
Name of Plaintiff  
AND  
Gabriel Ruiz Mori, 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: Pete Herdez

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: February 26, 2025

JEFF FINE  
Clerk of Superior Court  
By: 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: David Shapiro at Shapiro Law Team, 4203 E. Indian School Rd, #300, Phoenix, AZ 85018, (480)300-5405.  
5/30, 6/6, 6/13, 6/20/25

**RR-3930961#**

**DCS’S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD35659**  
(Honorable Joan Sinclair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
JOHNNY BENJAMIN PADILLA, III  
d.o.b. 09/01/2024  
Person under 18 years of age.  
TO: ASHLYNN ELAINE ELIZABETH DAHL, JOHNNY BENJAMIN PADILLA, 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

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

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

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

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

SIGNED AND SEALED this Date: April 18, 2025

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

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff’s attorney: Mark P. Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457.  
5/30, 6/6, 6/13, 6/20/25

**RR-3931004#**

Summons/The Estate of Harry R. Currie Halk, Oetinger, and Brown, PLLC John J. Halk (032166) 373 S. Main Ave, Tucson, Arizona 85701 Ph: (602) 952-6925 x1700 blg@azhohlaw.net Attorneys for Plaintiff In The South Mountain Justice Court County Of Maricopa, State Of Arizona 620 W. Jackson Street, Phoenix, AZ 85003 Mountain Vista Homeowners’ Association, an Arizona non-profit corporation, Plaintiff, vs. Antonio Deangelo Brown & The Estate Of Harry R. Currie : John and Jane Does :10; ABC Bonding Companies; XYZ Corporations ; and Green and Black Partnerships Or Limited Liability Companies, Defendants. Case No. CC2025-079360RC Summons The State Of Arizona to the Defendant: The Estate of Harry R. Currie 2135 W Vineyard Rd Phoenix, Arizona 85041 You Are Hereby Summoned and required to appear and defend within the time applicable, in this action in this court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you exclusive of the day of service. If served out of the State of Arizona-whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Ariz.R.Civ.P. Rule 4; A.R.S. §§25-311 to 25-381.24. You Are Hereby Notified that in case of your failure to appear and defend within the time applicable, judgment by default will be taken against you for the relief demanded in the Complaint. You Are Cautioned that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff’s attorney. Ariz.R.Civ.P. 10(D); A.R.S. §12-311; Ariz.R.Civ.P. Rule 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 The Plaintiff’s Attorneys Is: John J. Halk Halk, Oetinger, And Brown, PLLC 373 S. Main Avenue, Tucson, Arizona

85701 (602) 952-6925 x1700 Signed And Sealed This Date: 4/7/2025 /s/ Rebecca Rios Justice Of The Peace A copy of the Complaint and accompanying documents may be obtained by writing to: Halk, Oetinger, and Brown, PLLC, 373 S Main Ave, Tucson, Arizona 85701 or by contacting (602) 952-6925 ext. 1200.  
5/30, 6/6, 6/13, 6/20/25

**RR-3930994#**

**SUMMONS**  
**CASE NUMBER: CV2025-007247**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Timothy Xavier Williams  
Name of Plaintiff  
AND  
Jerrica Breana Fair, 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 Fair

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: February 26, 2025

JEFF FINE  
Clerk of Superior Court  
By: 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: David Shapiro at Shapiro Law Team, 4203 E. Indian School Rd, #300, Phoenix, AZ 85018, (480)300-5405.  
5/30, 6/6, 6/13, 6/20/25

**RR-3930965#**

**SUMMONS**  
**CASE NUMBER: CV2025-007247**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

TIMOTHY XAVIER WILLIAMS  
Name of Plaintiff  
AND  
JERRICA BREANA FAIR, 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: JERRICA BREANA FAIR

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 Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: FEBRUARY 26, 2025

JEFF FINE  
Clerk of Superior Court  
By: 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: David Shapiro at Shapiro Law Team, 4203 E. Indian School Rd, #300, Phoenix, AZ 85018, (480)300-5405.  
5/30, 6/6, 6/13, 6/20/25

**RR-3930961#**

**DCS’S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD35659**  
(Honorable Joan Sinclair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
JOHNNY BENJAMIN PADILLA, III  
d.o.b. 09/01/2024  
Person under 18 years of age.  
TO: ASHLYNN ELAINE ELIZABETH DAHL, JOHNNY BENJAMIN PADILLA, 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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

August 5, 2025, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Breanna West and may be reached by telephone at (623) 932-8048.

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 23 day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Kimberly A. Tryon  
KIMBERLY A. TRYON  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

RR-3930908#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP  
CASE NUMBER JS211169  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY  
Juvenile Department  
PARENT/GUARDIAN NAME(S):  
Guy Kent Willis Junior, James Andrade, John Doe - Father(s)  
Christina Noel Frawley - Mother  
Petitioner Daniel Frawley Senior  
Rosario Frawley  
In the Matter of Minor(s):  
Ariana Mercedes Willis (11/03/2010)  
Angelina Rose Frawley (02/16/2016)  
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: 7-16-2025 @ 10:30 am  
Hearing Type: Publication & Continued Initial Hearing  
Hearing Location: Court Connect Remote Appearance \*\*\*video appearance preferred  
Court Connect Hearing: Yes

Video: <https://tinyurl.com/jbzmco-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.  
5/30, 6/6, 6/13, 6/20/25

RR-3930887#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIANS OF MINOR CHILDREN  
NO. JD29984 REAC**  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
CHRISTOPHER JOSEPH MOTT, JR.  
d.o.b. 07/08/2008  
SERGIO MICHAEL ESPINOZA KEEGAN  
d.o.b. 04/30/2014  
IZABELLA LEANN ESPINOZA KEEGAN  
d.o.b. 11/03/2017  
Person(s) under 18 years of age.  
TO: CHRISTOPHER JOSEPH MOTT, and SERGIO ESPINOZA QUINTERO, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 30th 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 guardians named herein is contesting the allegations in the motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Melissa (DCS) Courtwright and may be reached by telephone at unknown.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 22nd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Ilana Zorfass  
ILANA ZORFAS  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

RR-3930708#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION  
NO. JD38407 REAC**  
(Honorable David Palmer)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
DARIAN RODRIGUEZ GIRON  
d.o.b. 10/01/2024  
Person under 18 years of age.  
TO: JESSICA MARITZA GIRON VENZOR A.K.A. JESSICA MARITZA GIRON VENZOR, 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 an initial hearing and a publication hearing on the 28th 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 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 shown, 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: ONISE SILAS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Jesus Gallardo and may be reached by telephone at (602) 771-1023.

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 22nd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Onise Silas  
ONISE SILAS  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

RR-3930636#

**DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP  
NO. 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  
EDDIE JAMES GORDON WINFIELD  
d.o.b. 02/27/2021  
DANIEL JOSEPH GORDON WINFIELD  
d.o.b. 05/15/2022  
XO KENZON SANCHEZ  
d.o.b. 10/11/2023  
Person(s) under 18 years of age.  
TO: EDDIE JAMES GORDON WINFIELD WINFIELD, 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 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 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

RR-3930702#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD  
NO. 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:  
GENESIS MAE SANCHEZ  
d.o.b. 11/18/2012  
Person under 18 years of age.  
TO: MONTOYA GOODE, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 21st day of 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 motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: ONISE SILAS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager 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. RESPECTFULLY SUBMITTED this 22nd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Onise Silas  
ONISE SILAS  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

RR-3930629#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN AND NOTICE OF HEARING BY SUBMITTING A WRITTEN REQUEST TO: ONISE SILAS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Victoria Forbis and may be reached by telephone at (602) 771-9974.**

In the Matter of:  
EMMA ADRIANA ARAIZA SAMORA  
d.o.b. 06/30/2017  
Person under 18 years of age.  
TO: TIMOTHY HECTOR SAMORA, JR., 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 30th day of July, 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 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Daron Lemieux and may be reached by telephone at (602) 774-5346.

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

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: ONISE SILAS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. 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 22nd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Onise Silas  
ONISE SILAS  
Assistant Attorney General  
5/30, 6/6, 6/13, 6/20/25

RR-3930629#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION  
NO. JD45212**  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
EMMA ADRIANA ARAIZA SAMORA  
d.o.b. 06/30/2017  
Person under 18 years of age.  
TO: TIMOTHY HECTOR SAMORA, JR., 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 30th day of July, 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 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Daron Lemieux and may be reached by telephone at (602) 774-5346.

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



RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 22nd day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Ilana Zorfas  
ILANA ZORFAS  
Assistant Attorney General  
530, 6/6, 6/13, 6/20/25

RR-3930422#

**SUMMONS**  
**CASE NO.: FC2025-070472**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In re the Marriage of:  
ANNY SHARON PAREDES GARCIA,  
Petitioner,  
And  
HANSEL N. COBOS SOTO.  
Respondent  
THE STATE OF ARIZONA, to te  
Respondent:  
HANSEL N. COBOS SOTO  
UNKNOWN

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. If you do not file an "Answer" or "Response", take, or send, the "Answer" or "Response" to the Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205

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

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

Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons.

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.

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's Customer Service Center at 601 West Jackson, Phoenix, Arizona 85003 or at 18380 North 40th Street, Phoenix, Arizona 85032 or at 222 East Javelina Avenue, Mesa, Arizona 85210 or at 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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.

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.

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 a scheduled court date.

SIGNED AND SEALED this 21 day of APRIL, 2025

JEFF FINE  
CLERK OF SUPERIOR COURT  
By J. BERNAL  
Deputy Clerk

5/30, 6/6, 6/13, 6/20/25

RR-3930383#

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

Deanne Court Condominium Association  
Name of Plaintiff  
AND  
Unknown Heirs of the Estate of Zygmunt N. Maslowski, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Unknown Heirs of the Estate of Zygmunt N. Maslowski

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

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

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

Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: May 13, 2025  
JOSEPH W. MALKA  
Clerk of Superior Court  
By: M. FARROW  
Deputy Clerk

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

A copy of the Complaint (Lien Foreclosure; Breach of Contract), Certificate of Compulsory Arbitration and Notice of Lis Pendens may be obtained at the Law Offices of The Travis Law Firm, P.L.C., 10439 South 51st Street, Suite 205, Phoenix, Arizona, 85044, (480) 219-3633.

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

RR-3929385#

SUMMONS No. CV2025-010373 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA IN THE MATTER OF THE WATER SERVICE SUBCONTRACT AMONG THE UNITED STATES OF AMERICA, THE CENTRAL ARIZONA WATER CONSERVATION DISTRICT, AND THE CITY OF SURPRISE WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: ALL PERSONS WHOSE RIGHTS MAY BE AFFECTED BY ANY JUDGMENT RENDERED IN THE ABOVE ENTITLED PROCEEDING YOU ARE HEREBY NOTIFIED: 1. That the City of Surprise ("Surprise") has filed a Petition for Validation of Water Service Subcontract ("Petition"), which Petition seeks the validation of the United States Department of

the Interior, Bureau of Reclamation amended water service subcontract No. 07-XX-30-W0505 ("Amended Subcontract") pursuant to A.R.S. §§ 48-3731 et seq. 2. That a hearing on the Petition is set to commence on the 14th day of August, 2025, starting at 10:00 a.m. before the Honorable Michael J. Herrod, Judge of the Superior Court, Division Civil, located at 101 W. Jefferson St. Phoenix, AZ 85003, Courtroom 911, Phoenix, AZ 85003. 3. That at said hearing the Court will do the following pursuant to A.R.S. § 48-3733: Examine the Amended Subcontract and the proceedings of Surprise or other body in connection with the execution of such Amended Subcontract and hear all testimony that may be offered by Surprise or any other party with reference to the validity of the Amended Subcontract; find and determine whether the proceedings had for the organization of Surprise are in compliance with all applicable laws of the state, whether the proceedings leading up to the making of the Amended Subcontract are valid and whether the proceedings in connection with the filing of the Petition and the giving of notice of hearing thereon comply with the provisions of Title 48, Chapter 22, Article 2 of the Arizona Revised Statutes and whether the Amended Subcontract is valid and binding and enforceable against Surprise. No other issues shall be considered or determined by the Court. 4. That not less than ten days before the date fixed for hearing the Petition, you may answer the Petition and after such answer, may appear at the hearing and contest the granting of the Petition and the entry of any order of confirmation or validation. 5. That you can obtain a copy of the court papers filed in the matter from Surprise's attorneys (whose contact information is provided below) or from the Clerk of the Superior Court's Customer Service Center at: (1) 201 West Jackson, Phoenix, Arizona 85003; (2) 18380 North 40th Street, Phoenix, Arizona 85032; (3) 222 East Javelina Avenue, Mesa, Arizona 85210; or (4) 14264 West Tierra Buena Lane, Surprise, Arizona 85374. 6. YOU ARE HEREBY SUMMONED to appear at the above-scheduled hearing and contest the granting of the Petition or you will be forever barred from contesting any determination made by the Court in this proceeding, PROVIDED, HOWEVER, you may only appear and so contest the granting of the Petition if you have answered the Petition not less than ten days prior to the hearing on the Petition, which hearing is scheduled for the 14th day of August, 2025. 7. YOU ARE HEREBY CAUTIONED that in order to appear and contest the granting of the Petition at the hearing, said answer to the Petition shall be in writing, filed with the Clerk of the Court, accompanied by the necessary filing fee, and filed within the time required above, and you are required to serve a copy of any such answer on Surprise's attorneys. The names, address, and contact information of Surprise's attorneys are: L. William Staudenmaier Joseph G. Adams Sukhmani K. Singh SNELL & WILMER L.L.P. One East Washington Street Suite 2700 Phoenix, Arizona 85004-2556 Telephone: 602.382.6000 [wstaudenmaier@swlaw.com](mailto:wstaudenmaier@swlaw.com) [jgadams@swlaw.com](mailto:jgadams@swlaw.com) [ssingh@swlaw.com](mailto:ssingh@swlaw.com) 8. Requests for reasonable accommodations for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding. 9. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten judicial days in advance of a scheduled court proceeding. SIGNED AND SEALED this date MAY 16 2025. 2025. JEFF FINE, CLERK OF THE SUPERIOR COURT BY /s/v. David Deputy Clerk A copy of the Summons and Complaint may be obtained by contacting Surprise's attorneys specified above or the Clerk of the Superior Court. 5/23, 5/30, 6/6, 6/13/25

RR-3929378#

**SUMMONS**  
**CASE NO. CC2025029994RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA HIGHLAND PRECINCT  
222 EAST JAVELINA AVENUE SUITE A  
MESA AZ 85210

OneAZ Credit Union,  
Plaintiff,

vs.  
Cheree R Sippial and John/Jane Doe, a married couple,  
Defendant(s).

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

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

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

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

3. This court is located at (physical address): 222 EAST JAVELINA AVENUE SUITE A MESA AZ 85210 Phone No: (602)372-8300

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: FEB 06 2025

/s/Illegible  
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@makollections.com](mailto:info@makollections.com)  
5/23, 5/30, 6/6, 6/13/25

RR-3929373#

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

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

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

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

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

3. This court is located at (physical address): 620 W. Jackson St. \* Phoenix, AZ 85003; (602) 372-6300.

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 5/7/25

/s/Illegible  
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, [vance@azlist.com](mailto:vance@azlist.com)  
5/23, 5/30, 6/6, 6/13/25

RR-3929353#

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

In the matter of:  
ELIAS LEE KNIGHT SANDERS  
d.o.b. 03/03/2021  
Person under 18 years of age.  
TO: ALEXIS RASHAWN SANDERS and TJ LANARDO BAYLISS, parents and/or guardians of the above-named child.  
The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on July 30, 2025, at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BART T. GARBUITT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Nicole Gonzales and may be reached by telephone at (602) 771-1221.

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

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

DATED this 19 day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Bart Garbutt  
BART T. GARBUITT  
Assistant Attorney General  
523, 5/30, 6/6, 6/13/25

RR-3929341#

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

Canvas Credit Union  
Name of Plaintiff  
AND  
Alec David Hepola, et al.



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

## Name of Defendant

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: January 15, 2025

JEFF FINE  
Clerk of Superior Court  
By: A. MARISCAL  
Deputy Clerk

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

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

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

**RR-3923935#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD44828 REAC/SUPP**  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

VICTORIA VARGAS  
d.o.b. 02/18/2019  
VALERIE REYNA VARGAS  
d.o.b. 10/17/2013  
VIVIANA JOANA VARGAS  
d.o.b. 10/01/2017  
VALENTINO MANUEL VARGAS  
d.o.b. 01/28/2022  
DAMON XANDER LOPEZ  
d.o.b. 03/21/2024  
DAMONI MARIE LOPEZ  
d.o.b. 03/24/2025

Person(s) under 18 years of age.  
TO: GINA MARIE REYNA, VICTOR HUGO VARGAS, and RAFAEL LOPEZ, JR., parents and/or guardians of the above-named children.

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

Court.

2. The Court has set an Initial hearing on the 6th day of August, 2025 at 10:00 a.m., at Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, AZ 85210, call-in number 917-781-4590, conference ID 194 729 321 #, before the Honorable 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: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Carolyn Olson and may be reached by telephone at (602) 771-9994.

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

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

DATED this 19th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Joseph E. Dwyer  
JOSEPH EDWARD DWYER, JR.  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

**RR-3929283#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD57774**  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

ARIAH ROSE REEDER  
d.o.b. 06/18/2019  
Person under 18 years of age.  
TO: ADRIANNE RAE REEDER, and JOSHUA COURTNEY HOPE, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 28th 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 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

appointed by the Court.

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Allister Tegner and may be reached by telephone at (602) 771-3105.

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

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

DATED this 19th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Joseph Edward Dwyer, Jr.  
JOSEPH EDWARD DWYER, JR.  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

**RR-3929244#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45115**  
(Honorable Katherine Cooper)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

MASON DOMINIC MINJAREZ  
d.o.b. 05/08/2015  
Person under 18 years of age.  
TO: BREANNA DOMINIQUE MINJAREZ, ADRIAN SOLIS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 28th day of July, 2025 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, 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 Ajay Singh and may be reached by telephone at (602) 771-0361.

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

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

DATED this 19th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Ebony Cormier  
EBONY CORMIER  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

**RR-3929173#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD510127 SUPP**  
(Honorable Ronee Korbin Steiner)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

JANIE JOY SMITH A.K.A. JANIE HARICOURT  
d.o.b. 06/19/2024  
Person under 18 years of age.  
TO: WHITNEY JOY SMITH A.K.A. WHITNEY JOBIN, and SCOTT WILLIAM ANTHONY JOBIN, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 7th day of July, 2025 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Annie Wood and may be reached by telephone at (602) 715-2222.

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

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

DATED this 19th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Kinda V. Johnson-Hurd  
KINDA JOHNSON-HURD  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

**RR-3929119#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536275**  
(Honorable Marvin Davis)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

KAMIYA SAMONII SPRINGS  
d.o.b. 05/29/2012  
Person under 18 years of age.  
TO: SEQUOIA CAMEAO CALLOWAY, and IZAIHA DAMONE SPRINGS, parents and/or guardians of the above-named child.

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

2. The Court has set a continued initial hearing and a publication hearing on the 29th day of July, 2025 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 281-904-752#, before the Honorable Marvin Davis for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JULIE CHAVEZ, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Christopher Leahy and may be reached by telephone at (480) 659-2599.

7. Requests for reasonable accommodation for persons with

# RECORDREPORTER.COM LEGALADSTORE.COM

# PUBLIC NOTICES

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

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

DATED this 19th day of May, 2025.

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

**RR-3929019#**

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

In the Matter of:  
ESSENCE RENE WOODS  
d.o.b. 04/15/2009  
HAELEIGH MICHELLE MILLER  
d.o.b. 09/27/2017

Person(s) under 18 years of age.  
TO: JEANIE REBECCA ESSENCE  
CARTER, TYRONE DAVID WOODS,  
and MICHAEL STEVEN MILLER,  
parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 7th day of August, 2025 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Alexis Deveney and may be reached by telephone at (480) 710-9219.

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

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

DATED this 19th day of May, 2025.

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

**RR-3928998#**

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

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

DAVIAHANNA COMBS A.K.A.  
D'AVIAHANNA COMBS  
d.o.b. 04/10/2010

Person(s) under 18 years of age.  
TO: BRIAN WOMACK, SR., and  
NORMAN GREENE, parents and/or  
guardians of the above-named children.

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

2. The Court has set a hearing on August 14, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: LISA M. TIBBEDEAUX, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Tamara Mason and may be reached by telephone at (602) 771-3097.

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

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

DATED this 19th day of May, 2025.

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

**RR-3928972#**

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

In the matter of:  
ESPERANZA AYELEEN CARRILLO  
d.o.b. 08/17/2024  
Person under 18 years of age.  
TO: BIANCA DEZIRAY RIVERA, parents  
and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 27th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Gregory Como for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Raymond Rice and may be reached by telephone at (623) 500-5851.

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

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

DATED this 15th day of May, 2025.

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

**RR-3928900#**

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

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

Person under 18 years of age.  
TO: JESUS CARRILLO A.K.A. ANGEL  
CARRILLO, and JOHN DOE, a fictitious  
name, parents and/or guardians of the  
above-named child.

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

2. The Court has set a hearing on the 27th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Gregory Como for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

appointed by the Court.

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Raymond Rice and may be reached by telephone at (623) 500-5851.

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

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

DATED this 20th day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
HAYDEN P. MYERS  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13, 6/20/25

**RR-3928899#**

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

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

Person under 18 years of age.  
TO: SAMANTHA MARIE GAITAN, JAIRO  
GARCIA, parents and/or guardians of the  
above-named child.

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

2. The Court has set a hearing on the 14th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 259-915-689#, before the Honorable Melody G. Harmon for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JACOB L. STOCK, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Erica Mays and may be reached by telephone at (602) 774-9610.

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

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

DATED this 16 day of May, 2025.

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

**RR-3928581#**

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

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

Person(s) under 18 years of age.  
TO: KAYLA JOY STANLEY-DOERR  
A.K.A. KAYLA STANLEY, PAUL JOSEPH  
JOYCE, parents and/or guardians of the  
above-named children.

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

2. The Court has set a hearing on the 6th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Rene Hutton and may be reached by telephone at (623) 587-3657.



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.  
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 16th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
s/ David Strickland  
DAVID A. STRICKLAND  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

RR-3928576#

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

NO. JD34880 SUPP  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
LEILANI DANIELA ESCOTO ESCARENO  
d.o.b. 09/03/2020  
Person under 18 years of age.

TO: CRYSTAL MARYTZA ESCOTO ESCARENO A.K.A. CRYSTAL ESCOTO-ESCARENO and ISMIL TAFT, parents of the above-named child.

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

2. The Court has set a hearing on the 14th day of July, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Southeast Court Facility/Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 447-368-555#, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: MICHAEL FITZGERALD, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Sherice Hammond and may be reached by telephone at (602) 771-3082.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 16th day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
s/ Molly Lathrop for Fredian Tuyisenge  
FREDIAN TUYISENGE  
Assistant Attorney General  
5/23, 5/30, 6/6, 6/13/25

RR-3928445#

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

Jaime Escobedo Garcia  
Name of Plaintiff  
AND  
Logan Farrar, et al.  
Name of Defendant  
WARNING: This is an official document

from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Logan Farrar

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

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

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

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

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

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

SIGNED AND SEALED this Date: April 18, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Michael L York, at Wattel & York, 1201 S Alma School Road Suite 9500, Mesa, AZ 85210, (480)222-2020 5/23, 5/30, 6/6, 6/13/25

RR-3928324#

NOTICE OF HEARING ON MOTION FOR REVOCATION OF A PERMANENT GUARDIAN OF A MINOR CHILD Case No.: JD42583 (Honorable Keith Miller) IN THE SUPERIOR COURT OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of: WINDY SHELTON d.o.b. 08/08/2013 Person(s) under 18 years of age. TO: DYLAN EARL SHELTON, father/parent to WINDY SHELTON, 1. Mother, ANNETTE SERRATO, has filed a Motion to Revoke/Terminate Permanent Guardianship of WINDY SHELTON. 2. The Court has set an initial hearing and publication for father for the 9th day of July 2025 at 9:15 A.M. at Maricopa County Superior Court Southeast Facilities Justice Center, 222 East Javelina Avenue, Mesa, AZ 85210, call-in number (917) 781-4590, conference code 181 992 669#, before the Honorable Keith Miller for the purpose of determining the parties responses to the Motion. 3. You are hereby advised that your failure to appear without good cause may result in a finding that you waived your legal rights, and you admit to the allegations in the petition. In addition, if you fail to appear without good cause the hearings may go forward in your absence and may result in an adjudication of the establishment or revocation of a permanent guardianship based upon the record and evidence presented to the Court. 4. In the event you appear and contest the allegations, the court shall may set a date for the trial on the permanent guardianship. 5. If you are receiving this Notice by publication, you may obtain a copy of the Motion and Notice of Guardianship Hearing by submitting a written request to: Cheysson Pevey and Francesca Stevens, Office of the Legal

Defender, 222 North Central, Suite 8100, Phoenix, Arizona 85004. 6. Requests for reasonable accommodation for persons with disabilities must be made to the Court by the parties at least three (3) working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 7. RESPECTFULLY SUBMITTED this 6th day of May 2025. SHERRI MCGUIRE LAWSON OFFICE OF THE LEGAL DEFENDER s/Cheysson Pevey CHEYSSER PEVEY Deputy Legal Defender 5/16, 5/23, 5/30, 6/6/25

RR-3927358#

SUMMONS Case No. FC2025-090819 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY ROSARIO M BUSTAMANTE Petitioner, and AGUSTIN REYES MORALES Respondent WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: AGUSTIN REYES MORALES 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court at one of the addresses listed below: Central Court Building, 201 West Jefferson Street, 1st Floor, Phoenix, AZ 85003 Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, Arizona 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or 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/Attorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at: Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032 Customer Service Center, 601 West Jackson, Phoenix, AZ 85003

5. If this is an action for dissolution(divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (5) judicial days in advance of the scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled proceeding. SIGNED AND SEALED this date: FEB 26 2025 Clerk of the Court By G. FARLER Deputy Clerk

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

RR-3927217#

SUMMONS  
CASE NO. CC2025-023810RC  
ARCADIA BILTMORE JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
620 W. Jackson St \*Phoenix, AZ 85003  
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,  
vs. JOLENE RUBI AND DOE RUBI, a married couple,

Defendants.  
THE STATE OF ARIZONA TO:  
Jolene Rubi And Doe Rubi  
1314 E Whitton Ave  
Phoenix, AZ 85042

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

2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within 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

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](mailto:vance@azjurist.com) 5/16, 5/23, 5/30, 6/6/25

RR-3927209#

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

C.A.G. Acceptance, LLC  
Name of Plaintiff  
AND  
Christine Ipiriye Young, et al.  
Name of Defendant

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

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

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

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

before your scheduled court date.

