

Public Notices • Public Notices

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CITY OF PHOENIX

City of Phoenix Board of Adjustment, Notice of Public Hearing. Notice is hereby given that the City of Phoenix Board of Adjustment will hold a hearing open to the public on Thursday, July 3, 2025 at 12:00 p.m. The meeting will be held virtually and in-person in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona. To participate, see instructions on the agenda available on the Public Meeting Notices website: <https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices.html> **District 1:** Application: **ZA-868-24-1**; Request: **1)** Variance to allow an over height fence (16 feet) within the required side yard setback (north). Maximum 6 feet permitted. **2)** Variance to allow an over height fence (16 feet) within the required rear yard setback (west). Maximum 6 feet permitted. Location: 23428 North 64th Avenue. Existing Zoning: **ZA-235-25-4**; Request: **1)** Variance to reduce the canal side (northeast) building setback to 10 feet. An average of 20 feet is required, minimum of 15 permitted for up to 50 percent, including projections. **2)** Variance to reduce the canal side (northeast) landscape setback to 5 feet and 342 square feet of landscape area. A minimum of 15 feet setback and 1,024 square feet of landscape area are required. **3)** Variance to reduce the front parking lot setback to 10 feet. An average of 25 feet is required, minimum of 20 permitted for up to 50 percent, including projections. **4)** Variance to reduce the front parking lot landscape setback to 10 feet. An average of 25 feet is required, minimum of 20 permitted for up to 50 percent, including projections. **5)** Variance to reduce the rear building setback (north) to 10 feet. An minimum of 25 feet is required. **6)** Variance to reduce the parking lot landscape area to 5 percent. A minimum of 10 percent is required. Location: 2922 East McDowell Road. Existing Zoning: **C-3**. **District 6:** Application: **ZA-140-25-6 (SIGN) (Auto-Continued from June 5, 2025)**; Request: Use permit to rebuild a nonconforming off-premise sign not requesting a digital. Use permit required. Location: 3929 East Indian School Road. Existing Zoning: **C-2**. Application: **ZA-155-25-6 (SIGN) (Auto-Continued from June 5,**

2025); Request: Use permit to rebuild a nonconforming off-premise sign not requesting a digital. Use permit required. Location: 3950 East Indian School Road. Existing Zoning: **C-2**. At said hearing, citizens in interest shall have an opportunity to be heard. Tricia Gomes, Deputy Director, Planning and Development Department; Jeff Barton, City Manager by: Tricia Gomes, Deputy Director, Planning and Development Department. To request a reasonable accommodation, please contact Saneeya Mir at 602-686-6461 or saneeya.mir@phoenix.gov, TTY: Use 7-1-1. 6/13/25

RR-3935642#

CIVIL

SUMMONS NO. CV2025-019380
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
AMONE AMALANI and FREDRICKA AMALANI
Plaintiff
v.
WESTERN FEDERAL FUNDING, a Nevada limited liability company; CAPITAL LENDING & INVESTMENTS, INC., a corporation; JOHN DOES 1-X and JANE DOES 1-X, spouses; BLACK CORPORATION I thru X
Defendants.
THE STATE OF ARIZONA TO: CAPITAL LENDING & INVESTMENT, a corporation
WESTERN FEDERAL FUNDING, a Nevada limited liability company; YOU ARE HEREBY SUMMONED and required to appear and defend within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service, by registered or certified mail, or by publication -- you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration complete 30 days after the date of first publication. Direct service is complete when made. Serving upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4; ARS 20-222, 28-502, 28-503.
YOU ARE HEREBY NOTIFIED that in

case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint. YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, 222 E. Javelina, Mesa, AZ 85210, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiffs. RCP 10(d); ARS 12-311; RCP 5.
Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by parties at least 3 judicial days in advance of a scheduled court proceeding.
The name and address of the Plaintiff is set forth above.
SIGNED AND SEALED THIS DATE: JUN 3 2025

By: /s/illegal
DEPUTY CLERK
A copy of the Summons and Complaint may be obtained by contacting Plaintiffs, AMONE AMALANI and FREDRICKA AMALANI 1334 W. Linda Lane Chandler, AZ 84224 or from the Clerk of the Superior Court. 6/13, 6/20, 6/27, 7/2/25