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

SIGNED AND SEALED this Date: March 17, 2025

JEFF FINE  
Clerk of Superior Court  
By: A. MARQUEZ  
Deputy Clerk

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

NOTICE RE PUBLICATION

A copy of the Summons and Complaint in the matter of C.A.G. Acceptance, LLC vs. Christine Ipiriye Young, case number (CV2025-009566) can be obtained at Germaine Law Office, PLC at 4634 North 44th Street, Phoenix, Arizona 85018, phone number 602-953-5588, fax number 602-953-5590 and e-mail [sgermaine@germaine-law.com](mailto:sgermaine@germaine-law.com). DATED this 12th day of May, 2025.

GERMAINE LAW OFFICE, PLC  
By: s/Sanford J. Germaine  
4634 N. 44th St.  
Phoenix, Arizona 85018  
(602) 953-5588  
(602) 953-5590 fax  
[sgermaine@germaine-law.com](mailto:sgermaine@germaine-law.com)  
Attorney for Plaintiff

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

RR-3927206#

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

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

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

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

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

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED this Date: February 03, 2025  
JEFF FINE  
Clerk of Superior Court



RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

By: C. NASUI  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926639#

**SUMMONS**  
**CASE NUMBER: CV2025-004312**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
Jose Luis Saavedra, et al.  
Name of Plaintiff  
AND  
Patrick Henry Bonn, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Jane Doe Bonn  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED this Date: February 03, 2025  
JEFF FINE  
Clerk of Superior Court  
By: C. NASUI  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

**SUMMONS**  
**CASE NUMBER: CV2025-004312**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
Jose Luis Saavedra, et al.  
Name of Plaintiff  
AND  
Patrick Henry Bonn, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Dennis Eugene Bonn Jr.  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED this Date: February 03, 2025  
JEFF FINE  
Clerk of Superior Court  
By: C. NASUI  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926635#

**SUMMONS**  
**CASE NUMBER: CV2025-004312**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
Jose Luis Saavedra, et al.  
Name of Plaintiff  
AND  
Patrick Henry Bonn, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Patrick Henry Bonn  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic

access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED this Date: February 03, 2025  
JEFF FINE  
Clerk of Superior Court  
By: C. NASUI  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 5/16, 5/23, 5/30, 6/6/25

RR-3926633#

**NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**CASE NUMBER JS521059**  
**SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY**  
Juvenile Department  
PARENT/GUARDIAN NAME(S): Samantha Staton  
Sean Groover  
Petitioner Samantha Staton  
In the Matter of Minor(s): Logan Groover 07/12/2012  
This is an important notice from the court. Read it carefully.  
A petition for termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.  
If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.  
Judicial Officer: Honorable Thomas Marquait  
Hearing Date/Time: 7/8/2025 @ 9:00 am  
Hearing Type: Publication Hearing  
Location: Court Connect Remote  
Appearance \*\*\*video appearance preferred  
Court Connect Hearing: Yes  
Video: https://tinyurl.com/bazmc-jju07  
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) 372-6375. 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.  
5/16, 5/23, 5/30, 6/6/25

**RR-3926594#**  
**SUMMONS**  
**CASE NO. CV2024-030823**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**  
Rhonda M. Bellows  
Name of Plaintiff  
And  
The Estate of Veva L. Smith, et al.

Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: The Estate of Veva L. Smith  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the: Office of the Clerk of the Superior Court, 201 West Jefferson Street, Phoenix, AZ 85003-2205 OR  
Office of the Clerk of the Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-8201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.  
Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of the preceding page, from the Clerk of the Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003  
18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210  
14264 West Tierra Buena Lane, Surprise, Arizona 85374.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of the scheduled proceeding.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.  
7. Eviction Action/Forcible Detainers: If you want to request a telephonic hearing, please contact the judge assigned to your case. If you do not know your assigned judge, or have not been assigned a judge, please contact Civil Court Administration at 602-506-1497.  
SIGNED AND SEALED this date: MAY 12 2025  
CLERK OF THE SUPERIOR COURT  
JEFF FINE, CLERK  
By /s/s. Barba  
Deputy Clerk

RR-3926577#

Summons/Successors, Heirs And Devises Of The Estate Of Ramon Leon/David Angulo/Jane Doe Angulo, as spouse of David Angulo/Russell Shurtliff/Jane Doe Shurtliff, as spouse of Russell Shurtliff/ Successors, Heirs And Devises Of The Estate Of Russell Shurtliff/Catherine Shurtliff/McKinley A/K/A Catherine McKinley/ John Doe McKinley, as spouse of Catherine Shurtliff/McKinley A/K/A Catherine McKinley/Virginia Ayala/ John Doe Ayala, as spouse of Virginia Ayala/Successor, Heirs And Devises Of The Estate Of Virginia Ayala/Carlos O. Ayala/Jane Doe Ayala, as spouse of Carlos O. Ayala/Lawrence Ayala A/K/A Lawrence M. Ayala; Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala; Alfred E. Arvizu; Jane Doe Arvizu, as spouse of Alfred E. Arvizu; Robert Ayala; Jane Doe Ayala, as spouse of Robert Ayala; John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Angulo, as spouse of Deborah Angulo; Duane Angulo; Jane Doe Angulo, as spouse of Duane Angulo; Successors, Heirs And Devises Of Charles Ayala/John Doe Ayala, as spouse of Salvador Marchese Ayala A/K/A Sally Marchese Ayala; Raymond Leon Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. The lawsuit seeks to acquire by condemnation the land identified as the "Property" and legally described in the accompanying Complaint for

Lawrence M. Ayala/Alfred E. Arvizu/ Jane Doe Arvizu, as spouse of Alfred E. Arvizu/Robert Ayala/Jane Doe Ayala, as spouse of Robert Ayala/John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese/John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese/John Doe Angulo, as spouse of Deborah Angulo/Duane Angulo/ Jane Doe Angulo, as spouse of Duane Angulo/Successors, Heirs And Devises Of Charles Ayala/John Doe Ayala, as spouse of Salvador Marchese Ayala A/K/A Sally Marchese Ayala/Raymond Leon  
Nossaman LLP Christopher Kramer (SBN 013289) ckramer@nossaman.com Ashley Mahoney (SBN 034776) amahoney@nossaman.com Michelle Burton (SBN 030311) mburton@nossaman.com William Bassoff (SBN 037762) wbassoff@nossaman.com 2 North Central Avenue, Suite 1715 Phoenix, AZ 85004 Telephone: 480.790.5900 Facsimile: 480.790.5901 Attorneys for Plaintiff City of Phoenix In The Superior Court Of The State Of Arizona In And For The County Of Maricopa City Of Phoenix, a municipal corporation, Plaintiff, vs. Bianco Verde LLC, Successors, Heirs And Devises Of The Estate Of Ramon Leon; David Angulo; Jane Doe Angulo, as spouse of David Angulo; Russell Shurtliff; Jane Doe Shurtliff, as spouse of Russell Shurtliff; Successors, Heirs And Devises Of The Estate Of Russell Shurtliff; Catherine Shurtliff McKinley A/K/A Catherine McKinley; John Doe McKinley, as spouse of Catherine Shurtliff McKinley A/K/A Catherine McKinley; Virginia Ayala; John Doe Ayala, as spouse of Virginia Ayala; Successor, Heirs And Devises Of The Estate Of Virginia Ayala; Carlos O. Ayala; Jane Doe Ayala, as spouse to Carlos O. Ayala; Lawrence Ayala A/K/A Lawrence M. Ayala; Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala; Alfred E. Arvizu; Jane Doe Arvizu, as spouse of Alfred E. Arvizu; Robert Ayala; Jane Doe Ayala, as spouse of Robert Ayala; John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Angulo, as spouse of Deborah Angulo; Duane Angulo; Jane Doe Angulo, as spouse of Duane Angulo; Successors, Heirs And Devises Of Charles Ayala; John Doe Ayala, as spouse of Salvador Marchese Ayala A/K/A Sally Marchese Ayala; Raymond Leon; and Maricopa County Treasurer, as to any unpaid real property taxes, Defendants. No: CV2025-015579 Summons Tier 2 (Eminent Domain) (Statutory Preference A.R.S. § 12-1121(B)) Connect with a qualified lawyer through the Lawyer Referral Service. Simply scan the QR code to complete a referral or call us directly at 602-257-4434. Sponsored by the Maricopa County Bar Association Of The State Of Arizona To: Successors, Heirs And Devises Of The Estate Of Ramon Leon; David Angulo; Jane Doe Angulo, as spouse of David Angulo; Russell Shurtliff; Jane Doe Shurtliff, as spouse of Russell Shurtliff; Successors, Heirs And Devises Of The Estate Of Russell Shurtliff; Catherine Shurtliff McKinley A/K/A Catherine McKinley; John Doe McKinley, as spouse of Catherine Shurtliff McKinley A/K/A Catherine McKinley; Virginia Ayala; John Doe Ayala, as spouse of Virginia Ayala; Successor, Heirs And Devises Of The Estate Of Virginia Ayala; Carlos O. Ayala; Jane Doe Ayala, as spouse to Carlos O. Ayala; Lawrence Ayala A/K/A Lawrence M. Ayala; Jane Doe Ayala, as spouse of Lawrence Ayala A/K/A Lawrence M. Ayala; Alfred E. Arvizu; Jane Doe Arvizu, as spouse of Alfred E. Arvizu; Robert Ayala; Jane Doe Ayala, as spouse of Robert Ayala; John Doe Larson, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Marchese, as spouse of Mary Larson A/K/A Mary Marchese; John Doe Angulo, as spouse of Deborah Angulo; Duane Angulo; Jane Doe Angulo, as spouse of Duane Angulo; Successors, Heirs And Devises Of Charles Ayala; John Doe Ayala, as spouse of Salvador Marchese Ayala A/K/A Sally Marchese Ayala; Raymond Leon Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. A lawsuit has been filed against you. A copy of the lawsuit and other court papers were served on you with this Summons. The lawsuit seeks to acquire by condemnation the land identified as the "Property" and legally described in the accompanying Complaint for



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

the Van Buren - 7th to 24th Streets Improvement Project, ST89320161-1, in Phoenix, Arizona. The Property is identified generally as 1349 E. Van Buren Street, Phoenix, Maricopa County, Arizona, consisting of Maricopa County Assessor's Parcel No(s): 116-45-001A. If you do not want a judgment or order taken against you without your input, you must file an Answer or Response in writing with the court, and pay the filing fee. If you do not file an Answer or Response, the Plaintiff may be given the relief requested in its Complaint. To file your Answer or Response, take or send the Answer or Response to the Office of the Clerk of the Superior Court, Central Court Building, 201 W. Jefferson, Phoenix, Arizona, or electronically file your Answer or Response through AZ TurboCourt at [www.azturbcourt.gov](http://www.azturbcourt.gov). Mail a copy of the Answer or Response to the plaintiff's attorney: Christopher W. Kramer Ashley Mahoney Michelle Burton William Bassoff Nossaman LLP 2 North Central Ave., Suite 1715 Phoenix, AZ 85004 (480) 790-5900. You are Notified to file an Answer or Response and to appear and show cause at the time and place specified in the Order to Show Cause served with this summons, why the Property should not be acquired by condemnation as prayed for in the Complaint. Your Answer or Response must be filed within 20 calendar days, not counting the day you were served, after service of this Summons upon you, if served within the State of Arizona, or 30 calendar days, not counting the day you were served, if served upon you outside the State of Arizona. You can obtain copies of the court papers filed in this case from the Plaintiff's attorney or from the Clerk of the Superior Court, Central Court Building, 201 W. Jefferson, Phoenix, Arizona. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case at least ten judicial days in advance of a scheduled court proceeding. Given Under My Hand And Seal Of The Superior Court Of The State Of Arizona In And For The County Of Maricopa this May 02 2025. Jeff Fine, Clerk Clerk of the Superior Court By: /s/ T. Wilson Deputy Clerk A copy of this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons. 5/16, 5/23, 5/30, 6/6/25

**RR-3926453#**

Summons/Thomas F. Eynon III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015/ Estates of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015/ Unknown Heirs and Devises of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015. Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: [admin@pmblaw.org](mailto:admin@pmblaw.org) Attorney for: Lawyer's Bar Number: 023090, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-009047 Grayhawk Community Association Name of Plaintiff And Thomas F. Eynon III, Trustee of the Eynon III Family Trust dtd March 10, 2015, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: 1) Thomas F. Eynon III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015, 2) the Estates of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015 and 3) the Unknown Heirs and Devises of Thomas F. Eynon, III and Carolyn A. Eynon, Trustees of the Eynon III Family Trust dated March 10, 2015 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/eFilingInformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, 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

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 Plaintiff at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days before your scheduled court date. Signed And Sealed this Date: March 12 2025 Jeff Fine Clerk of Superior Court By: C. Nassi 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 pleadings for CV2025-009047 may be obtained by contacting Kathryn A. Battock, at Phillips, Maceyko and Battock, PLLC, (602) 560-2410. 5/16, 5/23, 5/30, 6/6/25

**RR-3926448#**

Summons/Jakina Russell Person Filing: Robert N Brier Address (if not protected): 6245 N. 24th Parkway, #100 City, State, Zip Code: Phoenix, AZ 85016 Telephone: (602)522-3941 Email Address: [rbrier@bchrelaw.com](mailto:rbrier@bchrelaw.com) Attorney for: Lawyer's Bar Number: 012642, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-00585-1 CH Retail Fund I/Phoenix Arrowhead Festival, L.L.C. Name of Plaintiff The Brunch House LLC, an Arizona limited liability company, DBA The Brunch House, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Jakina Russell 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/eFilingInformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete

thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: February 14, 2025 Jeff Fine Clerk of Superior Court By: D. Araujo Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons. 5/16, 5/23, 5/30, 6/6/25

**RR-3926447#**

**SUMMONS**  
**CASE NO. CC2025051575RC**  
DREAMY DRAW JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
18380 N. 40th Street \* Phoenix, AZ 85032  
LENDMARK FINANCIAL SERVICES, LLC  
Plaintiff,  
vs.  
JULIE BARNETT AND DOE BARNETT, a married couple, Defendants.

THE STATE OF ARIZONA TO: Julie Barnett And Doe Barnett 16601 N 12th St Unit 2116 Phoenix, AZ 85022  
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.  
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.  
3. This court is located at (physical address): 18380 N. 40th Street \* Phoenix, AZ 85032; (602) 372-7000.  
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.  
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.  
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 1-21-25

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, [vance@azjurist.com](mailto:vance@azjurist.com) 5/16, 5/23, 5/30, 6/6/25

**RR-3926203#**

**PROBATE COURT**  
**STATE OF ALABAMA )**  
**(**  
**MORGAN COUNTY )**  
**IN THE MATTER OF THE ADOPTION**  
**OF B.G.L AKA Z.M.L. MINOR, BY**  
**ROBERT FRANCIS CATON AND**  
**MICHAEL WARREN PARLETT**

**NOTICE TO:**  
**BIOLOGICAL FATHERS KNOWN**  
**AND UNKNOWN, WHEREABOUTS**  
**UNKNOWN**

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

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

Judge of Probate

Hon. Greg Cain

Office of the Judge of Probate

Morgan County Courthouse

Decatur, Alabama 35602

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

**RR-3926202#**

**DCS'S NOTICE OF HEARING ON**  
**DEPENDENCY PETITION**  
**NO. JD40869**

(Honorable Michael Z. Rassas)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:  
LAURA MARIE VALERIO  
d.o.b. 06/19/2012  
LILIANA ELIZABETH VALERIO  
d.o.b. 09/09/2014  
BREEANA ELECTRA VALERIO  
d.o.b. 10/24/2017  
Person(s) under 18 years of age.  
TO: LAURA MARIE SMITH, SERGIO URIEL VALERIO, parents and/or guardians of the above-named children.  
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure, and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 4th day of August, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.  
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the Dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent

based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JASON CEOLA, Office of the Attorney General, CFP/PS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Sophia Meraz and may be reached by telephone at (623) 587-3646.  
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 9 day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Jason Ceola  
JASON CEOLA  
Assistant Attorney General  
5/16, 5/23, 5/30, 6/6/25

**RR-3926099#**

**DCS'S NOTICE OF HEARING ON**  
**PETITION FOR TERMINATION OF**  
**PARENT-CHILD RELATIONSHIP**  
**NO. JS521204**

Related to Case JD533783 SUPP

(Honorable Joshua Rogers)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:  
ELLIANA STAR RAMIREZ  
d.o.b. 12/09/2023  
Person under 18 years of age.  
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 23rd day of June 2025, at 10:45 a.m., at the Maricopa County Superior Court, Southeast Facilities Justice Center, 222 East Javelina Avenue, Mesa, Arizona, 85210, Mesa, Arizona, 85210, call-in number (917) 781-4590, conference ID 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DAVID L SEIDBERG, Office of the Attorney General, CFP/PS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Rachel Petelle and may be reached by telephone at (602) 774-5991.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 9th day of May, 2025.

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

**RR-3926063#**

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

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

In the Matter of:  
ELAINA MILANI RUIZ  
d.o.b. 02/22/2025  
Person under 18 years of age.  
TO: DALILA DAMARIS RUIZ, ROBERT  
BROAN, parents and/or guardians of the  
above-named child.

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

2. The Court has set a publication  
hearing on the 24th day of July, 2025  
at 9:30 a.m., at the Maricopa County  
Superior Court, Juvenile Court Southeast  
Facility, 1810 South Lewis Street, Mesa,  
Arizona 85210, call-in number (917)  
781-4590, conference ID 336-163-505#,  
before the Honorable David Palmer for  
the purpose of determining whether  
any parent or guardian named herein is  
contesting the allegations in the Petition.  
3. You and your child are entitled to have  
an attorney present at the hearing. You  
may hire your own attorney or, if you  
cannot afford an attorney and want to be  
represented by an attorney, one may be  
appointed by the Court.

4. You have a right to appear as a party  
in this proceeding. You are advised  
that your failure to personally appear  
in court at the initial hearing, pretrial  
conference, status conference or  
dependency adjudication, without good  
cause shown, may result in a finding  
that you have waived your legal rights  
and have admitted the allegations in the  
Petition. In addition, if you fail to appear,  
without good cause, the hearing may  
go forward in your absence and may  
result in an adjudication of dependency,  
termination of your parental rights  
or the establishment of a permanent  
guardianship based upon the record and  
the evidence presented to the court, as  
well as an order of paternity, custody,  
or change of custody in a consolidated  
family law matter and an order for child  
support if paternity has been established.  
5. Notice is given that DCS is proposing  
to substantiate any allegations of  
abuse and/or neglect contained in the  
dependency petition for placement in the  
DCS Central Registry. The DCS Central  
Registry is a confidential list of DCS  
findings that tracks abuse and neglect.  
If the court finds your child dependent  
based upon allegations of abuse and/  
or neglect contained in the dependency  
petition, you will be placed in the DCS  
Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by  
publication, you may obtain a copy of the  
Dependency Petition, Notice of Hearing,  
and Temporary Orders by submitting a  
written request to: SPENCER RYDMAN,  
Office of the Attorney General, CFP/  
PSS, 120 W. 1st Avenue, 2nd Floor,  
Mesa, Arizona 85210. The assigned case  
manager is Maya Sturgess and may be  
reached by telephone at (602) 774-9563.  
7. Requests for reasonable  
accommodation for persons with  
disabilities must be made to the court  
by parties at least three working days  
in advance of a scheduled court proceeding  
and can be made by calling (602) 506-  
2544.

8. You have the right to make a request  
or motion prior to any hearing that the  
hearing be closed to the public.  
DATED this 9 day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Spencer Rydman  
SPENCER RYDMAN  
Assistant Attorney General  
5/16, 5/23, 5/30, 6/6/25

RR-3925941#

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

In the Matter of:  
JOCELYN GABRIELA GARCIA-  
CARMONA  
d.o.b. 12/08/2013  
NAHLA MICHELLE DIGGS  
d.o.b. 03/04/2025  
KELVYN EUGENE DIGGS  
d.o.b. 08/06/2021  
MACHAI DIGGS A.K.A. MALACHI R.

DIGGS  
d.o.b. 03/10/2023  
ZAIRE ALLEN DIGGS  
d.o.b. 03/27/2024  
Person(s) under 18 years of age.  
TO: ABIGAIL REYNA GARCIA, ALVARO  
GABRIEL CARMONA, RAYSHON  
JAFAR TROTT DIGGS, parents and/or  
guardians of the above-named children.

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

2. The Court has set a hearing on the  
24th day of July, 2025 at 10:30 a.m.,  
at the Maricopa County Superior Court,  
Juvenile Division/Durango Facility,  
3131 West Durango, Phoenix, Arizona  
85009-6292, call-in number (917) 781-  
4590, conference ID 400-626-682#,  
before the Honorable Katherine Cooper  
for the purpose of determining whether  
any parent or guardian named herein is  
contesting the allegations in the Petition.  
3. You and your children are entitled to  
have an attorney present at the hearing.  
You may hire your own attorney or, if  
you cannot afford an attorney and want to  
be represented by an attorney, one may be  
appointed by the Court.

4. You have a right to appear as a party  
in this proceeding. You are advised  
that your failure to personally appear  
in court at the initial hearing, pretrial  
conference, status conference, or  
dependency adjudication, without good  
cause shown, may result in a finding  
that you have waived your legal rights  
and have admitted the allegations in the  
Petition. In addition, if you fail to appear,  
without good cause, the hearing may  
go forward in your absence and may  
result in an adjudication of dependency,  
termination of your parental rights  
or the establishment of a permanent  
guardianship based upon the record and  
the evidence presented to the court, as  
well as an order of paternity, custody,  
or change of custody in a consolidated  
family law matter and an order for child  
support if paternity has been established.  
5. Notice is given that DCS is proposing  
to substantiate any allegations of  
abuse and/or neglect contained in the  
dependency petition for placement in the  
DCS Central Registry. The DCS Central  
Registry is a confidential list of DCS  
findings that tracks abuse and neglect.  
If the court finds your children dependent  
based upon allegations of abuse and/  
or neglect contained in the dependency  
petition, you will be placed in the DCS  
Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by  
publication, you may obtain a copy of the  
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 Mateo Alicea and may be  
reached by telephone at unknown.

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

8. You have the right to make a request  
or motion prior to any hearing that the  
hearing be closed to the public.  
DATED this 9th day of May, 2025.

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

RR-3925887#

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

In the Matter of:  
FRANKIE JA'QUAN MCINNIS, JR.  
d.o.b. 10/28/2012  
DE'ANDRE MATTHEW MCINNIS  
d.o.b. 10/15/2019  
DELILAH ROSE GRANT  
d.o.b. 09/16/2022  
Person(s) under 18 years of age.  
TO: DE'ANDREA SHAMYRA GRANT  
A.K.A. DE'ANDREA SHAMYRA GRANT,  
JOSHUA HOBBS, QURAN COOPER,  
parents and/or guardians of the above-  
named children.

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

2. The Court has set a publication  
hearing on the 1st day of August, 2025  
at 10:30 a.m., at the Maricopa County  
Superior Court, Juvenile Court Southeast  
Facility, 1810 South Lewis Street, Mesa,  
Arizona 85210, call-in number (917)  
781-4590, conference ID 234-793-964  
#, before the Honorable Joshua Rogers  
for the purpose of determining whether  
any parent or guardian named herein is  
contesting the allegations in the Petition.  
3. You and your children are entitled to  
have an attorney present at the hearing.  
You may hire your own attorney or, if  
you cannot afford an attorney and want to  
be represented by an attorney, one may be  
appointed by the Court.

4. You have a right to appear as a party  
in this proceeding. You are advised  
that your failure to personally appear  
in court at the initial hearing, pretrial  
conference, status conference, or  
dependency adjudication, without good  
cause shown, may result in a finding  
that you have waived your legal rights  
and have admitted the allegations in the  
Petition. In addition, if you fail to appear,  
without good cause, the hearing may  
go forward in your absence and may  
result in an adjudication of dependency,  
termination of your parental rights  
or the establishment of a permanent  
guardianship based upon the record and  
the evidence presented to the court, as  
well as an order of paternity, custody,  
or change of custody in a consolidated  
family law matter and an order for child  
support if paternity has been established.  
5. Notice is given that DCS is proposing  
to substantiate any allegations of  
abuse and/or neglect contained in the  
dependency petition for placement in the  
DCS Central Registry. The DCS Central  
Registry is a confidential list of DCS  
findings that tracks abuse and neglect.  
If the court finds your children dependent  
based upon allegations of abuse and/  
or neglect contained in the dependency  
petition, you will be placed in the DCS  
Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by  
publication, you may obtain a copy of the  
Dependency Petition, Notice of Hearing,  
and Temporary Orders by submitting a  
written request to: SIMON A. HAWKS,  
Office of the Attorney General, CFP/  
PSS, 120 W. 1st Avenue, 2nd Floor,  
Mesa, Arizona 85210. The assigned case  
manager is Godfrey Bennett and may be  
reached by telephone at (623) 500-5150.  
7. Requests for reasonable  
accommodation for persons with  
disabilities must be made to the court  
by parties at least three working days  
in advance of a scheduled court proceeding  
and can be made by calling (602) 506-  
2544.

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

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

RR-3925819#

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

BRUCE A CARTER  
Name of Plaintiff  
AND  
TIMOTHY SYKORA, et al.  
Name of Defendant  
WARNING: This is an official document  
from the court that affects your rights.  
Read this carefully. If you do not  
understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO:  
JANE DOE SYKORA

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

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

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

4. You can get a copy of the court papers  
filed in this case from the Petitioner at the  
address at the top of this paper, or from  
the Clerk of the Superior Court.  
5. Requests for reasonable  
accommodation for persons with  
disabilities must be made to the office of  
the judge or commissioner assigned to  
the case, at least ten (10) judicial days  
before your scheduled court date.  
6. Requests for an interpreter for persons  
with limited English proficiency must be  
made to the office of the judge or  
commissioner assigned to the case at  
least ten (10) judicial days in advance of  
your scheduled court date.

SIGNED AND SEALED this Date:  
JANUARY 16, 2025  
JEFF FINE  
Clerk of Superior Court  
By: A. MARQUEZ  
Deputy Clerk

Requests for an interpreter for persons  
with limited English proficiency must be  
made to the division assigned to the case  
by the party needing the interpreter and/  
or translator or his/her counsel at least  
ten (10) judicial days in advance of a  
scheduled court proceeding.  
If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney: Dean W. Clouse at Law Office  
of Dean W. Clouse, PLC 18 E. University  
Dr. Ste. 205, Mesa, AZ 85201, (480)668-  
0200.  
5/16, 5/23, 5/30, 6/6/25

RR-3925787#

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

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

1. A lawsuit has been filed against you.  
A copy of the lawsuit and other court  
papers are served on you with this  
"Summons".  
2. If you do not want a judgment or  
order entered against you without your  
input, you must file an "Answer" or a  
"Response" in writing with the court and  
pay the filing fee. If you do not file an  
"Answer" or "Response" the other party  
may be given the relief requested in his/  
her Petition or Complaint. To file your  
"Answer" or "Response" take, or send,  
the "Answer" or "Response" to Clerk  
of the Superior Court, or electronically  
file your Answer through one of  
Arizona's approved electronic filing  
systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your  
"Response" or "Answer" to the other  
party at the address listed on top of  
this Summons. Note: If you do not file  
electronically you will not have electronic  
access to the document in this case.  
3. If this "Summons" and the other  
court papers were served on you by a  
registered process server or the Sheriff,  
within the State of Arizona, your  
"Response" or "Answer" must be filed  
within TWENTY (20) CALENDAR  
DAYS from the date you were served,  
not counting the day you were served.  
If this "Summons" and the other papers  
were served on you by a registered  
process server or the Sheriff outside the

State of Arizona, your Response must  
be filed within THIRTY (30) CALENDAR  
DAYS from the date you were served,  
not counting the day you were served.  
Service by a registered process server  
or the Sheriff is complete when made.  
Service by Publication is complete  
thirty (30) days after the date of the first  
publication.

4. You can get a copy of the court papers  
filed in this case from the Petitioner at the  
address at the top of this paper, or from  
the Clerk of the Superior Court.  
5. Requests for reasonable  
accommodation for persons with  
disabilities must be made to the office of  
the judge or commissioner assigned to  
the case, at least ten (10) judicial days  
before your scheduled court date.  
6. Requests for an interpreter for persons  
with limited English proficiency must be  
made to the office of the judge or  
commissioner assigned to the case at  
least ten (10) judicial days in advance of  
your scheduled court date.

SIGNED AND SEALED this Date:  
JANUARY 16, 2025

JEFF FINE  
Clerk of Superior Court  
By: A. MARQUEZ  
Deputy Clerk  
Requests for an interpreter for persons  
with limited English proficiency must be  
made to the division assigned to the case  
by the party needing the interpreter and/  
or translator or his/her counsel at least  
ten (10) judicial days in advance of a  
scheduled court proceeding.  
If you would like legal advice from a  
lawyer, contact Lawyer Referral Service  
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County  
Bar Association.  
A copy of the Summons and Complaint  
may be obtained by contacting Plaintiff's  
attorney: Dean W. Clouse at Law Office  
of Dean W. Clouse, PLC 18 E. University  
Dr. Ste. 205, Mesa, AZ 85201, (480)668-  
0200.  
5/16, 5/23, 5/30, 6/6/25

RR-3925783#

AFFIDAVIT OF NAME CORRECTION  
I, Adrian Keith of the family of Williams  
, being of sound mind and lawful age to  
handle my own affairs, do hereby affirm  
under penalty of perjury that the following  
statements are true and correct to the  
best of my knowledge.

STATEMENT OF NAME  
CORRECTION

1. I am the same individual who has been  
improperly identified in various legal,  
financial, and government records under  
the name "ADRIAN Keith of the family of  
Williams KEITH ALEXANDER".  
2. My correct and lawful name is Adrian  
Keith of the family of Williams, which is  
how my name should appear in all official  
records.

3. The incorrect capitalization and  
formatting of my name have resulted in  
legal misclassification, potentially  
imposing obligations and liabilities that do  
not lawfully belong to me.  
4. I am a natural person, and therefore,  
my name should be formatted in proper  
upper and lowercase letters as Adrian  
Keith of the family of Williams.

5. Due to administrative and clerical  
errors, my name has been erroneously  
recorded in government and financial  
records in a format that does not  
accurately represent my lawful identity.

6. While my incorrectly formatted name  
may sound similar, its application  
subjects me to a legal status and  
obligations that are distinct from my  
actual identity as a living man.

7. The misuse of ALL CAPS formatting  
in official documents has created the  
false presumption that I am a corporate  
or artificial entity, rather than a private  
individual with unalienable rights.  
8. I assert that the continued  
misrepresentation of my name in ALL  
CAPS is a violation of due process,  
lawful identity preservation, and proper  
grammatical legal recordkeeping.

9. CORRECTION & AFFIRMATION  
I hereby affirm that my correct and  
lawful name is:

Adrian Keith of the family of Williams  
10. I request that all government  
agencies, financial institutions, courts,  
and related entities correct the formatting  
and recording of my name to reflect my  
true legal identity.  
11. Any past or present use of the  
incorrectly formatted name "Adrian  
Keith of the family of Williams KEITH  
ALEXANDER" shall be recognized as an  
administrative error and shall not be  
interpreted as a waiver or alteration of my  
legal identity.  
6/6, 6/13, 6/20, 6/27/25

RR-3912557#



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO.**  
Related to Case JD38816 SUPP (Honorable Marischa Gilla) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of: APOLLO RODRIGUEZ d.o.b. 04/06/2023 Person under 18 years of age. TO: JOHN DOE, parent and/or guardian of the above-named child.  
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 20th day of May, 2025, at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.  
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MCKENZIE A. IZEN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Nicholas Nelson and may be reached by telephone at (602) 774-9737.  
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.  
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 24th day of March, 2025.  
KRISTIN K. MAYES Attorney General /s/ McKenzie Ann Izen MCKENZIE A. IZEN Assistant Attorney General 5/16, 5/23, 5/30, 6/6/25

**RR-3909729#**

**GOVERNMENT**

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 18, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 010 MA 145 F069201C PROJECT NO 010-C(23)1T TERMINI PHOENIX - CASA GRANDE HWY (I-10) LOCATION 7th STREET TO CHANDLER BOULEVARD The amount programmed for this contract is \$4,000,000. The location and description of the proposed work are as follows: The proposed project is located in Maricopa County on I-10, within the City of Phoenix at 7th Street north and south of I-10, Elliot Road west of I-10, Warner Road west of I-10, Ray Road west of I-10, and Chandler Boulevard west of I-10. The proposed work consists of milling existing asphaltic concrete pavement and replacing it with new asphaltic concrete pavement, fog seal, or micro-

surface treatment. The work includes removing and installing curb, curb and gutter, valley gutter, sidewalk, signs, and pavement markings. The work also includes utility adjustments and the installation of street lighting along Elliot Road and Warner Road. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221. 6/6, 6/13/25

**RR-3934284#**

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, JULY 18, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 083 SC 028 F0688 01C PROJECT NO 083-A-NFA TERMINI PARKER CANYON LAKE - MT VIEW HIGHWAY (SR-83) LOCATION BLACK OAK DR - LOWER ELGIN RD The amount programmed for this contract is \$6,501,000. The location and description of the proposed work are as follows: The proposed work is located in Sonoita, Santa Cruz County on SR 83 between MP 28.50 and 31.25. The work consists of reconstructing the pavement for the length of the project. The roadway work includes pavement removal, asphaltic concrete paving, erosion control, pavement markings, guardrail, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221. 5/30, 6/6/25

**RR-3931954#**

NOTICE OF AVAILABILITY AND 30-DAY PUBLIC COMMENT PERIOD CHANDLER SUNSET PLAZA SHOPPING CENTER VOLUNTARY REMEDIATION PROGRAM (VRP) SITE REQUEST FOR NO FURTHER ACTION DETERMINATION Henderson Beltway 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 Chandler Sunset Plaza Shopping Center 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 4980 West Ray Road, Chandler, Arizona and is a former dry-cleaning service located within a larger multi-unit shopping center. Contaminants of concern are volatile organic compounds (VOCs), specifically tetrachloroethene (PCE). 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 Widlowski, Voluntary Remediation Program, 1110 W. Washington St., Phoenix, AZ 85007 or widlowski.jennifer@azdeq.gov and reference this listing. Comments must be postmarked or received by ADEQ by June 30, 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 disponibles llamando al 711. Dated this 30th day of May 2025. 5/30, 6/6/25

**RR-3930851#**

**MARICOPA COUNTY**

FREE SUMMER MEALS FOR CHILDREN AD RUNNING AS A DISPLAY AD IN EDITORIAL SECTION 5/23, 5/30, 6/6, 6/13/25

**RR-3927041#**

**PROBATE**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2024-003976**  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of CARLOTA HERNANDEZ  
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 OLGA OLIVAREZ has filed the following: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, July 15, 2025 at 10:45 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/bazmc-pcc02 a few minutes before the Initial Hearing is scheduled to begin. For the

best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-pcc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 6/6, 6/9, 6/11/25

**RR-3934293#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2025-003576**  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of CHARLES D BROWN  
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 BYRANT C BROWN has filed the following: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, July 9, 2025 at 10:15 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/bazmc-pcc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: https://www.microsoft.com/en-us/microsoft-365/

microsoft-teams/download-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-pcc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 6/6, 6/9, 6/11/25

**RR-3934290#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2025-004299**  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of VALERIE KATZ  
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 MICHAEL KLECKA has filed the following: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Monday, July 21, 2025 at 10:30 AM JUDICIAL OFFICER: Judge Kerstin LeMaire PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104 TELEPHONE NO: (602) 506-8245 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.  
3. COURT CONNECT / MICROSOFT TEAMS  
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/bazmc-pbj01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-pbj01 into your browser a few minutes

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 818 562 090# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

RR-3934287#

**NOTICE TO CREDITORS**  
**NO. PB2025-004288**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of CELIA F. VALENCIA, a.k.a. CELIA FLORES VALENCIA, a.k.a. CELIA VALENCIA, Deceased. NOTICE IS HEREBY GIVEN that Paul F. Valencia 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 by 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 following address: Paul F. Valencia c/o Lisa M. Castillo DOMINGUEZ LAW FIRM, P.C. 2323 North Third Street, Suite 100 Phoenix, Arizona 85004 DATED this 30th day of May 2025. DOMINGUEZ LAW FIRM, P.C. By: /s/Lisa M. Castillo Lisa M. Castillo Antonio Dominguez 2323 North Third Street, Suite 100 Phoenix, Arizona 85004-1305 Attorneys for Personal Representative 6/6, 6/13, 6/20/25

RR-3934285#

**NOTICE TO CREDITORS**  
**NO. PB 2023-003470**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: VERA HARDY, Deceased. NOTICE IS GIVEN that ATREAILANA JORDAN has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address listed below: ATREAILANA JORDAN c/o Banker Law Office, P.L.L.C. 14555 N. Scottsdale Road, Suite 330 Scottsdale, AZ 85254 DATED this 1st day of June, 2025. /s/Yvette N. Banker Attorney for Personal Representative 6/6, 6/13, 6/20/25

RR-3934283#

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR REMOVAL OF TRUSTEE ACCOUNTING, SURCHARGE, AND APPOINTMENT OF SUCCESSOR TRUSTEE**  
**CASE NO. PB2025-004133**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of THE BETTY WISE GUIDA REVOCABLE TRUST

**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 RICKIE L ALLEN; ANDREW P WALTERS has filed the following: PETITION FOR REMOVAL OF TRUSTEE, ACCOUNTING SURCHARGE, AND APPOINTMENT OF 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 9:15 AM JUDICIAL OFFICER: Commissioner Jeffrey Altieri PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207 TELEPHONE NO: (602) 506-3381 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS  
If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/bjzmc-pbc03](https://tinyurl.com/bjzmc-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/bjzmc-pbc03](https://tinyurl.com/bjzmc-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> 6/6, 6/13, 6/20/25

RR-3934276#

**NOTICE OF HEARING ON PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN AND PERMANENT CONSERVATOR**  
**CASE NO. PB2025-003580**  
SUPERIOR COURT OF ARIZONA  
COUNTY OF MARICOPA

In the Matter of the Guardianship of and Conservatorship for: MARLOW L. HAMMOND, a/k/a Lani Hammond, an Adult.

**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 Custom Care &

Financial Solutions, LLC has filed the following:

Petition for Appointment of Permanent Guardian and Permanent Conservator  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Thursday, July 31, 2025 at 9:45 a.m. JUDICIAL OFFICER: Honorable Andrew J. 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/bjzmc-pbj04](https://tinyurl.com/bjzmc-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/bjzmc-pbj04](https://tinyurl.com/bjzmc-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#: 885 933 309#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> DATED this 28th day of May, 2025.

TIFFANY & BOSCO, P.A.  
By: /s/Krysta Fumelli Krysta C. Fumelli Nora L. Jones Vanessa R. Heim Ida Araya Krysta C. Fumelli Seventh Floor Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 Attorneys for Custom Care & Financial Solutions, LLC (FLN#20787), Philip DoVico (FLN#20722) 6/6, 6/9, 6/11/25

RR-3934274#

**NOTICE TO CREDITORS BY PUBLICATION**  
**CASE NO. PB2025-001809**  
(For Publication)  
STATE OF ARIZONA  
MARICOPA COUNTY SUPERIOR COURT

In the Matter of the Estate GEORGE IRVIN DILLON, Deceased.

NOTICE IS GIVEN THAT: 1. Monique Garcia was appointed personal representative of this estate on May 21st, 2025.

2. Claims against the Estate must be presented within four (4) months after the date of the first publication of this notice or the claims will be forever barred. 3. Claims against the estate must be presented by delivering or mailing a written statement of the claim to the personal representative: Monique Garcia c/o Robert N. Sewell, Esq. Davis Miles, PLLC 999 E. Playa del Norte Dr., Ste 510 Tempe, AZ 85288 DATED this 30th day of May, 2025.

DAVIS MILES, PLLC By: /s/Robert N. Sewell 999 E. Playa del Norte Dr., Ste 510 Tempe, AZ 85288 Attorneys for Personal Representative 6/6, 6/13, 6/20/25

RR-3934244#

**NOTICE TO CREDITORS BY PUBLICATION**

In the Matter of: THE JAMES ROBERT MORITZ REVOCABLE TRUST AGREEMENT, DATED DECEMBER 20, 2023, A Trust.

NOTICE IS GIVEN to all creditors of the Trust that:

1. Asher Bryce Moritz is the currently acting Trustee of The James Robert Moritz Revocable Trust Agreement dated December 20, 2023. 2. Claims against the Trust 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 Trust Estate may be presented by delivering or mailing a written statement of the claim to Asher Moritz, in care of Daniel J. Mazza, Esq. with MAZZA & NIRO, P.L.C. 5425 East Bell Road, Suite 104, Scottsdale, Arizona, 85254. DATED: June 2, 2025.

MAZZA & NIRO, P.L.C. /s/Daniel J. Mazza, Esq. Attorneys for Successor Trustee 6/6, 6/13, 6/20/25

RR-3933490#

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2024-004438**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION

In the Matter of: BEATRICE RAMES **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 OCEANA RAMES 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, July 22, 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/bjzmc-pbc02](https://tinyurl.com/bjzmc-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/bjzmc-pbc02](https://tinyurl.com/bjzmc-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> 6/6, 6/9, 6/11/25

RR-3933423#

**NOTICE TO CREDITORS IN PROBATE**  
**CASE NO.: PB2025-003984**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: Stephanie Lea Smith, Deceased.

NOTICE IS GIVEN: 1. Ethan Kennedy Reichel Smith, has been appointed Personal Representative of this estate.

2. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. A.R.S. §§14-3801 through 14-3816. 3. To present the claim, claimant must either:

a. Deliver or mail a written statement of the claim to the Personal Representative at the following address: Ethan Kennedy Reichel Smith 1929 N. Raven Mesa, Arizona 85207 b. Commence a proceeding against the personal representative in the following courts: Superior Court, MARICOPA County, State of Arizona 222 E. Javelina Avenue, Mesa, Arizona 85201 Dated: 5/15/2025 /s/Ethan Kennedy Reichel Smith 6/6, 6/13, 6/20/25

RR-3933407#

Notice Of Initial Hearing Regarding: Petition For Adjudication Of Intestacy, Determination Of Heirs, And Appointment Of Personal Representative/ Joe Hernandez

Superior Court Of Arizona In Maricopa County Issued And Filed: 5/29/2025 Probate Court Administration In the Matter of Joe Hernandez Case No. PB2025-004094 Notice Of Initial Hearing Regarding: Petition For Adjudication Of Intestacy, Determination Of Heirs, And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or 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 James Hernandez has filed the following: Petition For Adjudication Of Intestacy, Determination Of Heirs, And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Tuesday, July 29, 2025 at 9:30 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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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-pbc02](https://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](https://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> 6/6, 6/9, 6/11/25

**RR-3933384#**

Notice To Creditors By Publication/Marie C. Byrnes  
John Byrnes 14645 N. Fountain Hills Blvd. Unit 112 Fountain Hills, AZ 85268 Phone: 631-671-8675 Email: [johnbyrnes535@AOL.com](mailto:johnbyrnes535@AOL.com) Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of Marie C. Byrnes, Deceased. No. PB2025-004146 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 5. John P. Byrnes has been appointed as Personal Representative of the Estate. 6. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred. 7. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to John P. Byrnes, 14645 N. Fountain Hills Blvd. Unit 112 Fountain Hills, AZ 85268. Dated this 29th day of May, 2025. /s/ John P. Byrnes, Personal Representative 6/6, 6/13, 6/20/25

**RR-3933383#**

Notice To Creditors/Mary Helen Dahnk Rita A. Daninger State Bar No. 019437 Rita A. Daninger Attorney at Law PLLC 10451 W. Palmeras Dr. Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: [Rita@daningerlaw.com](mailto:Rita@daningerlaw.com) Attorney for the Personal Representative: Noelle Hackworth In The Superior Court Of The State Of Arizona In And For The County of Maricopa In The Matter of the Estate of: Mary Helen Dahnk Deceased. PB2025-002158 Notice To Creditors Notice Is Hereby Given that Noelle Hackworth has been appointed as Personal Representative of the above-captioned estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 29th day of May 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative 6/6, 6/13, 6/20/25

**RR-3933382#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS**  
**CASE NO. PB2025-004235**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
JESUS CASTANEDA  
WARNING  
This is a legal notice; your rights may

be affected. Éste 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 SARA PROVALENZUELA has filed the following: **PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS**  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:  
DATE and TIME: Tuesday, July 22, 2025 at 10:30 AM  
JUDICIAL OFFICER: Commissioner Vanessa Smith  
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303  
TELEPHONE NO: (602) 506-6086  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 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-pbc05](https://tinyurl.com/jbazmc-pbc05) 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-pbc05](https://tinyurl.com/jbazmc-pbc05) 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#: 738 463 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

**RR-3933195#**

**NOTICE TO CREDITORS IN THE MATTER OF THE ESTATE OF JOAN COLEMAN AND THE ADMINISTRATION OF THE WALLACE AND JOAN COLEMAN TRUST**

Notice is hereby given that JOAN COLEMAN died on May 11, 2025 and a probate proceeding is not being initiated. MARY JOHNSON is the Successor Trustee of THE WALLACE AND JOAN COLEMAN TRUST, dated June 7, 1999, as amended (hereinafter "Trust"). All persons having claims against the Estate of JOAN COLEMAN or the Trust, are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, attention Mark R. Allen, Esq.,

Watland, Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532. DATED this 5/30/2025

WATLAND & ALLEN, PLLC  
By: /s/MARK R. ALLEN  
393 East Palm Lane  
Phoenix, Arizona 85004-1532  
Attorney for the Estate of  
JOAN COLEMAN  
6/6, 6/13, 6/20/25

**RR-3933168#**

**NOTICE TO CREDITORS FOR PUBLICATION**  
**CASE NO. PB2025-002059**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY  
In the Matter of the Estate of:  
KARIN STEADMAN NOFFSINGER, Deceased.

1. ERICA NOFFSINGER was appointed Personal Representative of the Estate on 4/16/2025.  
2. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred.  
3. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address: Erica Noffsinger c/o Stephen W. Follett ANDERSEN PLLC 17015 N. Scottsdale Rd., Ste. 225 Scottsdale, AZ 85255 DATED this 30th day of May 2025.

ANDERSEN PLLC  
/s/ ILLEGIBLE SBN 037887 for  
Stephen W. Follett  
Attorneys for Erica Noffsinger,  
Personal Representative  
6/6, 6/13, 6/20/25

**RR-3933149#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-003757**  
STATE OF ARIZONA SUPERIOR COURT  
COUNTY OF MARICOPA

In Re the Estate of:  
ELIZABETH A. SHEEHAN, ALSO KNOWN  
AS ELIZABETH A KLEIN, Deceased.

NOTICE IS HEREBY GIVEN THAT MICHAEL SHEEHAN has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative AT 12802 N. 50TH DRIVE, GLENDALE, AZ 85304. DATED this 8TH day of MAY, 2025

/s/ MICHAEL SHEEHAN  
6/6, 6/13, 6/20/25

**RR-3933128#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-001116**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of  
ANNE R. HAMILTON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. William Hamilton and Cheryl Hamilton have been appointed as Co-Personal Representatives of the Estate.  
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.  
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to William Hamilton, care of Ransom H. Young of Compton Law, P.C., 1423 S. Higley Rd., Ste. 112, Mesa, AZ 85206. DATED this 31 day of January, 2025.

COMPTON LAW, P.C.  
By: /s/Ransom H. Young  
1423 S. Higley Rd., Ste. 112  
Mesa, AZ 85206  
Counsel for Personal Representative  
6/6, 6/13, 6/20/25

**RR-3933065#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**THE O.F. BALDWIN TRUST, DATED 9/16/2019, AS AMENDED (THE "TRUST")**

NOTICE IS GIVEN to all creditors of the Trust that:  
1. LORI ARLENE MARAK is serving as successor Trustee of the Trust.  
2. All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred.

3. Claims against the Trust may be presented by delivering or mailing a written statement of the claim to ANDERSEN PLLC c/o Stephen W. Follett 17015 N. Scottsdale Rd., Ste. 225 Scottsdale, AZ 85255. DATED May 30, 2025.

ANDERSEN PLLC  
By /s/Stephen W. Follett  
Attorneys for Lori Arlene Marak, Trustee  
6/6, 6/13, 6/20/25

**RR-3933028#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION TO INVALIDATE TRUST AMENDMENT**  
**CASE NO. PB2025-004098**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
MARY BATES-TALLEY, ET. AL.  
WARNING

This is a legal notice; your rights may be affected. Éste 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 DIANE PHILLIPS has filed the following: **PETITION TO INVALIDATE TRUST AMENDMENT**  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:  
DATE and TIME: Monday, July 7, 2025 at 9:45 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/jbazmc-pbj04](https://tinyurl.com/jbazmc-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/jbazmc-pbj04](https://tinyurl.com/jbazmc-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#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

**RR-3933128#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-001116**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of  
ANNE R. HAMILTON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. William Hamilton and Cheryl Hamilton have been appointed as Co-Personal Representatives of the Estate.  
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.  
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to William Hamilton, care of Ransom H. Young of Compton Law, P.C., 1423 S. Higley Rd., Ste. 112, Mesa, AZ 85206. DATED this 31 day of January, 2025.

COMPTON LAW, P.C.  
By: /s/Ransom H. Young  
1423 S. Higley Rd., Ste. 112  
Mesa, AZ 85206  
Counsel for Personal Representative  
6/6, 6/13, 6/20/25

**RR-3933027#**

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

**WARNING**  
This is a legal notice; your rights may be affected. Éste 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 Beverly Svoboda has filed the following: **Petition for Formal Probate of Will and Appointment of Personal Representative**  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:  
DATE and TIME: Thursday, August 14, 2025 at 9:00 AM  
JUDICIAL OFFICER: Judge Andrew Russell  
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202  
TELEPHONE NO: (602) 372-0382  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pbj04](https://tinyurl.com/jbazmc-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/jbazmc-pbj04](https://tinyurl.com/jbazmc-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#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

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-pbj04](https://tinyurl.com/jbazmc-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/jbazmc-pbj04](https://tinyurl.com/jbazmc-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#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

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-pbj04](https://tinyurl.com/jbazmc-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/jbazmc-pbj04](https://tinyurl.com/jbazmc-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#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/6, 6/9, 6/11/25

**RR-3933026#**  
**NOTICE TO CREDITORS**  
**CASE NO. PB2025-003496**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR MARICOPA COUNTY  
In the Matter of the Estate of:  
STEVEN PAUL FITZGERALD, Deceased.  
NOTICE IS HEREBY GIVEN THAT ALEXIS LYNN HALL has been appointed

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 within sixty (60) days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at ALEXIS LYNN HALL, c/o MARZ LAW, LLC 3300 N. Central Avenue, Suite 800, Phoenix, Arizona 85012.

DATED this 13th day of May, 2025.  
MARZ LAW, LLC  
BY /S/ RACHEL BUTTS  
JESSE J. MARZIALE, Esq.  
RACHEL K. BUTTS, Esq.  
Attorneys for Personal Representative  
6/6, 6/13, 6/20/25

RR-3933023#

**NOTICE OF INITIAL HEARING  
REGARDING: PETITION FOR  
ADJUDICATION OF INTESTACY,  
DETERMINATION OF HEIRS, AND  
APPOINTMENT OF PERSONAL  
REPRESENTATIVE**  
CASE NO. PB2024-091144  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION  
In the Matter of  
PATRICK COLLINS

**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 GERALD COLLINS; JOHN COLLINS has filed the following:

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

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

DATE and TIME: Thursday, August 7, 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/jbazzmc-pbc04](https://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://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> 6/6, 6/9, 6/11/25

RR-3933298#

Notice Of Initial Hearing Regarding: Petition to Approve Sale of Restricted Property and Petition for Instructions/ Gloria Distante

Superior Court Of Arizona In Maricopa County Issued And Filed: 5/23/2025 Probate Court Administration In The Matter of Gloria Distante 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 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 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/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-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/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-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  
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 DEL CARMEN AVENDANO  
PANAMA - FATHER

PROBATE COURT ADMINISTRATION  
In the Matter of  
K E N Y A T A R I N  
TO: ASCENCION ORONA DUARTE -  
FATHER

**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 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 Janelle Corral

PLACE: 222 E. JAVELINA AVENUE, MESA, AZ 85210 - COURTROOM 302

TELEPHONE NO: (602) 372-0425

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pcc10](https://tinyurl.com/jbazzmc-pcc10) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pcc10](https://tinyurl.com/jbazzmc-pcc10) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 728 539 63#

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

**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 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/jbazzmc-pbc03](https://tinyurl.com/jbazzmc-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/jbazzmc-pbc03](https://tinyurl.com/jbazzmc-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  
Ermaddel Michael

**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 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:

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/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-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/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-pbj04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you



602-417-9900

# PUBLIC NOTICES

FAX 602-417-9910

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/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](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

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 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/jbzmcpbc03](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/jbzmcpbc03](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-3932380#**

## 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/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](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 728 539 63#

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

J A M E S A . L A R K I N .