RR-3937593#

SUMMONS CASE NO. CC2025-098901RC
DREAMY DRAW JUSTICE COURT, MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
ANGELA M WINNER AND DOE WINNER, a married couple,
Defendants.
THE STATE OF ARIZONA TO: Angela M Winner And Doe Winner 17222 N. Central Ave Apt 218 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.azturboocourt.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: APR 29 2025

/s/Ashley Fitzgibbons
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS

WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 6/13, 6/20, 6/27, 7/2/25

RR-3937585#

SUMMONS CASE NUMBER: CV2025-007283
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
THIAGO AZEREDO
Name of Plaintiff
AND
DAVID JOHN SIMON, 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: DAVID JOHN SIMON

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 26, 2025
JEFF FINE
Clerk of Superior Court
By: 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, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442. 6/13, 6/20, 6/27, 7/2/25

RR-3937584#

SUMMONS CASE NUMBER: CV2025-007283
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
THIAGO AZEREDO
Name of Plaintiff
AND
DAVID JOHN SIMON, 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 SIMON
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 26, 2025
JEFF FINE
Clerk of Superior Court
By: 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, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442. 6/13, 6/20, 6/27, 7/2/25

SUMMONS CASE NO. CC2025-073054RC
DREAMY DRAW JUSTICE COURT, MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032
A SPEEDY CASH CAR TITLE LOANS, LLC.
Plaintiff,
vs.
BENJAMIN WILLOUGHBY AND DOE WILLOUGHBY, a married couple,

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

Defendants.
THE STATE OF ARIZONA TO:
Benjamin Willoughby
And Doe Willoughby
11615 N 16th St
Phoenix, AZ 85020

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

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

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

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

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

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

Date: 4/4/25

/s/Gerald A. Williams
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/13, 6/20, 6/27, 7/2/25

RR-3937577#

SUMMONS
CASE NO. CC2025-073075RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
KEVIN S BURKEEN AND DOE BURKEEN, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Kevin S Burkeen And Doe Burkeen
1107 E Mission Ln
Phoenix, AZ 85020

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

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

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

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

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

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

Date: MAR 27 2025

/s/Ashley Fitzgibbons
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/13, 6/20, 6/27, 7/2/25

RR-3937579#

SUMMONS
CASE NO. CC2025078541RC
NORTH VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise, AZ 85374

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
TAYLOR RAYN ELLIOTT AND DOE ELLIOTT, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Taylor Ryan Elliott And Doe Elliott
6602 W Mission Ln
Glendale, AZ 85302

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

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

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

4. Your answer must be in writing. (a)

You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.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: 4/4/25

/s/Gerald A. Williams
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/13, 6/20, 6/27, 7/2/25

RR-3937577#

SUMMONS
CASE NO. CC2025-073075RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
KEVIN S BURKEEN AND DOE BURKEEN, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Kevin S Burkeen And Doe Burkeen
1107 E Mission Ln
Phoenix, AZ 85020

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

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

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

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

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

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

Date: MAR 27 2025

/s/Ashley Fitzgibbons
Justice of the Peace

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

PROCEEDING.

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/13, 6/20, 6/27, 7/2/25

RR-3937576#

SUMMONS
CASE NO. CC2025073774RC
ARCADIA BILTMORE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
ELYSSA RITA LOPEZ AND DOE LOPEZ, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Elyssa Rita Lopez And Doe Lopez
3815 N 16th Street, #1233
Phoenix, AZ 85016

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

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

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

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

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

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

Date: 3/28/25

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/13, 6/20, 6/27, 7/2/25

RR-3937574#

SUMMONS
CASE NUMBER: CV2025-011744
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
C.A.G. Acceptance, LLC
Name of Plaintiff
AND
Desiree Felice Antonio, 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:
Desiree Felice Antonio

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

2. If you do not want a judgment or order entered against you without your

input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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 02, 2025

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

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

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

6/13, 6/20, 6/27, 7/2/25

RR-3937566#

SUMMONS
CASE NO. CC2025057203RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA COUNTRY MEADOWS PRECINCT
10420 W. VAN BUREN ST. SUITE 100
AVONDALE AZ 85323
Alhambra Credit Union,

Plaintiff,

vs.
Dennis Hernandez and Jane Doe t/n Paloma Preciado, a married couple, Defendant(s).