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.m.mimecastprotect.com/s/9xPtC0R9nKIQMKLPFWfrf9RC2K?domain=teams.microsoft.com>

Meeting ID: 259 090 776 902 O

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 Binger

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/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](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 #

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/jbzmcpbc02](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/jbzmcpbc02](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>  
6/4, 6/6, 6/9/25

**RR-3932372#**

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

Superior Court Of Arizona In Maricopa County Issued And Filed: 5/9/2025  
Probate Court Administration In the Matter of Meagan Errichiello 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 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 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/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](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-3932388#**

## 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:

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpcc11](https://tinyurl.com/jbzmcpcc11) 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/jbzmcpcc11](https://tinyurl.com/jbzmcpcc11) 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 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 podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

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

1. Notice is given that RICHARD 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 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/jbzmcpcc03](https://tinyurl.com/jbzmcpcc03) 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/jbzmcpcc03](https://tinyurl.com/jbzmcpcc03) 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 TO CREDITORS  
(for publication)

In the Matter of:  
LISA S. FIORENZE 2004 REVOCABLE TRUST ESTABLISHED U/T/A DATED JUNE 9, 2004, AS AMENDED  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. §§ 14-6103 and 14-3801A that Gregory B. Bradshaw is the Trustee of the above-referenced Trust created by Lisa S. Fiorenze, who is now deceased, as the Trustor and the Trustee, as amended (the "Trust"). All persons having claims against either the deceased Trustor, Lisa S. Fiorenze, or the Trust must present their claims within four months after the date of the first publication of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Maynard Cronin & Curran, P.L.C., Attn: Daniel G. Cronin, Esq., 3200 North Central Avenue, Suite 1800, Phoenix, Arizona 85012.  
DATED this 15TH day of May, 2025.  
/s/ Gregory B. Bradshaw, Trustee  
5/30, 6/6, 6/13/25

RR-3931953#

NOTICE TO CREDITORS  
NO. - PB2025-003923  
(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:  
BRENDA NORTH,

Deceased.

NOTICE IS HEREBY GIVEN that HEATHER M. CLARK 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 Heather M. Clark, Personal Representative, c/o John B. Even, Esq., SCHMITT SCHNECK EVEN & WILLIAMS, P.C., 1221 East Osborn Road, Suite 105, Phoenix, Arizona 85014.  
DATED this 14TH day of May, 2025.  
/s/ HEATHER M. CLARK  
Personal Representative  
2524 East Montecito Avenue  
Phoenix, Arizona 85016

SCHMITT SCHNECK EVEN & WILLIAMS, P.C.  
By: /s/ John B. Even, Esq.  
1221 East Osborn Road, Suite 105  
Phoenix, Arizona 85014-5540  
Attorneys for Personal Representative,  
Heather M. Clark  
5/30, 6/6, 6/13/25

RR-3931890#

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 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 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/jbzmcpcc10](https://tinyurl.com/jbzmcpcc10) into your browser 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/microsoft365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpcc10](https://tinyurl.com/jbzmcpcc10) 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  
CASE NO.: PB2025-001402  
(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:

LOIS M. GEIL AKA LOIS MARGUERITE GEIL  
Deceased.

NOTICE IS HEREBY GIVEN that Gary Duane Osborne has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Nearhood Law Offices PLC, PLC, 7537 East McDonald Drive, Scottsdale, Arizona 85250.  
DATED this 20th day of May, 2025  
/s/ Gary D. Osborne  
GARY DUANE OSBORNE  
NEARHOOD LAW OFFICES, PLC  
By: /s/ Laura M. Stover  
Laura M. Stover  
7537 East McDonald Drive  
Scottsdale, Arizona 85250-6062  
Attorneys for Personal Representative  
5/30, 6/6, 6/13/25

RR-3931140#

NOTICE TO CREDITORS BY PUBLICATION  
NO. PB2025-003931  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of:  
JAN EDDIE ANDERS ERIC NILSSON,  
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. Johan Ernie Agne Utterberg 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 Johan Ernie Agne Utterberg, Personal Representative  
C/O Greengard Law Firm PLC  
2302 N. 3rd Street, Phoenix, AZ 85004.  
DATED this 22nd day of May, 2025.  
GREENGARD LAW FIRM ILC  
By: /s/ Sean D. Greengard  
SEAND. GREENGARD  
2302 N. 3rd Street  
Phoenix, AZ 85004  
Counsel for Personal Representative  
5/30, 6/6, 6/13/25

RR-3931028#

Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will/ Thomas Ryan Kilbey  
Person Filing: Samuel T. Crump  
Address: 3715 W. Anthem Way, Ste. 11- City, State, Zip Code: Anthem, AZ 85086 Telephone: 623-551-9366 Email Address: [audrey@anthemlaw.com](mailto:audrey@anthemlaw.com)  
Lawyer's Bar Number: 022400 Attorney for Personal Representative Superior Court Of Arizona Maricopa County In the Matter of the Estate of: Thomas Ryan Kilbey, an Adult, deceased Case Number: PB2025-003939 Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will Notice Is Given That: 1. Personal Representative: Christine Claire Held Deuker has been appointed Personal Representative of this Estate on. 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 Anthem Law, 3715 W. Anthem Way, Ste. 110, Anthem, AZ 85086 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 7, 2025 /s/ Christine Claire Held Deuker Personal Representative  
5/30, 6/6, 6/13/25

RR-3930989#

Notice To Creditors/Robert A. Rapp  
James Benham, Esq., #003377 James Benham, PC 7321 N. 16th St. Phoenix, AZ 85020 Phone Number: 602-254-6044  
[jbenham@mbmlaw.com](mailto:jbenham@mbmlaw.com) Attorney For: Applicant In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Robert A. Rapp Deceased. Case No.

PB2025-002595 Notice To Creditors Notice is Hereby Given that Lisa Louise Hickman, was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed by 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 Personal Representative in care of James Benham, Esq. James Benham, PC at 7321 N. 16th Street, Phoenix, AZ 85020. Dated: March 31, 2025. /s/ Lisa Louise Hickman, Personal Representative James Benham, PC By: /s/ James Benham, Esq.  
5/30, 6/6, 6/13/25

RR-3930988#

NOTICE TO CREDITORS  
NO. PB2025-002625  
ARIZONA SUPERIOR COURT,  
MARICOPA COUNTY  
In the Matter of the Estate of:  
Loreta R. Clark,

Deceased.  
NOTICE IS HEREBY that Markeshia Rose Rios Clark was appointed as Personal Representative of this Estate. All persons having claims against the Estate must present their claims within 4 months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 2949 N Meadow Lane Avondale, Arizona 85392.  
DATED 5/23/20.  
EDWARD LAW FIRM PLLC  
By: /s/ E. Jonathon Scibilia  
Attorney for Applicant  
5/30, 6/6, 6/13/25

RR-3930952#

NOTICE TO KNOWN CREDITORS FOR PUBLICATION  
CASE NO.: PB2025-001636  
(Honorable Joseph Rhoades)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of:  
GERALD PATRICK SULLIVAN,

Deceased.  
Notice is given that Lynn Mangan 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.  
Paul J. Theut, Esq.  
8901 E. Mountain View Road, Suite 114  
Scottsdale, AZ 85258  
Phone: (602) 830-0300  
Email: [theutadmin@tsklawaz.com](mailto:theutadmin@tsklawaz.com)  
DATED this 22nd day of May, 2025.  
THEUT SCARINGELLI & KUPISZEWSKI P.L.C.  
/s/ Paul J. Theut, Esq.  
Attorneys for Personal Representative  
5/30, 6/6, 6/13/25

RR-3930807#

NOTICE TO CREDITORS  
NO. PB2025-002763  
SUPERIOR COURT OF ARIZONA  
IN AND FOR MARICOPA COUNTY  
In the Matter of the Estate of  
ANTHONY GREGORY CHAUDOIN,  
Deceased.

Notice is given that Melissa S. Chaudoin 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: 2-26-2025  
PENNINGTON LAW, PLLC  
/s/ Andre L. Pennington, Esq.  
Attorney for Melissa S. Chaudoin  
5/30, 6/6, 6/13/25

RR-3930798#

NOTICE TO CREDITORS  
NO. PB2025-003958  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY  
In the Matter of the Estate of  
PATRICK D. CRUSE, Deceased.  
NOTICE IS HEREBY GIVEN that Cecilia Dahl has been appointed Personal Representative of this Estate. All persons



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 Allyson J. Teply, Esq., Teply Law, PLLC, 4300 N. Miller Road, Suite 250, Scottsdale, Arizona 85251.  
DATED this 14th day of May, 2025.

TEPLY LAW, PLLC  
By: /s/Allyson J. Teply, Esq.  
Attorneys for Personal Representative  
5/30, 6/6, 6/13/25

**RR-3930769#**

**NOTICE TO CREDITORS**  
**CASE NO: PB2025-002549**  
(For Publication)  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of:  
IDE S. UMBOH,

Deceased.  
Notice is given that DAVID A. PITT was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Copper Canyon Law, LLC, 1 West Main St. Mesa, AZ, 85201.  
DATED this 22 day of May, 2025

COPPER CANYON LAW LLC  
/s/Brian Fillmore  
Cadeson J. Eagar  
Brian Fillmore  
Attorneys for Personal Representative  
5/30, 6/6, 6/13/25

**RR-3930749#**

**NOTICE TO CREDITORS**  
**NO. PB2025-004041**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY

In the Matter of the Estate of:  
TIFFANY BROOKE BEEBE,

Deceased.  
NOTICE IS HEREBY GIVEN that Laura A. Walkinshaw, whose address is P.O. Box 249, Morristown, Arizona 85342, has been appointed Personal Representative of the Estate of Tiffany Brooke Beebe, deceased (the "decendent"). All persons having claims against the decedent, Tiffany Brooke Beebe, and/or this Estate, are required to present their claims within four (4) months after the date of the first publication of this Notice to Creditors, if notice is given as provided in A.R.S. §14-3801(A), or within sixty (60) days after mailing or other delivery of this Notice, whichever is later, or such claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim in the manner and in the form required by law to the Personal Representative, Laura A. Walkinshaw, at her address set forth above with a copy to the Personal Representative's attorney, Mark A. Wilson, of the Wilson Law Firm, 2133 E. Warner Road, Suite 104, Tempe, Arizona 85284. Such claims must be filed within the time period prescribed in Arizona Revised Statutes §14-3803, subsection A, and/or any and all such other applicable laws, and in the manner prescribed by law, or such claims are forever barred.  
DATED this 19th day of May, 2025.

PERSONAL REPRESENTATIVE  
/s/Laura Walkinshaw  
Laura A. Walkinshaw

WILSON LAW FIRM  
By: /s/Mark A. Wilson  
Mark A. Wilson  
2133 E. Warner Road  
Suite 104  
Tempe, Arizona 85284  
Attorneys for Personal Representative  
5/30, 6/6, 6/13/25

**RR-3930674#**

**NOTICE TO CREDITORS**  
**No. PB2025-003753**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Yolanda S. Encinas,

Deceased.  
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned

Personal Representative, Carlos A. Encinas, at the address below.  
DATED this 19 day of May, 2025.

/s/ Carlos Encinas  
Carlos A. Encinas  
Petitioner Pro Se

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

**RR-3930624#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004035**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
PRISCILLA R. FOOTE,

Deceased.  
NOTICE IS HEREBY GIVEN that Randolph G. Foote has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Robert W. Hobkirk, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.  
DATED May 20, 2025.

/s/Randolph G. Foote  
Randolph G. Foote  
1173 N. 87th Street  
Scottsdale, Arizona 85257.

BROWN & HOBKIRK, PLLC  
By /s/ Robert W. Hobkirk  
Robert W. Hobkirk  
17015 N. Scottsdale Road, Suite 335  
Scottsdale, Arizona 85255  
(480) 685-4036  
Attorney for Personal Representative  
5/30, 6/6, 6/13/25

**RR-3930621#**

**NOTICE TO CREDITORS**  
**NO. PB2025003665**  
(For Publication)  
SUPERIOR COURT OF ARIZONA,  
MARICOPA COUNTY

In the Matter of the Estate of  
Gutierrez  
Date of Birth: 11/12/1970

Deceased.  
Notice is given that Daniel Gutierrez De Leon 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 22, 2025

DOUG NEWBORN LAW FIRM, PLLC  
/s/Douglas J. Newborn, Esq.  
Attorney for Personal Representative  
5/30, 6/6, 6/13/25

**RR-3930588#**

**NOTICE TO CREDITORS**  
**(FOR PUBLICATION)**  
**(NO. PB2025-003042)**  
SUPERIOR COURT OF THE STATE OF  
ARIZONA  
COUNTY OF MARICOPA

In the Matter of the Estate of:  
JAMES D. RICHARD,

Deceased.  
NOTICE IS GIVEN that Renée M. Richard was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within 4 months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 1211 W. Rovey Ave., Phoenix, AZ 85013.  
DATED this 22nd day of May, 2025.

THORPE SHWER, P.C.  
By: /s/André H. Merrett  
Attorneys for René M. Richard  
5/30, 6/6, 6/13/25

**RR-3930536#**

**NOTICE TO CREDITORS**  
**CASE NUMBER: PB2025-004018**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of:  
VERNA E. SULLIVAN,

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 to the undersigned Personal Representative at the address shown below and filed with the Court. A copy of the Notice of Informal Appointment of Personal Representative is attached to the copies of this document mailed to all known creditors.  
DATED this 22 day of May, 2025.

/s/Toby Tiggs for Diane Sullivan Praag  
Attorney for Personal Representative  
DURFEE LAW GROUP, PLLC  
1423 S. Higley Road, Suite 127  
Mesa, Arizona 85206

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

**RR-3930495#**

**NOTICE TO CREDITORS**  
**CASE NUMBER: PB2024-091379**  
SUPERIOR COURT OF THE STATE OF  
ARIZONA

FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of  
JAMES ALLEN KAHER,  
AN ADULT, deceased

NOTICE IS GIVEN THAT:  
1. PERSONAL REPRESENTATIVE: CARLA DEBOW has been appointed Personal Representative of this Estate on OCTOBER 29, 2024. THE PERSONAL REPRESENTATIVE'S MAILING ADDRESS: JUAN MELENDEZ, c/o REI LAW FIRM, 4535 E. McKELLIPS RD., STE 1093, MESA AZ 85215.  
2. DEADLINE TO MAKE CLAIMS. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.  
3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of REILAWFIRM.COM, 4535 E. McKELLIPS RD, SUITE 1093, MESA AZ 85215.  
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.  
DATED: MAY 20, 2025

THE REAL ESTATE INVESTORS LAW FIRM, PLLC  
/s/BLAKE D. GUNN, ESQ.  
4535 E. McKELLIPS RD, STE 1093  
MESA AZ 85215  
480-660-6250

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

**RR-3930401#**

**NOTICE TO CREDITORS**  
IN THE MATTER OF THE ESTATE OF  
ROBERT SCOTT GORMAN  
AND THE ADMINISTRATION OF  
ROBERT SCOTT GORMAN LIVING TRUST

Notice is hereby given that Robert Scott Gorman died on May 4, 2025 and a probate proceeding is not being initiated. Robert Scott Gorman was the Grantor of the ROBERT SCOTT GORMAN LIVING TRUST, dated January 29, 2008, and amended and restated as of January 26, 2023 (hereinafter "Trust"). James Weiden is the Trustee of the Trust and the sub-trusts created thereunder. All persons having claims against the Estate of Robert Scott Gorman or the Trust, including the sub-trusts created thereunder 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, attention Margo Allen, Esq., Watland & Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532.  
Date: 5/21/2025.

WATLAND & ALLEN, PLLC  
By: /s/ MARGO ALLEN  
MARGO ALLEN  
MARK R. ALLEN  
393 East Palm Lane  
Phoenix, Arizona 85004-1532  
Attorney for the Estate of  
Robert Scott Gorman and the  
Robert Scott Gorman Living Trust dated  
January 29, 2008, as amended and  
restated  
as of January 26, 2023

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

**RR-3930387#**

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

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

Deceased.  
NOTICE IS GIVEN that:  
Ira Berkowitz has been appointed as Personal Representative of the Estate.

Claims against the Estate must be presented within four months after the published notice or within sixty days after mailing or delivery of this Notice to Creditors by Mail, if later, or be forever barred.

Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Ira Berkowitz, c/o Jennifer Mahoney, Mahoney Law Office, PLLC, 2980 N. Litchfield Rd., Ste. 120, Goodyear, AZ 85395.  
DATED 5-19-25.

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

**RR-3929383#**

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

In the Matter of the Estate of  
JARED SANDLER,

Deceased.

NOTICE IS GIVEN THAT:

1. Janet Lynn Sandler was appointed personal representative of this Estate on May 16th, 2025.  
2. Claims against the estate are required to be presented within four (4) months after the date of the first publication of this notice or the claims will be forever barred.  
3. Claims against the estate must be presented by delivering or mailing a written statement of the claim to the personal representative:  
Janet Lynn Sandler  
c/o Robert N. Sewell, Esq.  
Davis Miles, PLLC  
999 E. Playa del Norte Dr., Ste 510  
Tempe, AZ 85288  
DATED this 19th day of May, 2025.

DAVIS MILES, PLLC  
By: /s/Robert N. Sewell  
999 E. Playa del Norte Dr., Ste 510  
Tempe, AZ 85288  
Attorneys for Personal Representative  
5/23, 5/30, 6/6/25

**RR-3929368#**

**NOTICE TO CREDITORS**  
(For Publication)

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

Deceased.

Notice is given that Pennington Fiduciary Services was appointed as Successor Trustee of this estate/trust. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at:  
The Vera C. Decker Living Trust  
Pennington Fiduciary Services, LLC,  
Successor Trustee  
C/O Pennington Law, PLLC  
15331 W. Bell Rd, Ste 318  
Surprise, AZ 85374  
DATED: 5-9-2025

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

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

**RR-3929366#**

**NOTICE TO CREDITORS**  
**PURSUANT TO A.R.S. §14-6103**  
In the Matter of the:

HUMPHREY LIVING TRUST, dated April 12, 2013.

ROBERT E. HUMPHREY Deceased.  
NOTICE IS HEREBY GIVEN that ROBERT E. HUMPHREY Trustor of the HUMPHREY LIVING TRUST, dated April 12, 2013, passed away on April 05, 2025. TERRI LYNN MARTENS was appointed to serve as Successor Trustee ("Trustee") and is the acting Trustee of the Trust. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801, or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Morris Hall, PLLC, 1129 South Oakland, Suite 102, Mesa, Arizona 85206.  
DATED this 19th day of May, 2025.

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

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

**RR-3929362#**

**NOTICE TO CREDITORS BY PUBLICATION**

**NO. PB2023-003908**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY

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

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. Nakia Walker has been appointed as Personal Representative of the Estate.  
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.  
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Nakia Walker, care of M. Todd Smith of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.  
DATED this 5 day of FEBRUARY, 2025.

DANA WHITING LAW, PLLC  
By: /s/M. Todd Smith  
8817 E. Bell Road, Suite 201  
Scottsdale, AZ 85260  
Counsel for Personal Representative  
5/23, 5/30, 6/6/25

**RR-3929338#**

**NOTICE TO CREDITORS**  
(For Publication)

In the Matter of the  
Robert K. Mitchell Family Trust,  
established April 15, 1988  
NOTICE IS HEREBY GIVEN that Sharon F. Mitchell is the successor sole Trustee of the Robert K. Mitchell Family Trust, established April 15, 1988 (hereinafter the "Trust"), and that Robert K. Mitchell, who was the sole Settlor of the Trust (hereinafter the "Deceased Settlor"), died on May 5, 2025. All persons having claims against either the Deceased Settlor, the Deceased Settlor's estate, or the Trust, as the case may be, are required to present their claims within four (4) months from the date on which this Notice to Creditors is first published in Maricopa County, Arizona, or such claims will be forever barred pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801. Claims must be presented in accordance with A.R.S. § 14-6103(C) and A.R.S. § 14-3804 by delivering or mailing a written statement of the claim to the successor sole Trustee of the Trust, in care of the law firm of Charles F. Myers, P.A., at the following address:  
Robert K. Mitchell Family Trust,  
established April 15, 1988  
Sharon F. Mitchell, successor sole Trustee  
c/o Charles F. Myers, P.A.  
3101 North Central Avenue, Suite 900  
Phoenix, Arizona 85012-2600  
DATED this 15th day of May, 2025.

Charles F. Myers, P.A.  
By: /s/Charles F. Myers  
Charles F. Myers, Esq., attorney for  
Sharon F. Mitchell, as successor sole Trustee of the Robert K. Mitchell Family Trust, established April 15, 1988  
5/23, 5/30, 6/6/25

**RR-3929295#**

**NOTICE TO CREDITORS**

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

Deceased.  
Notice is given that Edward Dangler, Jr. died on or about March 19, 2025. All persons having claims against the estate of Edward Dangler Jr. or the Dangler Family Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim c/o Rebecca Hall, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261.  
DATED this 19th day of May, 2025.

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

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

**RR-3929285#**

**NOTICE TO CREDITORS BY PUBLICATION**

**NO. PB2025-003871**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY

In the Matter of the Estate of  
RICHARD JAMES DRISCOLL,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. Melissa Ann Driscoll Pool has been appointed as Personal Representative of the Estate.  
2. Richard James Driscoll died February 13, 2025. Social Security Number (\*\*\*\*-109).  
3. Claims against the Estate must be presented within four months after the date of the first publication of this notice

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

or be forever barred.  
4. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Melissa Ann Driscoll Pool, 630 Lakepoint Dr. Calico Rock, Arkansas 72519.  
DATED this 19th day of May, 2025.  
//signed// Melissa Ann Driscoll Pool,  
Personal Representative

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

**RR-3929245#**  
**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-003890**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of CONSTANCE SUE LARSON,

Deceased.  
NOTICE IS GIVEN to all creditors of the Estate that:  
1. Dillon Deborah Powers has been appointed as Personal Representative of the Estate.  
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.  
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Dillon Deborah Powers, care of Colton Powell of Law Office of Libby Banks, PLLC, 5010 E. Shea Blvd., Suite 205, Scottsdale, AZ 85254.  
DATED this 19th day of May, 2025.  
LAW OFFICE OF LIBBY BANKS, PLLC  
By: /s/Colton Powell  
5010 E. Shea Blvd., Suite 205  
Scottsdale, AZ 85254  
Counsel for Personal Representative

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

**RR-3929137#**  
Notice To Creditors/Barber Trust u/d January 22, 2025/Robert Jeffery Barber  
Notice Is Hereby Given that Constance Marie Barber is the trustee of the Barber Trust u/d January 22, 2025 ("Trust") and the nominated personal representative of the Estate of Robert Jeffery Barber ("Estate"). Robert Jeffery Barber died in Maricopa County, Arizona on April 24, 2025. All persons having claims against the Trust or the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to: Trust & Estate of Robert Jeffery Barber c/o Leonard & Felker, P.L.C. Attn: Brooke Felker-Johnston 7440 N. Oracle Rd. Bldg. 2 Tucson, AZ 85704 Dated this 8 day of May 2025. /s/ Constance Marie Barber, trustee and nominated personal representative  
5/23, 5/30, 6/6/25

**RR-3929005#**  
Notice To Creditors/Daniel T. Blaschak, AKA Dan T. Blaschak  
Paul E. Deloughery, # 022410 Sudden Wealth Protection Law, PLLC 7600 N. 15th St., Ste. 150 Phoenix, AZ 85020 Ph: (602) 443-4888 info@suddenwealthprotectionlaw.com Attorney for Amy Gervasio Superior Court Of Arizona, Maricopa County In the Matter of the Estate of: Daniel T. Blaschak, AKA Dan T. Blaschak, Deceased. No. PB2025-003731 Notice To Creditors Notice is given that Amy Gervasio was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within 4 months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Sudden Wealth Protection Law, PLLC, 7600 N. 15th Street, Suite 150, Phoenix, AZ 85020 Dated: May 14, 2025 Sudden Wealth Protection Law, PLLC By: /s/ Paul E. Deloughery, # 022410 Attorney for Amy Gervasio  
5/23, 5/30, 6/6/25

**RR-3929004#**  
**NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL**  
**CASE NO. PB2025-003702**  
IN THE SUPERIOR COURT OF ARIZONA, COUNTY OF MARICOPA.  
In the Matter of the estate of JOAN LILLIAN NELSON,

Deceased.  
NOTICE IS HEREBY GIVEN that PATRICK E. NELSON has been appointed as Personal Representative of this Estate on May 8, 2025.  
DEADLINE TO MAKE CLAIMS: All persons having claims against the Estate are required to present their claims within four months after the date of the first

publication of this Notice or the claims will be forever barred.  
NOTICE OF CLAIMS: Claims must be presented by mailing a written statement of the claims to the PERSONAL REPRESENTATIVE at: PATRICK E. NELSON, c/o Sandra A. Gardner, Sedona Lawyers, PLLC, 1785 W. State Route 89A, Suite 2-1, Sedona, AZ 86336.  
DATED: May \_\_, 2025.

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

**RR-3928861#**  
**NOTICE TO CREDITORS**  
**CASE NO. PB2025-003451**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: Robert James Langdon, Deceased.  
Notice is given that Austin James Langdon was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: Austin James Langdon, Personal Representative, 1816 N. 25th Place, Phoenix, AZ 85008.  
DATED: 4/25/25  
/s/Austin James Langdon  
5/23, 5/30, 6/6/25

**RR-3928601#**  
**NOTICE TO CREDITORS**  
**NO. PB2025-003755**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY  
In the Matter of the Estate of: PAUL L. SMOLINSKI,

Deceased.  
NOTICE IS HEREBY GIVEN that MARY M. BERISH has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: MARY M. BERISH 2559 N. Side Saddle Ln. Post Falls, ID 83854  
DATED this May 9, 2025.

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

**RR-3928592#**  
**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2025-003841**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of DWIGHT BLANKENSHIP  
WARNING

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos 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 PLATT AND WESTBY, P.C. has filed the following: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE  
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:  
DATE and TIME: MONDAY, JULY 14, 2025 AT 10:30AM  
JUDICIAL OFFICER: COMMISSIONER VANESSA SMITH

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003-COURTROOM 303  
TELEPHONE NO: (602)506-6086  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.  
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.  
3. COURT CONNECT / MICROSOFT TEAMS  
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/bazmc-PCC11 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:  
Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app  
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-PCC11 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.  
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 738 643 491#  
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect  
5/23, 5/30, 6/6/25

**RR-3928493#**  
**NOTICE TO CREDITORS**  
**NO. PB2025-002764**  
SUPERIOR COURT OF ARIZONA  
IN AND FOR MARICOPA COUNTY  
In the Matter of the Estate of JOHN THOMAS TAYLOR III, Deceased.  
Notice is given that NEAL SCOTT SIMPSON was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374.  
DATED: 3/20/2025.  
PENNINGTON LAW, PLLC  
By /s/Andre L. Pennington, Esq.  
Attorney for NEAL SCOTT SIMPSON  
5/23, 5/30, 6/6/25

**RR-3928492#**  
**NOTICE TO CREDITORS**  
**CASE NO. 2025-000553**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of: EDWARD COTA JR.,

Deceased.  
NOTICE IS HEREBY GIVEN that Elizabeth Cota has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Nicholas T. Van Vleet, Esq., Loose Law Group, P.C., 4835 E. Cactus Rd., Suite 145, Scottsdale, AZ 85254.  
DATED: 5-14-2025.

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

**RR-3928419#**  
**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Joseph D. Kuefner (the "Decedent") died on May 5, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Joseph D. Kuefner Living Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.  
DATED May 15, 2025  
/s/Marie C. Miller  
Trustee  
5/23, 5/30, 6/6/25

**RR-3928359#**  
**NOTICE TO CREDITORS**  
PURSUANT TO A.R.S. §14-6103  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the: THE VOS FAMILY REVOCABLE TRUST dated January 5, 2006,  
ALDINE E. VOS, Deceased.  
NOTICE IS HEREBY GIVEN that ALDINE E. VOS, Trustor of the THE VOS FAMILY REVOCABLE TRUST dated January 5, 2006, passed away on April 13, 2025. NANCY LEE BROSTROM VOLLERTSEN is the acting Successor Trustee of the Trust. All persons having claims against the Trust Estate that arose prior to the Trustor's death are required to present their claims within four months after the date of the first publication of this notice, as prescribed in A.R.S. §14-3801(A), or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustees at the address listed below:  
NANCY LEE BROSTROM VOLLERTSEN  
c/o Bivens & Associates, P.L.L.C.  
8283 North Hayden Road, Suite 195  
Scottsdale, AZ 85258  
DATED this May 15, 2025.  
/s/Kristin Y. Alkhamisi  
Attorney for Successor Trustee  
5/23, 5/30, 6/6/25

**RR-3928299#**  
**NOTICE TO CREDITORS**  
**NO. PB2025-003724**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of: CHARLOTTE GAIL RUBINOFF, Deceased.  
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the offices of CRAIG COLLINS, ESQ., 13912 W. Stardust Blvd. #100, Sun City West, Arizona 85375  
DATED: 3/20/25  
/s/Pamela Ramsbott  
Personal Representative  
5/23, 5/30, 6/6/25

**RR-3928296#**  
**NOTICE TO CREDITORS**  
**NO. PB2021-005667**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of: CARL E. WILLIAMS, Deceased.  
NOTICE IS HEREBY GIVEN that ROSALYN HARRAWAY WILLIAMS was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative as follows:  
ROSALYN HARRAWAY WILLIAMS  
c/o DYER BREGMAN FERRIS WONG & CARTER, PLLC.  
3003 N. CENTRAL AVENUE, SUITE 2600  
PHOENIX, ARIZONA 85012  
DATED this 15TH day of 2025.  
DYER BREGMAN & FERRIS WONG &

**RR-3928294#**  
**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Joseph D. Kuefner (the "Decedent") died on May 5, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Joseph D. Kuefner Living Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.  
DATED May 15, 2025  
/s/Marie C. Miller  
Trustee  
5/23, 5/30, 6/6/25

**RR-3928297#**  
**NOTIFICATION OF DISPOSITION OF COLLATERAL**  
To: Andrew Vincent DeWitte dba The Shop and Jane Doe DeWitte  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremiah Christo and Jane Doe Christo  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremy Sandoval and Jane Doe Sandoval  
703 N. 20th Street  
Phoenix, Arizona 85006  
Gerald Austin and Jane Doe Austin  
703 N. 20th Street  
Phoenix, Arizona 85006  
Derek Jones and Jane Doe Jones  
703 N. 20th Street  
Phoenix, Arizona 85006  
From: David Tai Jen Lung and Hsin Hsin Tai Sandy (Secured Parties)  
c/o The Kozub Law Group, PLLC  
Attn: William A. Kozub, Esq.  
7537 E. McDonald Drive  
Scottsdale, Arizona 85250  
Debtor: Andrew Vincent DeWitte dba The Shop (Debtor)  
703 N. 20th Street  
Phoenix, Arizona 85006  
Regarding: Lease Agreement dated March 11, 2024, between David Tai Jen Lung and Hsin Hsin Tai Sandy ("Secured Parties") and Andrew Vincent De Witte dba The Shop ("Debtor"), for the commercial property located at 703 N. 20th Street, Phoenix, Arizona 85006.  
Collateral: SEE EXHIBIT 'A' ATTACHED HERETO.  
YOU ARE HEREBY GIVEN NOTICE THAT, pursuant to A.R.S. § 47-9613, § 33-362, and § 33-1023, and the Lease Agreement between Secured Parties, David Tai Jen Lung and Hsin Hsin Tai Sandy, and Debtor Andrew Vincent DeWitte dba The Shop, dated March 11, 2024, and any other security documents relating to the Lease Agreement between Debtor and the Secured Parties, Secured Parties (or their authorized agent) will sell the Collateral at public auction to the highest qualified bidder in the following manner:  
PUBLIC SALE AS FOLLOWS:  
Date of Sale: Wednesday, June 18, 2025  
Time of Sale: 10:00 AM  
Location: 703 N. 20th Street  
Phoenix, Arizona 85006  
(In free standing building)  
You are entitled to an accounting of the unpaid indebtedness secured by the Collateral that the Secured Party intends to sell at no charge. You may request an accounting by calling the following counsel for the Secured Party:  
William A. Kozub, Esq.  
THE KOZUB LAW GROUP, PLLC

6/6, 6/9/25  
**RR-3934297#**  
**NOTIFICATION OF DISPOSITION OF COLLATERAL**  
To: Andrew Vincent DeWitte dba The Shop and Jane Doe DeWitte  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremiah Christo and Jane Doe Christo  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremy Sandoval and Jane Doe Sandoval  
703 N. 20th Street  
Phoenix, Arizona 85006  
Gerald Austin and Jane Doe Austin  
703 N. 20th Street  
Phoenix, Arizona 85006  
Derek Jones and Jane Doe Jones  
703 N. 20th Street  
Phoenix, Arizona 85006  
From: David Tai Jen Lung and Hsin Hsin Tai Sandy (Secured Parties)  
c/o The Kozub Law Group, PLLC  
Attn: William A. Kozub, Esq.  
7537 E. McDonald Drive  
Scottsdale, Arizona 85250  
Debtor: Andrew Vincent DeWitte dba The Shop (Debtor)  
703 N. 20th Street  
Phoenix, Arizona 85006  
Regarding: Lease Agreement dated March 11, 2024, between David Tai Jen Lung and Hsin Hsin Tai Sandy ("Secured Parties") and Andrew Vincent De Witte dba The Shop ("Debtor"), for the commercial property located at 703 N. 20th Street, Phoenix, Arizona 85006.  
Collateral: SEE EXHIBIT 'A' ATTACHED HERETO.  
YOU ARE HEREBY GIVEN NOTICE THAT, pursuant to A.R.S. § 47-9613, § 33-362, and § 33-1023, and the Lease Agreement between Secured Parties, David Tai Jen Lung and Hsin Hsin Tai Sandy, and Debtor Andrew Vincent DeWitte dba The Shop, dated March 11, 2024, and any other security documents relating to the Lease Agreement between Debtor and the Secured Parties, Secured Parties (or their authorized agent) will sell the Collateral at public auction to the highest qualified bidder in the following manner:  
PUBLIC SALE AS FOLLOWS:  
Date of Sale: Wednesday, June 18, 2025  
Time of Sale: 10:00 AM  
Location: 703 N. 20th Street  
Phoenix, Arizona 85006  
(In free standing building)  
You are entitled to an accounting of the unpaid indebtedness secured by the Collateral that the Secured Party intends to sell at no charge. You may request an accounting by calling the following counsel for the Secured Party:  
William A. Kozub, Esq.  
THE KOZUB LAW GROUP, PLLC

5/23, 5/30, 6/6/25  
**RR-3928299#**  
**NOTICE TO CREDITORS**  
**NO. PB2021-005667**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of: CARL E. WILLIAMS, Deceased.  
NOTICE IS HEREBY GIVEN that ROSALYN HARRAWAY WILLIAMS was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative as follows:  
ROSALYN HARRAWAY WILLIAMS  
c/o DYER BREGMAN FERRIS WONG & CARTER, PLLC.  
3003 N. CENTRAL AVENUE, SUITE 2600  
PHOENIX, ARIZONA 85012  
DATED this 15TH day of 2025.  
DYER BREGMAN & FERRIS WONG &

CARTER, PLLC  
By: /s/ SCOTT C. HODGES  
ATTORNEYS FOR PERSONAL REPRESENTATIVE  
5/23, 5/30, 6/6/25  
**RR-3928294#**  
**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Joseph D. Kuefner (the "Decedent") died on May 5, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Joseph D. Kuefner Living Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.  
DATED May 15, 2025  
/s/Marie C. Miller  
Trustee  
5/23, 5/30, 6/6/25

**RR-3928294#**  
**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Joseph D. Kuefner (the "Decedent") died on May 5, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Joseph D. Kuefner Living Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.  
DATED May 15, 2025  
/s/Marie C. Miller  
Trustee  
5/23, 5/30, 6/6/25

CARTER, PLLC  
By: /s/ SCOTT C. HODGES  
ATTORNEYS FOR PERSONAL REPRESENTATIVE  
5/23, 5/30, 6/6/25

**RR-3928294#**

PUBLIC AUCTION/  
SALES

NOTICE OF SALE AT PUBLIC AUCTION

The following-described personal property of LA SANTISIMA ENTERPRISES LLC its tenant(s) or subtenant(s), will be sold by Landlord, 5130 NORTH 19TH AVENUE, LLC, pursuant to A.R.S. §§ 33-361, 33-362 and 33-1023, or otherwise, at public auction to the highest bidder, at 5130 North 19th Avenue, Suite 13, Phoenix, Arizona 85015 on Tuesday, June 10, 2025 at 11:00 a.m., and the proceeds will be applied to the payment of rent and other charges owing and due: All goods, furniture, equipment, inventory, supplies and other personal property located at 5130 North 19th Avenue, Suite 13, Phoenix, Arizona 85015 that is moveable (i.e. not bolted, nailed, built-in, screwed in, wired, or plumbed into the walls, ceiling, or floor). The sale shall be made for cash, payable at the time of sale, without any covenant or warranty, express or implied, regarding title, possession or encumbrances. DATED this 3rd day of June, 2025.  
SANFORD J. GERMAINE, P.C.  
By: /s/Sanford J. Germaine  
Sanford J. Germaine  
4634 North 44th Street  
Phoenix, Arizona 85018  
(602) 953-5588  
(602) 953-5590 fax  
sgermaine@germaine-law.com  
Attorneys for Landlord  
6/6, 6/9/25

**RR-3934297#**

**NOTIFICATION OF DISPOSITION OF COLLATERAL**  
To: Andrew Vincent DeWitte dba The Shop and Jane Doe DeWitte  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremiah Christo and Jane Doe Christo  
703 N. 20th Street  
Phoenix, Arizona 85006  
Jeremy Sandoval and Jane Doe Sandoval  
703 N. 20th Street  
Phoenix, Arizona 85006  
Gerald Austin and Jane Doe Austin  
703 N. 20th Street  
Phoenix, Arizona 85006  
Derek Jones and Jane Doe Jones  
703 N. 20th Street  
Phoenix, Arizona 85006  
From: David Tai Jen Lung and Hsin Hsin Tai Sandy (Secured Parties)  
c/o The Kozub Law Group, PLLC  
Attn: William A. Kozub, Esq.  
7537 E. McDonald Drive  
Scottsdale, Arizona 85250  
Debtor: Andrew Vincent DeWitte dba The Shop (Debtor)  
703 N. 20th Street  
Phoenix, Arizona 85006  
Regarding: Lease Agreement dated March 11, 2024, between David Tai Jen Lung and Hsin Hsin Tai Sandy ("Secured Parties") and Andrew Vincent De Witte dba The Shop ("Debtor"), for the commercial property located at 703 N. 20th Street, Phoenix, Arizona 85006.  
Collateral: SEE EXHIBIT 'A' ATTACHED HERETO.  
YOU ARE HEREBY GIVEN NOTICE THAT, pursuant to A.R.S. § 47-9613, § 33-362, and § 33-1023, and the Lease Agreement between Secured Parties, David Tai Jen Lung and Hsin Hsin Tai Sandy, and Debtor Andrew Vincent DeWitte dba The Shop, dated March 11, 2024, and any other security documents relating to the Lease Agreement between Debtor and the Secured Parties, Secured Parties (or their authorized agent) will sell the Collateral at public auction to the highest qualified bidder in the following manner:  
PUBLIC SALE AS FOLLOWS:  
Date of Sale: Wednesday, June 18, 2025  
Time of Sale: 10:00 AM  
Location: 703 N. 20th Street  
Phoenix, Arizona 85006  
(In free standing building)  
You are entitled to an accounting of the unpaid indebtedness secured by the Collateral that the Secured Party intends to sell at no charge. You may request an accounting by calling the following counsel for the Secured Party:  
William A. Kozub, Esq.  
THE KOZUB LAW GROUP, PLLC



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

7537 E. McDonald Drive  
Scottsdale, Arizona 85250  
(480) 624-2700

This disposition may be postponed from time to time, either together with or separate from any other action relating to the debt by giving notice by public declaration at the time and place last scheduled for such disposition.

THERE IS NO WARRANTY OR OPINION OF ANY NATURE RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, QUALITY, FITNESS FOR PARTICULAR PURPOSES OR THE LIKE IN THIS DISPOSITION OF THE COLLATERAL. ALL COLLATERAL SOLD AS IS. COLLATERAL MUST BE MOVED FROM ITS PRESENT LOCATION WITHIN TEN (10) DAYS OF THE SALE OF THE COLLATERAL AT THE BUYER'S EXPENSE.

Dated as of this 2 day of June, 2025.

By: /s/William A. Kozub, Esq.  
Attorney in Fact for Secured Party  
STATE OF ARIZONA )  
ss

County of Maricopa )

The foregoing instrument was acknowledged before me this 3rd day of June, 2025, by William A. Kozub, Esq., Attorney in Fact for Secured Party, on behalf of the company,

/s/Mary Ann Bautista  
Notary Public

My Commission Expires:

JANUARY 15, 2029

EXHIBIT A

1. Trailer;
2. Microphone with Stand;
3. Ring light with stand;
4. 10 large speakers various sizes;
5. Projector;
6. Various audio equipment; and
7. Water cooler.

6/6/25

RR-3934296#

#### Notice Of Sale At Public Auction

The following-described property of GoForward Inc., a Delaware corporation, will be sold, pursuant to Arizona Revised Statutes §§ 33-361, 33-362 and 33-1023, at public auction to the highest bidder, at 7014-590 East Camelback Road (Space #B114), Scottsdale, Arizona 85251, on June 18, 2025 at 8:00 a.m. with any and all proceeds being applied to the outstanding balance of rent due and owing: Medical chairs, chairs and televisions and other miscellaneous items. The bulk sale shall be made for cash, payable at a time agreeable with Landlord, without any covenant or warranty, express or implied, regarding condition, title, possession, or encumbrances. Dated this 29th day of May, 2025, Parker Law Firm, PLLC By: /s/ Katherine O. Cheney PO Box 72708 Phoenix, Arizona 85050 (480) 203-4606 Attorney for Landlord

6/6, 6/9/25

RR-3933385#

## TRUSTEE'S SALES

**PUBLISHERS STATEMENT:** All real estate advertised herein is subject to the Federal Fair Housing Act which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



EQUAL HOUSING  
OPPORTUNITY

#### Notice Of Trustee's Sale

Recorded: 05/02/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated January

3, 2020 and recorded January 3, 2020 at Recording No. 20200030662 in the Office of the County Recorder of Pima County, Arizona. "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF 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 offices of Slutes, Sakrison & Rogers, P.C., Attorneys at Law, located at 4801 E. Broadway, Suite 301, Tucson, Arizona 85711 on August 7, 2025 at the hour of 11:00 o'clock a.m. of said day. A \$10,000.00 deposit in the form of a cashier's check payable to the Trustee is a bidding requirement. Purported Street Address of Property: 1435 S. 10th Avenue, Tucson, Arizona 85713 and 1455 S. 10th Avenue, Tucson, Arizona 85713 Legal Description of Property: See Exhibit A attached hereto and incorporated herein as though set forth word for word in Parcel Coded: 118-20-079C and 118-20-079D Statement(s) of Breach: Attached hereto as Exhibit B Original Principal Balance: \$436,000.00 Name and Address of Beneficiary: Michael G. Jacobs, 4510 W. Camino Pintoresco, Tucson, Arizona 85745 Name and Address of Trustor(s): AZ. Cactus & Tree Service, L.L.C. c/o Patricia Patton, 1209 S. 11th Avenue, Tucson, Arizona 85713 Name, Address and Telephone Number of Trustee: James M. Sakrison, Attorney at Law, 4801 E. Broadway, Suite 301, Tucson, Arizona 85711, Phone (520) 624-6691, or Paulette Francen, Legal Assistant, Phone (520) 289-8408. Signature of Trustee: /s/ James M. Sakrison Manner of Trustee Qualification: Member of and regulated by the State Bar of Arizona, State Of Arizona ) ss. County Of Pima ) The foregoing instrument was acknowledged before me this 1st Day of May, 2025 by James M. Sakrison in his capacity as Trustee, having full authority so to do, /s/ Paulette Francen Notary Public Notary Seal/Expiration: 11/1/2027 Exhibit "A" Legal Description For APN/Parcel ID(s): 118-20-079C and 118-20-079D The Land Referred To Herein Below Is Situated In The County Of Pima, State Of Arizona And Is Described As Follows: Parcel I: A portion of that land described by Docket 6167, page 1128, being a part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona and further described as follows: Commencing at the Northwest corner of said Docket 6167, page 1128, and being the True Point of Beginning; Thence North 89 degrees 35 minutes 24 seconds East along the North property line, a distance of 135.63 feet; Thence South 65 degrees 44 minutes 31 seconds East, a distance of 22.28 feet to a point on the West line of that subdivision described as Barrio Ochoa and recorded in Book 62 of Maps, page 59, Pima County, Arizona; Thence South 00 degrees 18 minutes 53 seconds East, along said West line of Barrio Ochoa, a distance of 134.69 feet; Thence South 89 degrees 40 minutes 52 seconds West, a distance of 155.85 feet to a point on the West line of said Docket 6167, page 1128; Thence North 00 degrees 20 minutes 12 seconds West, a distance of 143.74 feet to the True Point of Beginning. Parcel II: A portion of that land described by Docket 6167, page 1128, being a part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona and further described as follows: Commencing at the Northwest corner of said Docket 6167, page 1128; Thence South 00 degrees 29 minutes 12 seconds East, along the West line of said Docket, a distance of 143.74 feet to the True Point of Beginning; Thence North 89 degrees 40 minutes 52 seconds East, a distance of 155.85 feet to a point on the West line of that subdivision described as Barrio Ochoa and recorded in Book 62 of Maps, page 59, Pima County, Arizona; Thence South 00 degrees 18 minutes 53 seconds East, along said West line of Barrio Ochoa, a distance of 141.41 feet to the Southeast

corner of said Docket 6167 at page 1128; Thence South 89 degrees 40 minutes 52 seconds West, a distance of 155.79 feet measured, 155.90 feet record, to the Southwest boundary corner; Thence North 00 degrees 20 minutes 12 seconds West, along the West line, a distance of 141.41 feet to the True Point of Beginning. Statement Of Breach Or Non-Performance The following described breach or non-performance of the Deed Of Trust, or of the Contracts secured thereby, referred to in the attached Notice Of Trustee's Sale has occurred: Failure to pay the monthly installments commencing with the payment due December 3, 2024, accrued and current late charges, delinquent property and/or insurance premiums, and all subsequent payments and charges thereto. The Beneficiary in said Deed of Trust has elected to sell or cause to be sold, the property described in said Notice Of Trustee's Sale under said Deed Of Trust. Should any person or entity having an interest in the property which is described in the Notice of Trustee's Sale attached hereto, or which is subordinate in priority to the Deed of Trust mentioned in the Notice of Trustee's Sale, then that person or entity is hereby advised that said interest may be subject to being terminated by the Trustee's Sale. The Beneficiary of said Deed of Trust has elected to sell or cause to be sold, the property described in said Deed of Trust at a trustee's sale in compliance with A.R.S. 33-801, et seq. If for any reason there should be a delay in payment of fees and costs after the sale has been made, thus delaying recordation of the aforesaid Deed of Trust, the Beneficiary herein agreed to fully indemnify, save and hold harmless the Trustee from any liability which may arise from physical or material damage to the property during the intervening period. Dated this 30th Day of April, 2025. /s/ James M. Sakrison, Trustee State of Arizona ) ss. County Of Pima ) The foregoing Statement Of Breach Or Non-Performance was acknowledged before me this 30th Day of April, 2025 by James M. Sakrison in his capacity as Trustee, under the Deed of Trust recorded on January 3, 2020 at Recording No. 20200030662. /s/ Paulette Francen Notary Public Notary Seal/Expiration: 11/1/2027

6/6, 6/13, 6/20, 6/27/25

RR-3933476#

TS# 2250522068

#### Notice of Trustee's Sale

Recorded: 05/22/2025 Loan #: 4425 N. Arcadia Ln Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2023 and recorded on 12/14/2023 as Instrument # 2023063799, 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 Courts Building, 201 West Jefferson, Phoenix, AZ, on 8/21/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 4425 N. Arcadia Ln, Phoenix, AZ 85018 A.P.N.: 172-30-016 Original Principal Balance: \$3,100,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Arcadia LN, LLC, an Arizona limited liability company 19475 N. Grayhawk Dr. Unit #1164 Scottsdale, Arizona 85255 Name and address of beneficiary: (as of recording of Notice of Sale) CIG Arcadia Lane Holdings, LLC, an Arizona limited liability company as to an undivided 100.00% beneficial interest c/o Colonial Capital, LLC 4222 E. Thomas Road, Suite 370 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: 5/22/2025 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 5/22/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiaki, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 16, of Arcadia Manors, according to Book 36 of Maps, Page 48, Records of Maricopa County, Arizona.

6/6, 6/13, 6/20, 6/27/25

RR-3933381#

File No. 6503-TS

#### Notice Of Trustee's Sale

Recorded: 05/15/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated June 5, 2003, and recorded on June 18, 2003, in Docket 12074, at Page 3367, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on August 21, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof Property Address: 5315 South Marsteller Road Tucson, Arizona 85735 Tax Parcel Number: 209-05-010V Original Principal Balance: \$37,400.00 Original Trustor: Claro T. Poblete and Dolores M. Poblete 3346 S. San Joaquin Rd. Tucson, AZ 85735 Current Trustor: Rosa Elvia Corrales-Rabago Cordova 1741 E. Minorca Street Tucson, AZ 85706 Current Beneficiary: Jack Goretki 26600 S. Canoa Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 15th day of May, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar State of Arizona ) ss. County of Pima ) The foregoing instrument was acknowledged before me this 15th day of May, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: Parcel A according to Survey recorded in Book 26 of Surveys, Page 83, Records of Pima County, Arizona, being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona. Parcel 2: An easement for ingress, egress, and utilities (public and/or private) over that portion of property described in Instrument recorded in Docket 11273, at Page 107 and being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows: Commencing at the West quarter corner of said

Section 4; Thence South 86 degrees 01 minutes 50 seconds East (South 85 degrees 59 minutes 39 seconds East, Record), a distance of 748.07 feet to the Northwest corner of property described in Instrument recorded in Docket 11273, at Page 107, being a 5/8 inch rebar with registration tag number RLS 26932; Thence South 00 degrees 11 minutes 57 seconds West, along the West line of said "Recorded Parcel," a distance of 540.74 feet to the True Point Of Beginning; Thence North 89 degrees 34 minutes 34 seconds East, a distance of 1285.47 feet to a point on the East line of said "Recorded Parcel;" Thence South 01 degrees 44 minutes 40 seconds West, along said East line, a distance of 45.03 feet to a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence South 89 degrees 34 minutes 34 seconds West, a distance of 1284.26 feet to a point on the West line of said "Recorded Parcel," marked by a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence North 00 degrees 11 minutes 57 seconds East, along said West line, a distance of 45.00 feet to the True Point Of Beginning. Parcel 3: An easement for well site purposes over that portion of property described in Instrument recorded in Docket 11273, at Page 107 and being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows: Commencing at the West quarter corner of said Section 4; Thence South 86 degrees 01 minutes 50 seconds East (South 85 degrees 59 minutes 39 seconds East, Record), a distance of 1430.07 feet to the Northwest corner of said Lot 24, marked by a 1/2 inch diameter rebar with a plastic cap; Thence North 84 degrees 57 minutes 49 seconds East, along the North line of said Lot 24, a distance of 622.00 feet to the Northeast corner of "Recorded Parcel," marked by a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence South 01 degrees 44 minutes 40 seconds West, along the East line of said "Recorded Parcel," a distance of 50.00 feet; Thence South 89 degrees 34 minutes 34 seconds West, a distance of 50.00 feet; Thence North 01 degrees 44 minutes 40 seconds East, a distance of 50.00 feet; Thence North 89 degrees 34 minutes 34 seconds East, a distance of 50.00 feet to the True Point Of Beginning. 6/6, 6/13, 6/20, 6/27/25

RR-3933380#

TS 25-077 L 12880

#### Notice Of Trustee's Sale

Recorded: 04/23/25 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, 06/07/2021 in Maricopa County, Arizona, Recorder's Number 20210628396. 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 24, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: The East Half Of Lot 26, Del Rey, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, In Book 14 Of Maps, Page 5, Except The North 123.06 Feet Thereof. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. § 33-808



RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

(C): Name And Address Of Trustor: No Hassle Cash Sale Az LLC, an Arizona Limited Liability company, 67 E Weldon Ave, suite 130 Phoenix Az 85012 Original Principal Balance: \$335,000.00 Tax Parcel Number: 121-78-014-B Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 2524 E Willeta St, Phoenix AZ 85008 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 4-23-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-23-2025 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 6/6, 6/13, 6/20, 6/27/25

RR-3933379#

TS 25-062  
Notice Of Trustee's Sale  
Recorded: 04/08/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 12-30-2024 in Maricopa County, Arizona Recorder's Number 20240695178. 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 9, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: 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: Israel Uriarte Angulo, a single man, 4523 N 27th Dr, Phoenix, AZ 85011 Original Principal Balance: \$194,850.00 Tax Parcel Number: 154-11-071 Beneficiary: Dayspring Bank. Make Payments Payable To: Southwest Capital, LLC 3303 E Baseline Rd #119, Gilbert, AZ 85234 Identifiable Location: 4523 N 27th 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 4-8-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-8-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Makensie Potter Notary Public My Commission Expires December 2025 Exhibit A Legal Description of the Property Lot 8, Block 3, Of Northwest Village Unit One, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 54 Of Maps, Page 35. 6/6, 6/13, 6/20, 6/27/25

RR-3933378#

TS 25-078 L. 12391  
Notice Of Trustee's Sale  
Recorded: 04/23/25 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, 05/03/2021 in Maricopa County, Arizona Recorder's Number 20210494973. 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 24, 2025. Property in Maricopa County, State of Arizona, described as: Lot 5922, Maryvale Terrace No. 18, According To Book 79 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 Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Rebecca E. Hanna, a single woman, Am Hang 28 87752 Holzgunz, Germany Original Principal Balance: \$210,000.00 Tax Parcel Number: 144-61-115 Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 5009 N 63rd Ave, Glendale Az 85016 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 4-23-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-23-2025 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 6/6, 6/13, 6/20, 6/27/25

RR-3933377#

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: 331162 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated May 9, 2022 and recorded on May 13, 2022, in instrument 20220417257 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 Wednesday, July 30, 2025, at 10:00 AM on said day. Legal description: LOT 19, ESTATES AT MARSHALL RANCH, ACCORDING TO BOOK 332 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA. The street address is purported to be: 12315 North 53rd Drive, Glendale, AZ 85304 Tax Parcel Number: 200-39-182 Original Principal Balance: \$445,000.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Sanaa Kuryakoos 12315 North 53rd Drive Glendale, AZ 85304 Jaliil Kuryakoos (Pro Forma) 12315 North 53rd Drive Glendale, AZ 85304 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 16th day of April, 2025. SIGNATURE TRUSTEE Attorney Richard E. Anderson Member the State Bar of Arizona A-4844690 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3933345#

TS #: 136208-AZ Order #: 250271997-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 10/1/2021 and recorded on 10/1/2021, as Instrument No. 20211065650, the subject Deed of Trust was modified by Loan Modification recorded on 3/24/2025 as Instrument 20250158101 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 1, OF TRAILS WEST UNIT THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 99 OF MAPS, PAGE 27. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 130-33-087 STREET ADDRESS OR IDENTIFIABLE LOCATION: 8143 E MONTEREY WAY SCOTTSDALE, AZ 85251 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: 9/4/2025 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: TARI MICHELLE MOCK AND TORI MELISSA MOCK 8143 E MONTEREY WAY SCOTTSDALE, AZ 85251 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$548,250.00 CURRENT BENEFICIARY: Nationstar Mortgage LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/27/2025 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 27, 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. 6/6, 6/13, 6/20, 6/27/25

RR-3933043#

NOTICE OF TRUSTEE'S SALE Title No. DEF-672599 Trustee's Sale No. 184147 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/26/2007 in Instrument No. 20070845550, 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 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 153, Paradise Village Parkway Unit Three, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, in Block 202 of Maps, Page 36. PURPORTED STREET ADDRESS: 3726 E Aster Dr, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 166-01-921 ORIGINAL PRINCIPAL BALANCE: \$91,916.00 Name and Address of Beneficiary: U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: KYLE G EDSALL UNMARRIED MAN 3726 E Aster Dr Phoenix, AZ 85032 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/27/25 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 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-4844652 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3933041#

TS #: 136336-AZ Order #: 250283345-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/12/2023 and recorded on 1/12/2023, as Instrument No. 20230019803, 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 426, of CAMELBACK RANCH UNIT 3 AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 831 of Maps, Page 32. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 102-72-216 STREET ADDRESS OR IDENTIFIABLE LOCATION: 10743 W COOLIDGE ST PHOENIX, AZ 85037 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/4/2025 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: NAMROOD MOSHI AND PANEPAL MOSHI 3121 W LIBBY ST, PHOENIX, AZ 85053-1628 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$317,578.00 CURRENT BENEFICIARY: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 635 Woodward Ave Detroit, MI 48226-1906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/27/2025 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 27, 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,



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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.

6/6, 6/13, 6/20, 6/27/25

**RR-3933040#**

**FILE # 25-029581 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 recorded on March 14, 2003 in Instrument No. 20030317635 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: Lot 543, Del Monte Village Unit 4, according to Book 73 of Maps, Page 38 records of Maricopa County, Arizona Purported Street address: 2219 North 41st Avenue, Phoenix, AZ 85009 Tax Parcel # 108-30-012 Original Principal Balance \$72,750.00 Name and Address of Beneficiary: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-GEL4, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Francisco Guzman Dimas, 2219 North 41st Avenue, Phoenix, AZ 85009 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028.

6/6, 6/13, 6/20, 6/27/25

**RR-3933039#**

**FILE # 25-029597 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 recorded on January 27, 2023 in Instrument No. 20230045257 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: Lot 195, HALLCRAFT VILLAS WEST THREE, according to Book 139 of Maps, Page 20 and Affidavit of Correction in Docket 8991, Page 451, records of Maricopa County, Arizona. Purported Street address: 3944 West Camelback Road, Phoenix, AZ 85019 Tax Parcel # 145-27-506 Original Principal Balance \$202,042.00 Name and Address of

Beneficiary: Lakeview Loan Servicing, LLC, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Marcelo Aispuro Gonzalez, 3944 West Camelback Road, Phoenix, AZ 85019 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028.

6/6, 6/13, 6/20, 6/27/25

**RR-3933037#**

**FILE # 24-029238 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 recorded on October 25, 2021 in Instrument No. 20211147011 and including Loan Modification Agreement recorded on 6/6/2023 as instrument number 20230292607 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: UNIT 113, ARBOR WALK AMENDED, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2003-0871857, AND RE-RECORDED IN DOCUMENT NO. 2003-1077069, AND AMENDED IN DOCUMENTS NO. 2003-1325010, AND DECLARATION OF ANNEXATION RECORDED IN DOCUMENT NO. 2004-0758272, AND ACCORDING TO PLAT RECORDED IN BOOK 644 OF MAPS, PAGE 33, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2003-1325009, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT. Purported Street address: 477 N Alder Ct, Gilbert, AZ 85233 Tax Parcel # 302-14-873 Original Principal Balance \$303,600.00 Name and Address of Beneficiary: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726. Name and Address of Original Trustor: Trevell Quinley, an unmarried man, 159 West Laurel Court, Gilbert, AZ 85233 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 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, Mortgagor or the Mortgagee's attorney.

6/6, 6/13, 6/20, 6/27/25

**RR-3933036#**

**NOTICE OF TRUSTEE'S SALE** Title No. 2633174AZD Trustee's Sale No. 183926 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/28/2022 in Instrument No. 20220805710, 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 09/04/2025 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: See attached Exhibit A EXHIBIT "A"LEGAL DESCRIPTION UNIT 60, LA CRESCENTA CONDOMINIUMS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET #15974, PAGE 579, FIRST AMENDMENT IN DOCKET 16251, PAGE 454 AND DECLARATIONS OF ANNEXATION IN DOCKET 16360, PAGE 592, IN DOCKET 16428, PAGE 306, IN DOCKET 16428, PAGE 314, IN DOCUMENT NO. 1983-0001689, IN DOCUMENT NO. 1983-0025489, IN DOCUMENT NO. 1983-0054033, IN DOCUMENT NO. 1983-0078760, IN DOCUMENT NO. 1983-0091553, IN DOCUMENT NO. 1983-0108629, IN DOCUMENT NO. 1983-0152148, IN DOCUMENT NO. 1983-0152149, IN DOCUMENT NO. 1983-0234642, IN DOCUMENT NO. 1983-0280967, IN DOCUMENT NO. 1983-0339366, IN DOCUMENT NO. 1983-0361185, IN DOCUMENT NO. 1983-0387980, IN DOCUMENT NO. 1983-0419706, IN DOCUMENT NO. 1983-0419707, IN DOCUMENT NO. 1983-0466294, IN DOCUMENT NO. 1983-0468344, IN DOCUMENT NO. 1983-0492639, IN DOCUMENT NO. 1984-0000816, IN DOCUMENT NO. 1984-0000817, IN DOCUMENT NO. 1984-0050011, IN DOCUMENT NO. 1984-0050012 AND IN DOCUMENT NO. 1984-0079221, AND PLAT RECORDED IN BOOK 241 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANNEXATIONS THERETO. END OF LEGAL DESCRIPTION PURPORTED STREET ADDRESS: 409 W Pontiac Dr Unit 1, Phoenix, AZ 85027 TAX PARCEL NUMBER(S): 208-10-270B ORIGINAL PRINCIPAL BALANCE: \$252,103.00 Name and Address of Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: FLORENCE A HOLLINGSWORTH, AN UNMARRIED WOMAN 409 W Pontiac Dr Unit 1 Phoenix, AZ 85027 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: 5/28/25 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 Reconvance 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-FN4844602 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

**RR-3932985#**

**TS#:** 135826-AZ Order #: 250244918-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/25/2022 and recorded on 7/26/2022, as Instrument No. 20220597955, 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 63, BUTLER GLENDALE UNIT 1, ACCORDING TO THE PLAT RECORDED IN BOOK 158 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 148-21-261 STREET ADDRESS OR IDENTIFIABLE LOCATION: 9054 NORTH 51ST LANE GLENDALE, AZ 85302 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: 9/4/2025 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: RHODA BOTH AND DENG BHAN 9054 NORTH 51ST LANE GLENDALE, AZ 85302 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$277,874.00 CURRENT BENEFICIARY: NewRez LLC D/B/A Sheffpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 CURRENT TRUSTEE: Clear Recon CORP 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/27/2025 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 27, 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.

6/6, 6/13, 6/20, 6/27/25

**RR-3932984#**

**TS#:** 25-35243 Order #: 101-10717686 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/9/2021 and recorded on 9/14/2021 as Instrument # 20210990353, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the Main entrance of the Maricopa Superior Court Building located at 201 West Jefferson, Phoenix, AZ 85003, on 9/11/2025 at 12:00 PM. The Trust is being sold to A of Lakebrook Villas II, according to Declaration of Horizontal property regime recorded May 24, 1979, as in Docket 13653, Page 370; First Amendment Recorded in Docket 13971, Page 1595; Re-recorded in 86-261418; Second Amendment Recorded in Docket 14173, Page 667; Re-recorded in 86-261419; Third Amendment in Docket 14288, Page 687 and Re-recorded as 86-261420. All of official Records, and Per Map Record January 26, 1979 in Book 208 of Maps, Page 1; and Affidavit of Correction Recorded in Docket 14543, Page 574 and Recorded February 22, 1979 in Book 208 of Maps, Page 35 and Recorded September 28, 1979 in Book 216 of Maps, Page 12, Records of Maricopa County, Arizona. Together with a Proportionate Interest in and to the Common areas, as set forth in said declaration of horizontal property regime and as shown on said plat 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: 10828 N BILTMORE DR PHOENIX, AZ 85029 A.P.N.: 149-17-847 Original Principal Balance: \$168,000.00 Name and address of original trustor: (as shown in the deed of Trust) Amanda J Grounds, a single woman 10828 N Biltmore Dr # Apt 102 Phoenix, AZ 85029 TS#: 25-35243 Order #: 101-10717686 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglas Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms



RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

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: 5/28/2025 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at [www.STOXPOSTING.com](http://www.STOXPOSTING.com) or use the automated sales information at (844) 477-7869. TS#: 25-35243 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 5/28/2025 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 6/6, 6/13, 6/20, 6/27/25

RR-3932822#

NOTICE OF TRUSTEE'S SALE Title No. 250298233 Trustee's Sale No. 184236 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 09/28/2015 in Instrument No. 20150696044, 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 09/04/2025 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 150, OF LAVEEN FARMS UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 931 OF MAPS, PAGE 47, AND CERTIFICATE OF CORRECTION RECORDED AS 2007-0901725 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-0901726, BOTH OF OFFICIAL RECORDS PURPORTED STREET ADDRESS: 7115 South 75th Drive, Laveen, AZ 85339 TAX PARCEL NUMBER(S): 104-87-337 0 ORIGINAL PRINCIPAL BALANCE: \$174,677.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line:

(800) 280-2832 Dated: 5/28/25 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-4844511 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3932817#

TS#: 135159-AZ Order #: 3468744 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 3/25/2022 and recorded on 4/26/2022, as Instrument No. 20220365906, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 10, COPPER LEAF DEVELOPMENT UNIT 2, A SUBDIVISION RECORDED IN BOOK 1706 OF MAPS, PAGE 29, AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-0143621, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 122-52-335 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5327 S 23RD PL PHOENIX, AZ 85040 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: MICHAEL E. JOHNSON 5327 S 23RD PL PHOENIX, AZ 85040 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$314,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: [WWW.AUCTION.COM](http://WWW.AUCTION.COM) Automated Sale Line: (800) 280-2832 Dated: 5/22/2025 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 22, 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. 6/6, 6/13, 6/20, 6/27/25

RR-3932686#

NOTICE OF TRUSTEE'S SALESTATE 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. 340120 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated June 29, 2002 and recorded on June 30, 2022 under Instrument# 20220542465 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 Wednesday, July 16, 2025, at 10:00 AM on said day: Legal description: LOT 22, OF NATIONAL EMBLEM NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 155 OF MAPS, PAGE 40, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 10705, PAGE 940. A.P.N. 209-13-185 7 The street address is purported to be: 18636 North 13th Ave. Phoenix, AZ 85027Tax Parcel Number: 209-13-185 Original Principal Balance: \$368,280.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Michael Johnson18636 North 13th Ave. Phoenix, AZ 85027 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 7th day of April, 2025.SIGNATURE OF TRUSTEE Attorney Richard E. Anderson Member of the State Bar of Arizona A-4844506 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3932682#

NOTICE OF TRUSTEE'S SALE Title No. 250280272 Trustee's Sale No. 184032 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/08/2014 in Instrument No. 20140804699, Book xx, Page xx, records 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 08/26/2025 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 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 5 OF THE CAMPO ALEGRE TRACT, ACCORDING TO BOOK 27 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA PURPORTED STREET ADDRESS: 2007 N Campo Allegre Dr, Tempe, AZ 85281 TAX PARCEL NUMBER(S): 129-19-005 1 ORIGINAL PRINCIPAL BALANCE: \$215,450.00 Name and Address of Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119-3284 Name and Address of Original Trustor: GUY P ROLL, a married man 2007 N Campo Allegre Dr Tempe, AZ 85281 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust, with interest thereon as proved in said Note, plus fees, charges and expenses of Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 5/22/2025 Ryan Remington, Managing Member The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4844506 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025

RR-3932681#

T.S. No.:48171929 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 March 29, 2022 and recorded on March 31, 2022 as Instrument No. 20220290448, 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 Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building, on July 17, 2025 at 10:00 AM of said day: LOT 107, OF HOMESTEAD TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 98 OF MAPS, PAGE 11, 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 other common designation of real property: 5308 West Edgemont Avenue Phoenix, AZ 85035 A.P.N.: 103-55-021 Original Principal Balance: \$302,706.00 Name and address or original trustor: James J. Galez, a single man 5308 West Edgemont Avenue Phoenix, AZ 85035 Name and address of beneficiary: Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 17022 The Successor Trustee appointed herein qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803, Subsection A. The Successor Trustee's telephone number is (877) 353-2146. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jolene Puckett, Esq. IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 (877) 353-2146 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. Date: 5/27/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48171929 SDI-33655) 6/6, 6/13, 6/20, 6/27/25

RR-3932063#

TS#: 135417-AZ Order #: 250226991-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 2/24/2022 and recorded on 3/1/2022, as Instrument No. 20220186311, 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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

and place. LOT 74, DESERT OASIS AT SURPRISE PARCEL L5-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 822 OF MAPS, PAGE 45 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2006-0590588. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 503-51-538 STREET ADDRESS OR IDENTIFIABLE LOCATION: 26716 N 176TH LN SURPRISE, AZ 85387 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: AMANDA PHILLIPS AND KITTY HENLEY 26716 N 176TH LN SURPRISE, AZ 85387 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$290,000.00 CURRENT BENEFICIARY: FIFTH THIRD BANK, NATIONAL ASSOCIATION 5001 Kingsley Drive Cincinnati, OH 45263-5300 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 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. 5/30, 6/6, 6/13, 6/20/25

RR-3931486#

TS #: 135987-AZ Order #: 250256282-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 4/27/2012 and recorded on 5/3/2012, as Instrument No. 20120375276, 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 4, BLOCK B, WOODLAND PLACE, ACCORDING TO BOOK 2 OF MAPS, PAGE 29, RECORDS OF MARICOPA

COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 112-03-075 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1315 W MONROE ST PHOENIX, AZ 85007 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: 8/27/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MARGIE M KINNAS 4740 E FILLMORE ST, PHOENIX AZ 85008 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$30,000.00 CURRENT BENEFICIARY: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o Selene Finance Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 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. 5/30, 6/6, 6/13, 6/20/25

RR-3931485#

TS #: 125671-AZ Order #: 8792535 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 10/4/2007 and recorded on 10/17/2007, as Instrument No. 20071129359, and a Deed of Partial Release and Partial Reconveyance recorded on 03/05/2015 as Instrument No. 20150147409, 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. PARCEL NO. 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND

SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE CENTER LINE OF NEW RIVER ROAD AS SAID ROAD IS SHOWN ON PLATS RECORDED IN BOOK 171 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA. PARCEL NO. 2: THE EAST 25 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE NORTH 25 FEET THEREOF, EXCEPTING THEREFROM LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE CENTER OF SAID SECTION 21 BEARS SOUTH 89°53'39" EAST, A DISTANCE OF 2649.38. FEET; THENCE SOUTH 89°53'39" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 809.87 FEET TO THE EXISTING CENTERLINE OF NEW RIVER ROAD; THENCE DEPARTING SAID SOUTH LINE NORTH 00°46'32" EAST ALONG SAID CENTERLINE OF NEW RIVER ROAD, A DISTANCE OF 702.64 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 3818.91 FEET; THENCE NORTHERLY, ALONG SAID CENTER LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'44", FOR AN ARC DISTANCE OF 138.56 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE DEPARTING SAID CENTERLINE OF NEW RIVER ROAD NORTH 87°08'44" WEST, A DISTANCE OF 40.00 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NEW RIVER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°08'44" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 03°09'17" EAST, A DISTANCE OF 40.63 FEET; THENCE SOUTH 86°32'43" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF NEW RIVER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 86°32'43" EAST, A DISTANCE OF 3858.91 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'00", FOR AN ARC DISTANCE OF 40.42 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 809 SQUARE FEET OR 0.0186 ACRES, MORE OR LESS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 211-71-026T STREET ADDRESS OR IDENTIFIABLE LOCATION: 40404 N NEW RIVER RD PHOENIX, AZ 85086 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MICHAEL KAY BURROWS 40404 N NEW RIVER RD PHOENIX, AZ 85086 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$394,725.00 CURRENT BENEFICIARY: PHH MORTGAGE CORPORATION 1661 Worthington Road Suite #100 West Palm Beach, FL 33409 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 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. 5/30, 6/6, 6/13, 6/20/25

RR-3931414#

TS #: 134524-AZ Order #: 250168166-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 10/4/2022 and recorded on 10/4/2022, as Instrument No. 20220756260, 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 89, OF TARRINGTON PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 693 OF MAPS, PAGE 22. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 143-19-47E STREET ADDRESS OR IDENTIFIABLE LOCATION: 8509 N 64TH LN GLENDALE, AZ 85302 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 OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: KIM HEAK TUN AND MUNDATH 8509 N 64TH LN GLENDALE, AZ 85302 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$344,000.00 CURRENT BENEFICIARY: BANK OF NEW YORK MELLON AS TRUSTEE FOR MAPLE ACQUISITION TRUST 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.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 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. 5/30, 6/6, 6/13, 6/20/25

RR-3931413#

TS #: 136283-AZ Order #: 250278749-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 10/25/2021 and recorded on 10/29/2021, as Instrument No. 20211168311, and re-recorded 9/06/2024 as instrument no. 20240476390, 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. PARCEL 1, OF PARCEL MAP, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1434 OF MAPS, PAGE 18. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-67-004A STREET ADDRESS OR IDENTIFIABLE LOCATION: 3151 SW BUCHANAN ST BUCKEYE, AZ 85326 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 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: CHRIS STEVEN WIESELMAN 3151 SW BUCHANAN ST BUCKEYE, AZ 85326 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$258,000.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3332 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/21/2025 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 21, 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),



RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 5/30, 6/6, 6/13, 6/20/25

RR-3931406#

TS#: 25-74183 Order #: 250227680-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 7/18/2023 and recorded on 7/19/2023, as Instrument No. 20230376485, 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, Arizona 85003 , on 7/31/2025 at 10:00 AM of said day: LOT 6, PALERMO, ACCORDING TO THE AMENDED FINAL PLAT RECORDED IN BOOK 1673 OF MAPS, PAGE 28, 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: 7927 N 86TH LN GLENDALE, AZ 85305 A.P.N.: 142-31-189 Original Principal Balance: \$356,792.00 Name and address of original trustor: (as shown on the Deed of Trust) ANTONIO RAMIREZ, RAMIREZ, A SINGLE MAN 3827 N 59TH AVE PHOENIX, AZ 85033 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: 04/24/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ss. County of Maricopa ) On 04/24/2025 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43831 Pub Dates 05/30, 06/06, 06/13, 06/20/2025 5/30, 6/6, 6/13, 6/20/25

RR-3931005#

TS/File 100228 Notice Of Trustee's Sale Recorded: 04/18/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 3/4/2021, in 2021-0243962 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 7/22/2025 at 11:00 A.M. of said day: Lot 30, Mandalay At South Mountain, according to Book 662 of Maps, page 10, and Affidavit of Correction recorded in Instrument No. 2004-213740, records of Maricopa County, Arizona. Purported Property Address: 8447 S. 22nd St., Phoenix, AZ 85042 Tax Parcel Number: 301-36-172 Original Principal Balance: \$120,000.00 Original/Current Beneficiary: James W. Hardina and Marilyn A. Hardina. Trustees of The Hardina Trust Dated 5/11/2016 1104 N. Rusty Nail Rd., Prescott Valley, AZ 86314 Original/Current Trustor: Clark Buisker, an unmarried man 8227 S. 22nd St., Phoenix, AZ 85042 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: April 18, 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 18, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 2-3-27 5/30, 6/6, 6/13, 6/20/25

RR-3930996#

File No. 5621-TS Notice Of Trustee's Sale Recorded: 05/08/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated March 26, 2004, and recorded on April 9, 2004, in Docket 12277, at Page 2607, records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on August 14, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof Property Address: 10320 South Summit Creek Road Tucson, Arizona 85756 Tax Parcel Number: 303-10-614D Original Principal Balance: \$41,500.00 Original Trustor: Barbara Vasquez 3855 W. Patridge Road, #8 Tucson, AZ 85746 Current Trustor: Julio Miguel Real 10320 S. Summit Creek Rd.

Tucson, AZ 85756 Current Beneficiary: Jack Gorecki 26600 S. Canoa Road Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 8th day of May, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar (State of Arizona ) ss. County of Pima ) The foregoing instrument was acknowledged before me this 8th day of May, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: (Parcel 2D) A portion of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Beginning at the Southeast corner of the West half of the Southeast quarter of said Section 6; Thence Northerly along the East line of said West half, North 00°08'35" East, 335.64 feet; Thence South 88°31'00" West, 649.12 feet to the West line of the East half of said West half; Thence North 00°10'49" East along said West line, 776.35 feet; Thence continue North 00°10'49" East along said West line, 259.03 feet; Thence North 88°31'00" East, 168.19 feet to the Point Of Beginning; Thence continue North 88°31'00" East, 168.19 feet; Thence South 00°08'35" West, 259.03 feet; Thence South 88°31'00" West, 168.27 feet; Thence North 00°09'42" East 259.03 feet to the Point Of Beginning, Parcel 2: A 30-foot wide easement for ingress, egress, and utility (both public and private) purposes, over, under, and upon all that certain real property situate in the County of Pima, State of Arizona, being a part of a parcel of land recorded in Docket 9969, Page 1494, records of said Pima County, described as a part of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Beginning at the Southeast corner of said recorded parcel, being the Southeast corner of the West half of the Southeast quarter of said Section 6, marked by an accepted aluminum capped pin stamped RLS 7599; Thence from said Point Of Beginning, Northerly along the East line of said recorded parcel, being the East line of the West half of the Southeast quarter of said Section 6, North 00°08'35" East, 2264.77 feet to a calculated point thereon, marked by a 1/2" rebar with registration tag RLS 26932; Thence leaving said East line, Westerly along a line being parallel with the North line of the Southeast quarter of said Section 6, South 88°34'27" West (record), 127.15 feet to a calculated point thereon, said point being the True Point Of Beginning of easement herein described; Thence from said True Point Of Beginning, continuing Westerly along said parallel line, South 88°34'27" West (record), 1025.91 feet to a calculated point thereon; Thence leaving said parallel line, Northerly, North 00°08'35" East, 30.01 feet to a calculated angle point; Thence leaving said angle point, Easterly along a line being parallel with the North line of the Southeast quarter of said Section 6, North 88°34'27" East, 492.26 feet to a calculated angle point; Thence leaving said parallel line, Northeasterly, North 04°10'27" East, 314.11 feet to a calculated point on the South right of way line of Summit Street as recorded in Book 7 of Road Maps, at Page 69 thereof, records of said Pima County; Thence leaving said calculated point, Easterly along said right of way line, being the North line of said recorded parcel, North 88°34'27" East, 30.14 feet to a calculated angle point; Thence leaving said angle point, Southwesterly, South 04°10'27" West, 314.11 feet to a calculated angle point; Thence leaving said angle point, Easterly along a line being parallel with the North line of the Southeast quarter of said Section 6, North 88°34'27" East, 503.51 feet to a calculated point on the East line of said recorded parcel; Thence leaving said parallel line, Southerly along said East line, South 00°08'35" West, 30.01 feet to the True Point Of Beginning; Except any portion thereof lying within Parcel 1 herein. Parcel 3: A 30 foot wide easement for ingress, egress, and utility (both public and private) purposes, over, under, and upon all that certain real

property situate in the County of Pima, State of Arizona, being a part of a parcel of land recorded in Docket 9969, Page 1494, records of said Pima County, described as a part of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Beginning at the Southeast corner of said recorded parcel, being the Southeast corner of the West half of the Southeast quarter of said Section 6, marked by an accepted aluminum capped pin stamped RLS 7599; Thence from said Point Of Beginning, Northerly along the East line of said recorded parcel, being the East line of the West half of the Southeast quarter of said Section 6, North 00°08'35" East, 2264.77 feet to a calculated point thereon, marked by a 1/2" rebar with registration tag RLS 26932; Thence leaving said East line, Westerly along a line being parallel with the North line of the Southeast quarter of said Section 8, South 88°34'27" West (record), 308.92 feet to a calculated point thereon, said point being the True Point Of Beginning of easement herein described; Thence from said True Point Of Beginning, Southerly, South 00°09'42" West, 1929.46 feet to a calculated angle point; Thence Southwesterly, South 88°31'00" West, 339.56 feet to a calculated point on the West line of said recorded parcel; Thence Northerly along said West line, North 00°10'49" East, 988.44 feet to a calculated angle point; Thence Southwesterly along the boundary of said recorded parcel, South 88°32'46" West, 299.53 feet to a calculated angle point; Thence Northwesterly along the boundary of said recorded parcel, North 24°09'14" West, 32.52 feet to a calculated angle point; Southerly, South 00°10'49" West, 988.42 feet to a calculated angle point; Northeasterly, North 88°31'00" East, 279.53 feet to a calculated angle point; Northerly, North 00°09'42" East, 1211.97 feet to a calculated angle point; Southwesterly, South 88°34'25" West, 648.28 feet to a calculated angle point; Northerly, North 00°11'55" East, 687.52 feet to a calculated angle point; Northeasterly, North 88°24'27" East, 30.01 feet to calculated angle point; Southerly, South 00°11'55" West, 67.51 feet to a calculated angle point; Northeasterly, North 88°34'25" East, 618.25 feet to a calculated angle point; Northerly, North 00°09'42" East, 657.49 feet to a calculated angle point; Northeasterly, North 88°34'27" East, 30.01 feet to the True Point Of Beginning; Except any portion thereon lying within Parcel 1 herein. Reserving Unto The Grantor, their heirs, successors and/or assigns, an easement for ingress, egress, and utilities over that portion of Parcel 1 lying within Parcels 2 and 3 herein. Parcel 4: Together With And Subject To a 6 foot wide utility easement, described as follows: Beginning at the Southeast corner of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona; Thence North 00°08'36" East, 2264.77 feet; Thence South 88°34'27" West, 338.93 feet to a point on the West line of and existing 30 foot wide easement; Thence South 00°09'42" West, 672.49 feet to the Point Of Beginning of the East line of a 6 foot wide utility easement lying 6 feet West of said East line; Thence continue South 00°09'42" West 480.61 feet to the End of said East line. Parcel 5: Together With a 6 foot wide utility easement, described as follows: A portion of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona; Beginning at the Southeast corner of the West half of the Southeast quarter of said Section 6; Thence Northerly along the East line of said West half, North 00°08'35" East 335.64 feet; Thence South 88°31'00" West 649.12 feet to the West line of the East half of said West half; Thence North 00°10'49" East along said West line, 776.35 feet; Thence continue North 00°10'49" East along said West line, 212.09 feet; Thence South 88°32'46" West, 208.83 feet; Thence North 00°10'49" East, 247.97 feet to the Point Of Beginning of the North line of a 6 foot wide utility easement, said easement lying 6 feet South of said North line; Thence North 88°34'25" East, 545.15 feet to the End of said North line. 5/30, 6/6, 6/13, 6/20/25

RR-3930995#

TS#: 2250411004 Notice of Trustee's Sale Recorded: 05/16/2025 Loan #: 970130780 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/17/2018 and recorded on 8/28/2018 as Instrument # 20180649417, 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 8/19/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 3343 E. Nisbet Road, Phoenix, AZ 85032 A.P.N.: 214-70-002A Original Principal Balance: \$255,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Enkema and Zion Escom LLC, an Arizona limited liability company 3343 E Nisbet Road Phoenix, Arizona 85032 Name and address of beneficiary: (as of recording of Notice of Sale) July Investments, LLC, an Arizona Limited Liability Company 5302 E. Hearn Road Scottsdale, AZ 85254 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Telesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 5/16/2025 Telesoaz 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 5/16/2025 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 17, Paradise Valley Manor, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 96 of Maps, page 6, records of Maricopa County, Arizona, and that portion of Lot 18, Paradise Valley Manor, described as follows: Beginning at the Southwest corner of said Lot 18; Thence North 00 degrees 11 minutes 59 seconds West 93.55 feet along the West line of said Lot 18; Thence departing said West line, North 89 degrees 27 minutes 11 seconds East, 41.64 feet; Thence South 16 degrees 35 minutes 43 seconds West, 97.87 feet to the South line of said Lot 18; Thence South 89 degrees 19 minutes 26 seconds West, 13.36 feet along said South line to the Point Of Beginning 5/30, 6/6, 6/13, 6/20/25

RR-3930993#

TS#: 2250411003 Notice of Trustee's Sale Recorded: 05/16/2025 Loan #: 970094660 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/26/2012 and recorded on 11/30/2012 as Instrument # 20121091874, 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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 8/19/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 3642 E Thunderbird Rd, Phoenix, AZ 85032 A.P.N.: 214-62-014 Original Principal Balance: \$126,750.00 Name and address of original trustor: (as shown on the Deed of Trust) Emeka and Zion Esemonu, LLC, an Arizona Limited Liability Company P.O. Box 55077 Phoenix, Arizona 85078 Name and address of beneficiary: (as of recording of Notice of Sale) K & M Rental Properties X, LLC, an Arizona limited liability company 5302 E. Hearn Road Scottsdale, AZ 85254 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 623-581-3282 For Sale or Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 5/16/2025 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 5/16/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiaki, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 271, of Paradise Valley Oasis No. 3, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 126 of Maps, page 37. Except all mineral rights on or under the within described property as reserved in deed recorded in Docket 3869, pages 219, 220, 226, and 227, records of Maricopa County, Arizona.

5/30, 6/6, 6/13, 6/20/25

RR-3930992#

File No. 6761-TS Notice Of Trustee's Sale Recorded: 05/08/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated May 20, 2024, and recorded on May 23, 2024, in Instrument Number 20241440324, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on August 14, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: "See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof Property Address: 11710 East Thunderbird Trail Tucson, Arizona 85749 Tax Parcel Number: 205-33-039C Original Principal Balance: \$150,000.00 Original Trustor: David Cota 11710 E. Thunderbird Trail Tucson, AZ 85748 Current Trustor: David Cota 11710

E. Thunderbird Trail Tucson, AZ 85749 Current Beneficiary: Cheng Holdings Limited Partnership, an Arizona limited partnership 7560 N. Westward Look Drive Tucson, AZ 85704 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 8th day of May, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar State of Arizona ) ss. County of Pima ) The foregoing instrument was acknowledged before me this 8th day of May, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona, as Successor Trustee. /s/ S. Diederich Notary Public My Commission expires: 5-30-2027 Exhibit "A" The North half of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 19, Township 13 South Range 16 East of the Gila and Salt River Base and Meridian, Pima County, Arizona; Except any portion lying within that certain roadway conveyed to Pima County, Arizona by Deed recorded in Docket 1020, Page 64; and Except the East 10 feet of the South 10 feet of the North 81 feet thereof. JV Arb - 77

5/30, 6/6, 6/13, 6/20/25

RR-3930991#

TS#: 25-73988 Order #: 250196168-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 6/6/2022 and recorded on 6/13/2022, as Instrument No. 20220494651, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/29/2025 at 12:00 PM of said day: LOT 45 OF BACARA ACCORDING TO BOOK 1150 OF MAPS, PAGE 30 RECORDS OF MARICOPA COUNTY, ARIZONA, THE IMPROVEMENTS THEREON, BEING COMMONLY KNOWN AS 24337 NORTH 73RD STREET, SCOTTSDALE, AZ 85255. 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: 24337 N 73RD ST SCOTTSDALE, AZ 85255 A.P.N.: 212-06-389 Original Principal Balance: \$1,517,600.00 Name and address of original trustor: (as shown on the Deed of Trust) CARRIE L NAGEL 24337 N 73RD ST SCOTTSDALE, AZ 85255 Name and address of beneficiary: (as of recording of Notice of Sale) Change Lending, LLC dba Change Home Mortgage, 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) 282-8188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitpostandpub.com Dated: 04/24/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ss. County of Maricopa ) On 04/24/2025 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson

Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43830 Pub Dates 05/30, 06/06, 06/13, 06/20/2025 5/30, 6/6, 6/13, 6/20/25

RR-3930949#

File # 25-029579 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 recorded on September 27, 2019 in Instrument No. 20190765221 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on August 28, 2025: Lot 57, Rio Crossing, according to Book 676 of Maps, Page 10 and Affidavit of Correction recorded April 2, 2004 in Recording No. 2004-036124 and Affidavit of Correction recorded July 14, 2004 in Recording No. 2004-0802208, records of Maricopa County, Arizona Purported Street address: 12355 West Hazelwood Street, Avondale, AZ 85392 Tax Parcel # 501-63-404 Original Principal Balance \$264,656.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Jorge Estrada, 12355 West Hazelwood Street, Avondale, AZ 85392 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 20, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on May 20, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 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, Mortgagee or the Mortgagee's attorney. 6/6, 6/13, 6/20, 6/27/25

RR-3930937#

FILE # 25-029580 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 recorded on May 3, 2022 in Instrument No. 20220388386 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W.

Jefferson St., Phoenix, AZ 85003 at 10:00 AM on August 28, 2025: Lot 119, Rancho Mercado Parcel A14, according to the Plat thereof recorded in Book 1358 of Maps, Page 40, Official Records of Maricopa County, Arizona Purported Street address: 14345 West Hackamore Drive, Surprise, AZ 85387 Tax Parcel # 503-55-586 Original Principal Balance \$465,800.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Christopher Colonna, 14345 West Hackamore Drive, Surprise, AZ 85387 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 20, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on May 20, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 6/6, 6/13, 6/20, 6/27/25

RR-3930936#

FILE# 25-029660 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 recorded on July 7, 2022 in Instrument No. 20220556024 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 ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on August 28, 2025: LOT 107, FINAL PLAT FOR VISTAL — PHASE II, B. A PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1492 OF MAPS, PAGE 5 Purported Street address: 917 East Buist Avenue, Phoenix, AZ 85042 Tax Parcel # 300-71-447 Original Principal Balance \$631,788.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Michael Alfelor and Emmanuel Alfelor, 917 East Buist Avenue, Phoenix, AZ 85042 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 20, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on May 20, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 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, Mortgagee or the Mortgagee's attorney. 6/6, 6/13, 6/20, 6/27/25

RR-3930935#

TS#: 135125-AZ Order #: 250210943-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 10/15/2021

and recorded on 10/18/2021, as Instrument No. 2021118475, 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, PARCEL 1: LOT ONE HUNDRED SIXTY-FIVE (165), MESA VISTA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS, PAGE 6. TOGETHER WITH PARCEL 2: THAT PORTION OF LOT 164 AND PART OF THE ROAD BETWEEN LOTS 164 AND 165, MESA VISTA AMENDED, AS REPLATTED, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 165, THEN NORTHEASTERLY 25 FEET TO SUB CORNER SOUTHEASTERLY 140 FEET M/L TO PART OF TANGENCY ON WEST LINE OF LOT 164, THEN SOUTHWESTERLY ALONG CURVE OF ROAD 20 FEET THROUGH LOT 164 TO NORTH LINE OF 6TH STREET EXTENDED, THEN SOUTHWESTERLY TO POINT 53 FEET NORTHEASTERLY FROM SOUTHWEST CORNER OF LOT 165, THEN NORTHERLY 126.01 FEET ALONG LOT LINE TO POINT OF BEGINNING. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 135-36-151 & 135-36-158 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1842 W 6TH ST MESA, AZ 85201-4506 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: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): MATTHEW SIEMON 1842 W 6TH ST MESA, AZ 85201-4506 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$370,000.00 CURRENT BENEFICIARY: Nationstar Mortgage LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/19/2025 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 19, 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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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.  
5/30, 6/6, 6/13, 6/20/25

RR-3930760#

NOTICE OF TRUSTEE'S SALE Title No. 250289758 Trustee's Sale No. 184131 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/30/2020 in Instrument No. 20200373287, 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: Lot 480, of PARQUE VERDE UNIT 3, according to Book 561 of Maps, Page 37 and Certification of Correction recorded as 2001-1154417, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 12522 W Valentine Ave, El Mirage, AZ 85335 TAX PARCEL NUMBER(S): 509-08-132 5 ORIGINAL PRINCIPAL BALANCE: \$212,657.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: MICHAELL REYES MORONTA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 12522 W Valentine Ave El Mirage, AZ 85335 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: 5/20/25 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-4844006 05/30/2025, 06/06/2025, 06/13/2025, 06/20/2025  
5/30, 6/6, 6/13, 6/20/25

RR-3930730#

NOTICE OF TRUSTEE'S SALE Title No. 250289753 Trustee's Sale No. 184137 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 09/17/2003 in Instrument No. 20031306825, 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: Lot 31, PEPPER RIDGE UNIT SEVEN, a subdivision recorded in Book 261 of Maps, page 22, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 2908 East Charleston Ave, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 214-02-036 7 ORIGINAL PRINCIPAL BALANCE: \$91,917.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: REGINA D PADILLA, A MARRIED WOMAN WHO ACQUIRED TITLE AS REGINA DONNA DURAN, AN UNMARRIED WOMAN 2908 Charleston Phoenix, AZ 85032 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/20/25 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-4844006 05/30/2025, 06/06/2025, 06/13/2025, 06/20/2025  
5/30, 6/6, 6/13, 6/20/25

RR-3930728#

NOTICE OF TRUSTEE'S SALE Title No. 250155899 Trustee's Sale No. 182508 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trost recorded on 03/07/2007 in Instrument No. 20070273982, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 07/01/2025 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 THIRTY-TWO (32), MAC RY VALE TERRACE NO. 52, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 179 OF MAPS, PAGE 42. PURPORTED STREET ADDRESS: 6623 W Weldon Ave, Phoenix, AZ 85033 TAX PARCEL NUMBER(S): 103-01-036 7 ORIGINAL PRINCIPAL BALANCE: \$211,922.00 Name and Address of Beneficiary: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2020-B, Mortgage-Backed Securities, Series 2020-B 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Richard Lahr and Sharon Lahr, husband and wife not as tenants in common and not as community property but as joint tenants with right of survivorship 6623 W Weldon Ave Phoenix, AZ 85033 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 3/28/25 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 Finn 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. Die 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. Die Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4839479 05/30/2025, 06/06/2025, 06/13/2025, 06/20/2025  
5/30, 6/6, 6/13, 6/20/25

RR-3930414#

NOTICE OF TRUSTEE'S SALE Title No. 250272271 Trustee's Sale No. 183944 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/04/2022 in Instrument No. 20220009515 and Re-recorded on 3/30/2022 by Instrument No. 20220285284, 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 08/21/2025 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: Lot 118, of Stewarts South Mesa Addition, Unit 2, according to Book 43 of Maps, Page 19, records of Maricopa County, Arizona. PURPORTED STREET ADDRESS: 68 W 10th Ave, Mesa, AZ 85210 TAX PARCEL NUMBER(S): 139-42-118 5 ORIGINAL PRINCIPAL BALANCE: \$373,117.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: EMMANUEL R TABANIAG AND ANNIE CALICA, HUSBAND AND WIFE, AND DADO S CALICA AND BEATA A CALICA, HUSBAND AND WIFE 68 W 10th Ave 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) 758-8052 Dated: 5/20/25 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 1 178 (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-4843857 05/30/2025, 06/06/2025, 06/13/2025, 06/20/2025  
5/30, 6/6, 6/13, 6/20/25

RR-3930139#

TS #: 24-71569 Order #: 240627764-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2023 and recorded on 10/30/2023, as Instrument No. 20230562857, which was re-recorded on 12/23/2024 as Instrument No. 20240686355, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 07/29/2025 at 12:00 PM of said day: LOT 88, OF COUNTRY PLACE PHASE IV, PARCELS 11 AND 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 877 OF MAPS, PAGE 12. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 10423 W HUGHES DR TOLLESON, AZ 85353 A.P.N.: 101-20-835 Original Principal Balance: \$382,936.00 Name and address of original trustor: (as shown on the Deed of Trust) RAMON R FELIX, AN UNMARRIED MAN 10423 W HUGHES DR TOLLESON, AZ 85353 Name and address of beneficiary: (as of recording of Notice of Sale) PANORAMA MORTGAGE GROUP, LLC, by Servbank, SB, its Attorney in Fact 3138 East Elwood Street Phoenix, AZ 85034 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (800) 758-8052 Website: www.Xome.com Dated: 04/24/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ss. County of Maricopa ) On 04/24/2025 , before me, Courtney Perry , a Notary Public for the State of Arizona, personally appeared , Carrie Thompson Jones, a member of the State Bar of Arizona personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43781 Pub Dates 05/23, 05/30, 06/06, 06/13/2025  
5/23, 5/30, 6/6, 6/13/25

RR-3929310#



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE OF TRUSTEE'S SALE "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." Trustee Sale No: 323985 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated January 10, 2019, and recorded on January 10, 2019, under Instrument# 20190020275 in the records of Maricopa County, Arizona. The sale will be a public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 in Maricopa County, Arizona, on Thursday, June 26, 2025, at 10:00 AM on said day: Legal description: LOT 23, RANCHO GRANDE CUATRO, ACCORDING TO BOOK 213 OF MAPS, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA; APN: 104-85-200 The street address is purported to be: 6041 S. 65th Drive Lavean, AZ 85339 Tax Parcel Number: 104-85-200 Original Principal Balance: \$270,000.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee of Tiki Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Freddy Flores Investment LLC 6041 S. 65th Drive Lavean, AZ 85339 Freddy Flores Investment LLC 125 East Santa Cruz Goodyear, AZ 85338 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Managing Members: Dago B. Banuelos, Managing Member 6041 S. 65th Drive Lavean, AZ 85339 Dago B. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 6041 S. 65th Drive Lavean, AZ 85339 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED This 18th day of March, 2025. SIGNATURE OF TRUSTEE Attorney Richard E. Anderson Member of the State Bar of Arizona A-4843620 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3929160#

NOTICE OF TRUSTEE'S SALE Title No. 2617301AZD Trustee's Sale No. 183136 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 02/25/2004 in Instrument No. 20040189269, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 08/14/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME 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: See attached exhibit One EXHIBIT "A" LEGAL DESCRIPTION UNIT 27, BUILDING H, PHASE VII, OF DREAM CREEK CONDOMINIUMS, ACCORDING TO BOOK 274 OF MAPS, PAGE 42 AND AS SET FORTH IN DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCUMENT NO. 84-519816 AND AMENDED IN DOCUMENT NO. 85-348698 AND AMENDED IN DOCUMENT NO. 85-423319 AND AMENDED IN DOCUMENT NO. 85-423320 AND 85-516497 AND AMENDED IN DOCUMENT NO. 86-205115, RECORDS OF MARICOPA COUNTY, ARIZONA; EACH UNIT TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH ON THE PLAT AND INSAID DECLARATION. END OF LEGAL DESCRIPTION PURPORTED STREET ADDRESS: 3211 East Lavey Lane #103, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 214-32-451 ORIGINAL PRINCIPAL BALANCE: \$94,850.00 Name and Address of Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: Mark A. Heilbrunn, An Unmarried Man 3211 East Lavey Lane #103 Phoenix, AZ 85032 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of this 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 Mortgagee or the Mortgagee's attorney. A-FN4843458 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3929154#

TS No. 2025-00088-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 04/01/2005 and recorded on 04/29/2005 as Instrument No. 2005-0566626, Book --- Page ---, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE

SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 06/26/2025 at 10:00 AM of said day: Legal Description: LOT 219, POWER RANCH NEIGHBORHOOD 3, ACCORDING TO BOOK 532 OF MAPS, PAGE 11, AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2000-0433420, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 4561 S RANGER TRAIL, GILBERT, AZ 85297 Tax Parcel Number: 313-02-905 Original Principal Balance: \$432,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-6 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MARSHA BOHN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY 4561 S RANGER TRAIL, GILBERT, AZ 85297 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: Trustee Sale Assistant Pursuant to A.R.S. 33 – 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

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

RR-3929100#

File No. WVCU v Stafford Mark Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/29/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated June 27, 2023 and recorded on July 5, 2023 in Instrument Number 20230348781, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE,

STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on July 31, 2025, at the hour of 11:30 A.M. of said day: Lot 308 of Sienna Vista, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 681 of Maps, page 38, and Certificate of Correction recorded as 2004-574217; as 2004-0583603; as 2004-1081197; as 2004-1081198; as 2004-0184481; as 2004-0184482; as 2004-1084483 and as 2005-1099437, of Official Records. Tax Parcel Number: 104-55-334 Original Principal Balance: \$45,000.00 Purported street address: 7233 W Warner St Phoenix, AZ 85043-6730 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 25, 2025 Mark Stafford, a married man as his sole and separate property, who assumed title as an unmarried man 7233 W Warner St Phoenix, AZ 85043-6730 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona ) County Of Maricopa ): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/23, 5/30, 6/6, 6/13/25

RR-3929002#

NOTICE OF TRUSTEE'S SALE Title No. 250049049 Trustee's Sale No. 181097 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/05/2022 in Instrument No. 20220759130, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 08/14/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 6 OF CATALINA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 535 OF MAPS, PAGE 35, PURPORTED STREET ADDRESS: 8311 W Catalina Drive, Phoenix, AZ 85037 TAX PARCEL NUMBER(S): 102-73-614 4 ORIGINAL PRINCIPAL BALANCE: \$343,558.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: Jose Luis Lopez, an unmarried man 8311 W Catalina Drive Phoenix, AZ 85037 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or

warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/12/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee or the Mortgagee's attorney. A-4843436 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928951#

TS#: 130928-AZ Order #: 240669057-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/14/2024 and recorded on 5/21/2024, as Instrument No. 20240268617, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT ONE HUNDRED SIXTY-FOUR (164), SUN CITY WEST UNIT 8, ACCORDING TO BOOK 203 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 232-06-164 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18030 N 134TH AVE SUN CITY, AZ 85375 AKA 18030 N 134TH AVE SUN CITY WEST, AZ 85375 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/21/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: GLORIA E. DISTANTE 18030 N 134TH AVE SUN CITY WEST,

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

AZ 85375 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$147,000.00 CURRENT BENEFICIARY: SELENE FINANCE, LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/13/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 13, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 5/23, 5/30, 6/6, 6/13/25

RR-3928929#

NOTICE OF TRUSTEE'S SALE. Sale Date and Time: 08/19/2025 at 12:00 PM. Sale Location: IN THE COURTYARD BY THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, 201 W JEFFERSON, PHOENIX, AZ 85003. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final. First American Title Insurance Company, an Insurance Company regulated by the AZ Dept. of Ins., in care of 400 S. Rampart Blvd., Las Vegas, NV, 89145 Phone: (702) 304-7509 , a qualified Trustee under A.R.S. 33-803 (A) (4); will auction the Timeshare Intervals on Exhibit A-1 , see Declaration Legal Desc. recorded 02/06/1998 Document No. 98-0094372 of records for Maricopa County, AZ located at: 17700 North Hayden Road, Scottsdale, AZ 85255 for Tax Parcel ID: See Schedule "1" on behalf of Scottsdale Pinnacle Owners Association, an Arizona non-profit corporation, c/o Default Administration 1200 Bartow Road, Lakeland, FL 33801 , Beneficiary. Foreclosure HOA 152950-SDO312-HOA. Schedule "1": Contract No., Tax Parcel No., Lien Recording Date and Reference, Amount of Delinquent Assessment, Name and Address Of Delinquent Owner(s); 1021-25DO-600847, 215-08-413, 04/07/2025 Inst: 20250189645, \$1,238.19, Ray Claw Badoni and Iva Marie Peters-Badoni, As Co-Trustees Of The Ray Claw Badoni and Iva Marie Peters-Badoni Revocable Living Trust Dated May 22, 2004, /Po Box 2466 Phoenix, Az 85002-2466 United States; 1084-50AO-402903, 215-08-476, 04/04/2025 Inst: 20250187996, \$4,863.19, Phillip A. Austin and Christine N. Slioger /8648 E Nora St Mesa, Az 85207-1402 United States; 108990-23AL-400380, 215-08-481; 215-08-482, 04/04/2025 Inst: 20250187755, \$3,496.49, Timothy M. Dunn and Eileen E. Dunn, Trustees Of The Timothy M. Dunn and Eileen E. Dunn Living Trust, Dated April 17, 2002 /6324 E Telegraph St Yuma, Az 85365-1116 United States; 1100-35DD-401007, 215-08-

492, 04/29/2024 Inst: 20240221949, \$1,412.82, Deborah Lynne Webster /6913 W Monona Dr Glendale, Az 85308-8983 United States; 1101-12AO-607820, 215-08-493, 04/04/2025 Inst: 20250187764, \$2,417.85, Tomoko Teri Koseki and Thomas Tom Koseki / Po Box 7944 Tempe, Az 85281-0032 United States; 1102-50DD-603730, 215-08-494, 04/07/2025 Inst: 20250189648, \$1,481.09, Charles W. Disney and Pamela C. Disney, Not Individually, But As Trustees Of Disney Family Revocable Trust Dated March 30, 2006 /4659 N 206th Ave Buckeye, Az 85396-6545 United States; 2006-08ED-624359, 215-08-522, 04/04/2025 Inst: 20250187854, \$1,347.05, Amanda Kay Trigg and Richard C. Hollinshead /10923 N State Route 124 Williamsville, Il 62693-9108 United States; 2032-04DD-603915, 215-08-548, 04/29/2024 Inst: 20240221949, \$1,347.05, Brian Karl Schmidt and Beverly Renee Burgess Schmidt /2601 W Via Perugia Phoenix, Az 85086-6634 United States; 2032-13DD-602910, 215-08-548, 04/07/2025 Inst: 20250189650, \$1,405.60, Robert E. Mastin, II and Maura Jean Mastin, As Co-Trustees Of Mastin Living Trust, U/A Dated March 11, 2015 /2005 N Murchison Cir Payson, Az 85541-3025 United States; 2036-47DD-603369, 215-08-552, 04/29/2024 Inst: 20240221949, \$1,436.86, Deanna J. Durkee /15034 N Greenhurst Ave Fountain Hills, Az 85268-2343 United States; 203738-47AL-602373, 215-08-553 AND 215-08-554, 04/29/2024 Inst: 20240221949, \$7,191.46, Jacqueline A. Tillman and the unrecorded interest of the spouse of Jacqueline A. Tillman and Daniel K. Field and the unrecorded interest of the spouse of Daniel K. Field /10604 W Deanna Dr Peoria, Az 85382-2573 United States; 204344-38AL-606626, 215-08-559 AND 215-08-560, 04/07/2025 Inst: 20250189657, \$3,496.49, Martin E. Neese and Janet H. Neese, Trustees Of The Udt - Martin E. & Janet H. Neese Trust - Dated April 30, 2002 /11225 West Bermuda Drive Avondale, Az 85392 United States; 2050-20DD-610978, 215-08-566, 04/07/2025 Inst: 20250189661, \$1,405.60, Cathryn Bertos Steiger and Kenneth D. Steiger, Trustee Of The Kenneth Steiger Revocable Trust Dated Sept. 12, 2016 /358 Frenchs Bay Rd. Tully, Ny 13159 United States; 205152-36DL-622001, 215-08-567 AND 215-08-568, 04/04/2025 Inst: 20250187866, \$2,008.50, Dana E. Dildine and David J. Dildine /202 Santa Maria Dr Ruidoso, Nm 88345-9454 United States, Exhibit "A-1": Contract No., Interval No., Frequency, Undivided Interest, Condo Unit/ Block, Unit Type, Lot; 1021-25DO-600847, D-25-1021, odd year biennial, 1/23,712, 1021, 1 bedroom standard, 25; 1084-50AO-402903, A-50-1084, annual, 1/52, 1084, 1 bedroom standard, 50; 108990-23AL-400380, A-23-1089; A-23-1090, annual, 1/52, 1089; 1090, 2 bedroom lockoff, 23; 1100-35DD-401007, D-35-1100, odd year biennial, 1/104, 1100, 1 bedroom deluxe, 35; 1101-12AO-607820, A-12-1101, annual, 1/11,856, 1101, 1 bedroom standard, 12; 1102-50DD-603730, D-50-1102, odd year biennial, 1/23,712, 1102, 1 bedroom deluxe, 50; 2006-08ED-624359, E-08-2006, even year biennial, 1/104, 2006, 1 bedroom deluxe, 8; 2032-04DD-603915, D-04-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 4; 2032-13DD-602910, D-13-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 13; 2036-47DD-603369, D-47-2036, odd year biennial, 1/23,712, 2036, 1 bedroom deluxe, 47; 203738-47AL-602373, A-47-2037, A-47-2038, annual, 1/11,856, 2037/2038, two bedroom lockoff, 47; 204344-38AL-606626, A-38-2043 and A-38-2044, annual, 1/11,856, 2043/2044, 2 bedroom lockoff, 38; 2050-20DD-610979, D-20-2050, odd year biennial, 1/104, 2050, one bedroom deluxe, 20; 205152-36DL-622001, D-36-2051, D-36-2052, odd year biennial, 1/104, 2051/2052, two bedroom lockoff, 36. 5/23, 5/30, 6/6, 6/13/25

RR-3928863#

TS#: 25-73544 Order #: 250142302-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/27/2023 and recorded on 5/31/2023, as Instrument No. 20230283459, which was re-recorded on 4/8/2025 as Instrument

No. 20250192203, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/31/2025 at 10:00 AM of said day; LOT 237, OF SUN CITY UNIT SIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 103 OF MAPS, PAGE 45. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 9952 W CLAIR DR SUN CITY, AZ 85351 A.P.N.: 142-62-240 Original Principal Balance: \$284,747.00 Name and address of original trustor: (as shown on the Deed of Trust) VIDAL RODRIGUEZ VERA AND MARIA ROSA SANCHEZ, HUSBAND AND WIFE AS JOINT TENANTS 9952 WEST CLAIR DRIVE SUN CITY, AZ 85351 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34476 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/17/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ss. County of Maricopa ) On 04/17/2025 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43758 Pub Dates 05/23, 05/30, 06/06, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928568#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010435212 Title Order No. : 250211225 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated October 05, 2016 and Recorded as Instrument No. 20160738887 on October 07, 2016 of Official Records in the office of the County Recorder of MARICOPA County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME BEFORE

THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder IN THE COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, in MARICOPA county, on 08/12/2025 at 10:00 AM of said day: LOT 30, MONTCLAIR HILLS, ACCORDING TO BOOK 81 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 13424 N 18TH PLACE, PHOENIX, AZ 85022 Tax parcel number: 166-41-030 7 Original Principal Balance: \$172,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): DOUG WINGER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 13424 N 18TH PLACE, PHOENIX, AZ 85022 Name and address of beneficiary (as of recording of Notice of Sale): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, C/O SELENE FINANCE 3501 OLYMPUS BLVD 5TH FLOOR, SUITE 500 DALLAS, TX 75019 Name, address & telephone number of trustee: ROBERT D FORSTER, II, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-811(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE:5/5/25 ROBERT D FORSTER, II, a member of the State Bar. Trustee is qualified per A.R.S Section 33-803 (A) (2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales & Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4842780 05/16/2025, 05/23/2025, 05/30/2025, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3926902#

TS#: 25-73916 Order #: 2612180AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/7/2020 and recorded on 8/7/2020, as Instrument No. 20200720072, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE

TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME BEFORE THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/17/2025 at 10:00 AM of said day: LOT 484, OF SUNCREST VILLAS WEST UNIT 5 PHASES II AND III, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 300 OF MAPS, PAGE 13. Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 20818 N 32ND DRIVE PHOENIX, AZ 85027 A.P.N.: 206-07-669 Original Principal Balance: \$262,200.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSEPH NAJOR, A MARRIED MAN 20450 N. 30TH DRIVE PHOENIX, AZ 85027 Name and address of beneficiary: (as of recording of Notice of Sale) Regions Bank dba Regions Mortgage 6200 Poplar Avenue Memphis, TN 38119 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/10/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ss. County of Maricopa ) On 04/10/2025 , before me, Courtney Perry , a Notary Public for the State of Arizona, personally appeared , Carrie Thompson Jones, a member of the State Bar of Arizona personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43672 Pub Dates 05/16, 05/23, 05/30, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3926529#

TS#: 24-71780 Order #: 240653478-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 12/9/2022 and recorded on 12/13/2022, as Instrument No. 20220888503, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME BEFORE THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to







RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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

RR-3926427#

File No. WVCU v Otterstedt, James R & Lopez, Ionian Elizabeth Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/25/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 7, 2023 and recorded on April 12, 2023 in Instrument Number 20230180601, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on July 29, 2025, at the hour of 11:30 A.M. of said day; Lot 4, Of Pinelake Village, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 665 Of Maps, Page 42 Tax Parcel Number: 303-46-741 Original Principal Balance: \$100,000.00 Purported street address: 546 E San Carlos Way Chandler, AZ 85249-5335 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 21, 2025 James R. Otterstedt Ionian Elizabeth Lopez 546 E San Carlos Way Chandler, AZ 85249-5335 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona ) County Of Maricopa ): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926426#

File No. WVCU v Verdugo, Tara M Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 04/25/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated August 2, 2024 and recorded on August 7, 2024 in Instrument Number 20240418128, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA

RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on July 29, 2025, at the hour of 11:30 A.M. of said day; Lot 76, of The Cove at North Canyon, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 271 of Maps, page 33, and Affidavit of Correction recorded as 84-0400121 and recorded as 85-0040752, both of Official Records. Tax Parcel Number: 214-10-349 6 Original Principal Balance: \$35,000.00 Purported street address: 1648 E Villa Theresa Dr Phoenix, AZ 85022 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: April 21, 2025 Tara M. Verdugo, an unmarried woman 1648 E Villa Theresa Dr Phoenix, AZ 85022 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona ) County Of Maricopa ): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 5/16, 5/23, 5/30, 6/6/25

RR-3926425#

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

of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-25-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 3-25-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 5/16, 5/23, 5/30, 6/6/25

RR-3926424#

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

RR-3926423#

TS 25-056 Notice Of Trustee's Sale Recorded: 03/31/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 4-1-2024 in Maricopa County, Arizona Recorder's Number 2024-0167278. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE,

STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 1, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Acknowledged Dynamic Systems International, LLC, an Arizona limited liability company, 14631 N. Cave Creek Road Suite 105, Phoenix AZ 85022 Original Principal Balance: \$1,050,000.00 Tax Parcel Number: 159-48-061 Beneficiary: Erdtsieck Financial Corporation 4501 E La Palma Suite 120, Anaheim, CA 92807. Identifiable Location: 9002 N. Central Ave. Phoenix, AZ 85020 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-31-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 3-31-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 Exhibit "A" Legal Description The South 125 feet of Lot 1, Block 10, of North Central Heights Plat "A", according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 37 of Maps, Page 27; Except that part described as follows: Beginning at the Southwest corner of said Lot 1; thence North along the West line of said Lot 1, 125 feet; thence East 90 feet; thence South 125 feet to the South line of said Lot 1; thence West 90 feet to the Point Of Beginning, as Deeded to Mountain States Telephone and Telegraph Company, by Deed recorded in Docket 770, Page 232, records of Maricopa County, Arizona; and Except that part of Lot 1, Block 10, of North Central Heights Plat "A", according to Book 37 of Maps, Page 27, records of Maricopa County, Arizona, described as follows: Beginning at the Southeast corner of Lot 1; thence Northerly along the East line of Lot 1, a distance of 11 feet; thence Southwesterly to a point which is 7 feet North and 4 feet West of the Point Of Beginning; thence Westerly along the North line of the South 7 feet of Lot 1 to the East line of the West 90 feet thereof; thence Southerly along the East line of the West 90 feet of Lot 1 to the South line thereof; thence Easterly along the South line of Lot 1, a distance of 135.12 feet to the Point Of Beginning; and Except that part of Lot 1, Block 12, of North Central Heights Plat "A", according to Book 37 of Maps, Page 27, records of Maricopa County, Arizona, described as follows: Beginning at the intersection of the North line of the South 11 feet of said Lot 1 with the East line thereof; thence Northerly along said East line to the North line of the South 125 feet of said Lot 1; thence Westerly along said North line to the West line of the East 5 feet of said Lot 1; thence Southerly along said West line to the North line of the South 28 feet of said Lot 1; thence Southwesterly to the intersection of the North line of the South 7 feet of said Lot 1 with the West line of the East 26 feet thereof; thence Easterly along said North line to the West line of the East 4 feet of said Lot 1; thence to the Point Of Beginning. 5/16, 5/23, 5/30, 6/6/25

RR-3926422#

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

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

RR-3926421#

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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

1725 E Coconino Dr. Chandler, AZ 85249  
Original Principal Balance: \$468,000.00  
Tax Parcel Number: a portion of 304-88-594  
Identifiable Location: 22212 E. Via Del Oro Queen Creek, AZ 85142 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguardo Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-27-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ) ss County Of Maricopa ) Acknowledged before me on 3-27-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit A Lot 70, of Ocotillo Heights Phase II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1154 of Maps, Page 41; Except Therefrom the minerals and substances, and the associated rights, described and conveyed in that certain instrument recorded in Document No. 13-215362. 5/16, 5/23, 5/30, 6/6/25

**RR-3926420#****Notice Of Trustee's Sale**

Recorded: 05/06/2025 The following legally described trust property ("Trust Property") will be sold, pursuant to the power of sale under the Deed of Trust recorded on My 19, 2022 at Document No. 2022-0434873 in the Official Records of Maricopa County Recorder's Office ("Deed of Trust"). NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE LAW OFFICE OF MAY, POTENZA, BARAN & GILLESPIE, P.C., 1850 N CENTRAL AVE, SUITE 1600, PHOENIX, ARIZONA 85004-4633, ON AUGUST 7, 2025, AT 10:00 A.M. MOUNTAIN STANDARD TIME. The Trust Property is legally described as follows: See Legal Description Attached Hereto As "Exhibit A" Street address or identifiable location of the Trust Property: 3225 E. Sells Dr., Phoenix, Arizona 85018 Tax Parcel Numbers: 170-28-037 Original Principal Balance: \$1,000,000.00 Name and address of the Beneficiary: KS StateBank Phoenix Branch 5110 North Central Ave Phoenix, AZ 85012 Name and address of the Trustor: Jason Harvey 3225 E. Sells Dr. Phoenix, Arizona 85018 Name, address and telephone number of Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 602-252-1900 Manner of Trustee Qualification: Member of State Bar of Arizona in accordance with A.R.S. § 33-803(A)(2). Name of Trustee's regulator: State Bar of Arizona Said sale, is made on an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/ cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. § 33-811. All sale inquiries may be made via email to Andrew Lishko at alishko@maypotenza.com. Kim Worley at kworley@maypotenza.com, or by phone at (602) 252-1900. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations,

if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona ) ) ss. County of Maricopa ) This instrument was acknowledged and executed before me this 6th day of May, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. All persons whose interest in the Trust Property is subordinate in priority to that of the Deed of Trust described herein are hereby advised that their interest may be subject to being terminated by the Trustee's Sale. Exhibit A Legal Description Lot 7, Block 2, of Camelback Way, according to Book 41 of Maps, Page 8, records of Maricopa County, Arizona. 5/16, 5/23, 5/30, 6/6/25

**RR-3926418#****TS 25-047****Notice Of Trustee's Sale**

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

602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 3-25-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ) ss County Of Maricopa ) Acknowledged before me on 3-25-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above-described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires: December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 13, Block 3, Steve Rayburn Subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps, Page 37. 5/16, 5/23, 5/30, 6/6/25

**RR-3926417#****TS 25-045****Notice Of Trustee's Sale**

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

**RR-3926416#**

TS#: 25-34560 Order #: 101-10700513  
NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/27/2022 and recorded on 5/31/2022 as Instrument # 20220463743, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at In the Courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 8/21/2025 at 10:00 AM of said day: Lot 133, of Southridge Estates, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 276 of Maps, Page 21. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 726 S NEBRASKA ST 133 CHANDLER, AZ 85225 A.P.N.: 303-63-137 Original Principal Balance: \$364,280.00 Name and address of original trustor: (as shown on the Deed of Trust) Hunter Mazza, An Unmarried Man 726 S NEBRASKA ST UNIT 133 CHANDLER, AZ 85225-6220 TS#: 25-34560 Order #: 101-10700513 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/8/2025 Vylla Solutions, LLC 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#: 25-34560 State of Texas ss County of Collin) On 5/8/2025 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 5/16, 5/23, 5/30, 6/6/25

**RR-3926238#**

TS#: 133341-AZ Order #: 3412856  
NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/7/2022 and recorded on 9/12/2022, as Instrument No. 20220704432, the subject Deed of Trust was modified by Loan Modification recorded on 5/14/2024 as Instrument 20240255349 in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. A PORTION OF LOT 3 IN BLOCK 4, HARMONY ACRES, ACCORDING TO BOOK 35 OF MAPS, PAGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4, HARMONY ACRES, ACCORDING TO BOOK 35 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 63 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 60 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 43 DEGREES 46 MINUTES 01 SECONDS WEST, A DISTANCE OF 171.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 77 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 66.89 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 43 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF 187.88 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 159-22-035C STREET ADDRESS OR IDENTIFIABLE LOCATION: 1535 E CHRISTY DRIVE PHOENIX, AZ 85020 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/14/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: SHARON A DENSFORD 4001 N CENTRAL AVE 230, PHOENIX, AZ 85012 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$255,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/8/2025 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On May 6, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced My Commission Expires Jan. 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

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

RR-3925978#

TS #: 25-73537 Order #: 250137555-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 2/21/2022 and recorded on 3/3/2022, as Instrument No. 20220194773, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/17/2025 at 10:00 AM of said day: LOT 40, ROSEVIEW UNIT 3, ACCORDING TO BOOK 505 OF MAPS, PAGE 21, AND AFFIDAVIT OF CHANGE RECORDED AT DOCUMENT NO. 1999-1166663, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 13265 W WATSON LN SURPRISE, AZ 85379 A.P.N.: 501-94-354 Original Principal Balance: \$352,240.00 Name and address of original trustor: (as shown on the Deed of Trust) TREVER BERGMAN AND MEGAN IRINO, HUSBAND AND WIFE 13265 W. WATSON LN SURPRISE, AZ 85379 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/08/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona ) ) ss. County of Maricopa ) On 04/08/2025 before me, Courtney Perry , a Notary Public for the State of Arizona, personally appeared , Carrie Thompson Jones, a member of the State Bar of Arizona personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within

instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43649 Pub Dates 05/16, 05/23, 05/30, 06/06/2025 5/16, 5/23, 5/30, 6/6/25

RR-3925951#

TS No. 2025-00111-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 06/01/2006 and recorded on 06/07/2006 as Instrument No. 20060769948, 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 07/09/2025 at 12:00 PM of said day: Legal Description: LOT 194, OF PEPPERWOOD UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 47 Purported Street Address: 602 WEST YALE DRIVE, TEMPE, AZ 85283 Tax Parcel Number: 301-05-084 Original Principal Balance: \$ 171,150.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-2 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : SUSAN R. BOJORQUEZ 602 WEST YALE DRIVE, TEMPE, AZ 85283 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: \_\_\_\_\_ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On \_\_\_\_\_, before me,

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person,

or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

NOTARY PUBLIC  
5/30, 6/6, 6/13, 6/20/25

RR-3924988#

TS No. 2025-00072-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 04/03/2020 and recorded on 04/09/2020 as Instrument No. 20200303807, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County Courthouse, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/09/2025 at 10:30 AM of said day: Legal Description: LOT 62, VALENCIA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 417 OF MAPS, PAGE 26. Purported Street Address: 7426 W LONE CACTUS DR, GLENDALE, AZ 85308 Tax Parcel Number: 200-21-906 Original Principal Balance: \$ 306,776.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : LOU ANNE J SPELLMAN AND KEVIN J HICKS. WIFE AND HUSBAND 7426 W LONE CACTUS DR, GLENDALE, AZ 85308 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: \_\_\_\_\_ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On \_\_\_\_\_, before me,

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person,

or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

NOTARY PUBLIC  
5/30, 6/6, 6/13, 6/20/25

RR-3924980#

TS No. 2025-00089-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 01/10/2007 and recorded on 01/23/2007 as Instrument No. 20070086974, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 06/26/2025 at 10:00 AM of said day: Legal Description: LOT 13, BETHANY MAIN PLAT I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 60 OF MAPS, PAGE 28. Purported Street Address: 2548 WEST MONTEBELLO AVENUE, PHOENIX, AZ 85017 Tax Parcel Number: 153-05-013 Original Principal Balance: \$ 180,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : JAMES RUSSELL WINGER, BETTE ANN WINGER, HUSBAND AND WIFE 2548 WEST MONTEBELLO AVENUE, PHOENIX, AZ 85017 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: \_\_\_\_\_ Trustee

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her

signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

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

RR-3924973#

TS No. 2025-00117-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2022 and recorded on 10/31/2022 as Instrument No. 20220809040, Book --- Page ---, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/03/2025 at 10:30 AM of said day: Legal Description: LOT 78, OF TOWNS AT EASTMARK, A REPLAT OF PARCEL DU 3/4-18 AND A PORTION OF TRACT Q PER THE FINAL PLAT FOR EASTMARK DU 3/4 MOUNTAIN PHASE 2 AND 3 RECORDED AT BOOK 1462 OF MAPS, PAGE 42, MCR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1505 OF MAPS, PAGE 47, AND RECORDED IN BOOK 1511 OF MAPS, PAGE 5. Purported Street Address: 9841 E GAMMA AVE, MESA, AZ 85212 Tax Parcel Number: 312-16-816 Original Principal Balance: \$386,853.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : WALTER MICHAEL PINO JR, AN UNMARRIED MAN 9841 E GAMMA AVE, MESA, AZ 85212 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: \_\_\_\_\_ Trustee

Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On \_\_\_\_\_, before me,

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

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

RR-3924912#

TS No. 2025-00116-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 12/05/2005 and recorded on 12/13/2005 as Instrument No. 2005-1881618, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 07/10/2025 at 10:00 AM of said day; Legal Description: LOT 103, OF PANORAMA PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 218 OF MAPS, PAGE 4, Purported Street Address: 435 EAST ROCKWOOD DRIVE, PHOENIX, AZ 85024 Tax Parcel Number: 209-12-423 Original Principal Balance: \$ 215,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : DEUTSCHE BANK TRUST COMPANY AMERICAS as indenture trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2006-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MICHAEL SHAWN BARCELLO AND STACY BARCELLO HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 435 EAST ROCKWOOD DRIVE, PHOENIX, AZ 85024 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: Trust Sale Assistant Pursuant to A.R.S. 33 - 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc. an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive - Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On \_\_\_\_\_ before me,

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her

authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

NOTARY PUBLIC  
5/30, 6/6, 6/13, 6/20/25

RR-3924904#

Notice of Trustee's Sale Recorded on: 5/1/2025 TS No.: AZ-24-1000490-SH Order No. : 240571862-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/23/2014 and recorded 5/16/2014 as Instrument No. 20140321332 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 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 6800, MARYVALE TERRACE NO. 19, ACCORDING TO BOOK 78 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5455 W OSBORN RD, PHOENIX, AZ 85031 Tax Parcel Number: 103-38-177 8 Original Principal Balance: \$51,660.00 Name and Address of Current Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-1 Participation Interest 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): ERNESTO LOPEZ RAMIREZ, WHO ACQUIRED TITLE AS ERNESTO LOPEZ, SINGLE OR UNMARRIED MAN 5455 W OSBORN RD., PHOENIX, AZ 85031-3434 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-24-1000490-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-24-1000490-SH Dated: 5/1/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/1/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and

correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248209 6/6/2025 6/13/2025 6/20/2025 6/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3924841#

Notice of Trustee's Sale Recorded on: 4/24/2025 TS No.: AZ-25-1014251-BF Order No. : 250251523-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/26/2006 and recorded 8/2/2006 as Instrument No. 20061030032 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 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 279, LYNNHAVEN PLAT 3, A SUBDIVISION RECORDED IN BOOK 60 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 3406 WEST GLENROSA AVENUE, UNIT 1, PHOENIX, AZ 85017 Tax Parcel Number: 154-22-103 5 Original Principal Balance: \$160,000.00 Name and Address of Current Beneficiary: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4, Asset-Backed Pass-Through Certificates, Series 2006-WFHE4 C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd. MAC# N9286-01G Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): ISMAEL CRESPO AN UNMARRIED MAN AND KATHERINE PARSONS AN UNMARRIED WOMAN 3406 W. GLENROSA AVE., PHOENIX, AZ 85017 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-25-1014251-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-25-1014251-BF Dated: 4/24/2025 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 4/24/2025 before me, Maroun Elias Khater a notary public, personally appeared Lajahnie Webster, 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 #0248104 5/30/2025 6/6/2025 6/13/2025 6/20/2025 5/30, 6/6, 6/13, 6/20/25

RR-3922291#

APN: 102-79-833A File No.:48187714 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 July 23, 2021 and recorded on July 29, 2021 as Instrument No. 20210822784, 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 the In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on July 10, 2025 at 12:00 PM of said day: LOT 606, OF MARYVALE TERRACE NO. 53-B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 201 OF MAPS, PAGE 33, 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 other common designation of real property: 4701 N 79th Dr Phoenix, AZ 85033 A.P.N.: 102-79-833A Original Principal Balance: \$229,955.00 Name and address or original trustor: Rachel Newburn, A Single Woman, As Sole Ownership 4701 N 79th Dr Phoenix, AZ 85033 Name and address of beneficiary: CARRINGTON MORTGAGE SERVICES, LLC 1600 South Douglass Road Suites 110 & 200A Anaheim, CA 92806 The Successor Trustee appointed herein qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803, Subsection A. The Successor Trustee's telephone number is (877) 353-2146. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jolene Puckett, Esq. IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 (877) 353-2146 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 4/29/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48187714 SDI-33528) 5/30, 6/6, 6/13, 6/20/25

RR-3922117#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1005948-SH Order No. : 2578142AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/2/2007 and recorded 4/11/2007 as Instrument No. 20070426458 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/24/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: Lot Forty-Two (42), Crown Point, according to Book 265 of Maps, Page 23, records of Maricopa County, Arizona. Purported Street Address: 7030 W EMILE ZOLA AVE, PEORIA, AZ 85381 Tax Parcel Number: 200-77-302 Original Principal Balance: \$420,000.00 Name and Address of Current Beneficiary: Mill City Mortgage Loan Trust 2018-4, Wilmington Savings Fund Society, FSB, as Trustee C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): KEVIN V. RAUSCHER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 7030 WEST EMILE ZOLA AVENUE, PEORIA, AZ 85381 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1005948-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1005948-SH Dated: 4/17/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/17/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247983 5/23/2025 5/30/2025 6/6/2025 6/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3920182#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1007268-AB Order No. : 250047498-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/5/2019 and recorded 11/6/2019 as Instrument No. 20190894071 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/24/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 7, OF MOUNTAIN VIEWS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1393 OF MAPS, PAGE 16. Purported Street Address: 7349 W WATKINS ST, PHOENIX, AZ 85043 Tax Parcel Number: 104-35-260, 104-35-260 5 Original Principal Balance: \$245,131.00 Name and Address of Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): PATRICIA ANN JONES TUCKER AND CLARENCE E MCCLAURIN 7349 W WATKINS ST, PHOENIX, AZ 85043 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1007268-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1007268-AB Dated: 4/17/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/17/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument . I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247984 5/23/2025 5/30/2025 6/6/2025 6/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3920181#

Notice of Trustee's Sale Recorded on: 4/17/2025 TS No.: AZ-25-1009156-AB Order No. : 250104945-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2023 and recorded 12/7/2023 as Instrument No. 20230624888 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If

you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/24/2025 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 3, OF SUN CITY FESTIVAL PARCEL HH1-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1602, PAGE 26. EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE RECORDED PATENT OF SAID LAND, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (36 STAT. 862) Purported Street Address: 21290 N 270TH AVENUE, BUCKEYE, AZ 85396 Tax Parcel Number: 510-13-892 0 Original Principal Balance: \$355,309.00 Name and Address of Current Beneficiary: Nationstar Mortgage LLC C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): BRIAN WATKINS, A MARRIED MAN 21290 N 270TH AVENUE, BUCKEYE, AZ 85396 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 866-539-4173 Login to: www.Servicelinkauction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1009156-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1009156-AB Dated: 4/17/2025 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/17/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument . I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247985 5/23/2025 5/30/2025 6/6/2025 6/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3920180#

Notice of Trustee's Sale Recorded on: 4/11/2025 TS No.: AZ-25-1009637-SH Order No. : FIN-25002121 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/16/2022 and recorded 4/27/2022 as Instrument No. 20220368153 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/24/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 67, of Vistancia Village D Parcel D3B, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1309 of Maps, Page 28. Purported Street Address: 11554 W LONE TREE TRL, PEORIA, AZ 85383 Tax Parcel Number: 510-10-334 Original Principal Balance: \$560,500.00 Name and Address of Current Beneficiary: Onslow Bay Financial LLC C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Christopher M Soltau and Ashlie J Soltau, husband and wife 11554 W Lone Tree Trl, Peoria, AZ 85383 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1009637-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1009637-SH Dated: 4/11/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/11/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247872 5/16/2025 5/23/2025 5/30/2025 6/6/2025 5/16, 5/23, 5/30, 6/6/25

RR-3917994#

Notice of Trustee's Sale Recorded on: 4/11/2025 TS No.: AZ-25-1008311-SH Order No. : 250077358-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/13/2007 and recorded 7/30/2007 as Instrument No. 20070856056 and modified as per Modification Agreement recorded 3/26/2013 as Instrument No. 20130273008 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 7/22/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 151, OF STETSON VALLEY PARCEL 18-19-24-25-26, A SUBDIVISION RECORDED IN BOOK 79 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5610 W ANDREA DR, PHOENIX, AZ 85083 Tax Parcel Number: 201-41-531 8 Original Principal Balance: \$376,952.00 Name and Address of Current Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): IVAN IVANOV A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 4161 W WERTHERSFIELD RD, PHOENIX, AZ 85029 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1008311-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1008311-SH Dated: 4/11/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/11/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0247871 5/16/2025 5/23/2025 5/30/2025 6/6/2025 5/16, 5/23, 5/30, 6/6/25

RR-3917993#

TS No. 2025-00077-AZ-REV NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 11/01/2021 and recorded on 11/12/2021 as Instrument No. 20211212841 in the official records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/01/2025 at 12:00 PM of said day: Legal Description: The East 83.11 feet of the West 166.23 feet of Tract G, of Steffey's County Line Subdivision, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 58 of Maps, Page 7; Except the North 200 feet thereof. Purported Street Address: 11246 E BROADWAY RD, MESA, AZ 85208 Tax Parcel Number: 220-68-067C Original Principal Balance: \$ 427,500.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : WALTER D CROWDER, AN UMARRIED MAN AND JEANETTE RUPP, AN UNMAARIED WOMAN AS JOINT TENANTS WITH RIGHT SURVIVORSHIP 11246 E BROADWAY RD, MESA, AZ 85208 Name, Address and Telephone Number of Trustee : Western Progressive - Arizona, Inc.: 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.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 TEXAS COUNTY OF EL PASO On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. \_\_\_\_\_

NOTARY PUBLIC  
523, 5/30, 6/6, 6/13/25

RR-3913056#