THE STATE OF ARIZONA TO:
Dennis Hernandez and Jane Doe t/n Paloma Preciado, a married couple
Last known address:
Dennis Hernandez
12542 W Medlock Dr
Litchfield Park, AZ 85340
Paloma Preciado
12542 W Medlock Dr
Litchfield Park, AZ 85340

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

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

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

3. This court is located at (physical address): 10420 W. VAN BUREN ST. SUITE 100 AVONDALE AZ 85323 Phone No: (602)372-8000

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

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

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

Date: 3/12/25

/s/Illegible
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED 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
6/13, 6/20, 6/27, 7/2/25

RR-3937564#

SUMMONS
CASE NO. CC2025-015273RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA DESERT RIDGE PRECINCT
18380 N. 40TH ST. PHOENIX AZ 85032
OneAZ Credit Union,

Plaintiff,

vs.
Brendan J Galindo and John/Jane Doe, a married couple, Defendant(s).

THE STATE OF ARIZONA TO:
Brendan J Galindo and John/Jane Doe, a married couple
Last known address:
Brendan J Galindo and John/Jane Doe
7340 E Legacy Blvd #F3004
Scottsdale, AZ 85255

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 ST. PHOENIX AZ 85032 Phone No: (602)327-7100

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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.azturbo-court.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: 1-21-25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com 6/13, 6/20, 6/27, 7/2/25

RR-3936254#

SUMMONS
CASE NUMBER: CV2025-001504
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Canvas Credit Union
Name of Plaintiff
AND
Yasin Muhammad, 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: Yasin Muhammad
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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 13, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO Box 25287, Tempe, AZ 85285, (480)551-2173. 6/13, 6/20, 6/27, 7/2/25

RR-3936249#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22548
Related to Case JD44238
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of: SEQUOIA MARIE FISHBACK
d.o.b. 10/09/2022
Person under 18 years of age.
TO: LEVI BRANDON FISHBACK and john doe, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 14th day of August 14th, 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 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 Gloria Clayton and may be reached by telephone at (480) 454-2932.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED This 28th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfaz
ILANA ZORFAS
Assistant Attorney General
6/13, 6/20, 6/27, 7/2/25

RR-3936116#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536435
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of: DAENERYS MORENO
d.o.b. 09/15/2022
Person under 18 years of age.
TO: JOE MORENO-OSTOS, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 8th day of September, 2025 at 8:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ANNA JACOB, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Johnna McCune and may be reached by telephone at (480) 670-1903.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the

hearing be closed to the public. DATED This 9th day of June, 2025.
KRISTIN K. MAYES
Attorney General
ANNA JACOB
Assistant Attorney General
6/13, 6/20, 6/27, 7/2/25

RR-3936108#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN
NO. JD39908 SUPP
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of: KIRELL TYRONE ECHOLES, JR.
d.o.b. 08/15/2020
KALANI IMANI PAMELLA LÉ DENG
d.o.b. 10/27/2017
YOANE NAZ DENG
d.o.b. 02/11/2025
Person(s) under 18 years of age.
TO: KENSASHA ZAIRE DENG, and RONTRELL ECHOLES, parents and/or guardians of the above-named children.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 2nd day of September, 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 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: TOMAS B. MOLINA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Catherine Parr-Balcom and may be reached by telephone at (602) 774-9705.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED This 6th day of June, 2025.
KRISTIN K. MAYES
Attorney General
TOMAS B. MOLINA
Assistant Attorney General
6/13, 6/20, 6/27, 7/2/25

RR-3936102#

SUMMONS
CASE NUMBER: CV2025-010128
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Vincent Rodriguez
Name of Plaintiff
AND
Jose Serrato Ramirez, 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: Jose Serrato Ramirez
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/> efilinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. 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: D. ARAUJO
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Devin Gates at Viking Law Group, 4643 N. 24th Street, Phoenix, AZ 85016, (602)698-8900. 6/13, 6/20, 6/27, 7/2/25

RR-3935365#

SUMMONS
CASE NUMBER: CV2025-010128
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Vincent Rodriguez
Name of Plaintiff
AND
Jose Serrato Ramirez, 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: Eduardo Serrano Ramirez
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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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#

SUMMONS
CASE NUMBER: CV2024-033408
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Canvas Credit Union
Name of Plaintiff
AND
Aurelio Michael Alfonso, 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: Aurelio Michael Alfonso

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: November 20, 2024
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, 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-3934272#

SUMMONS
CASE NO. CC2025022148RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA MCDOWELL MOUNTAIN
PRECINCT
18380 N. 40TH ST PHOENIX AZ 85032
Arizona Financial Credit Union fka
Arizona Federal Credit Union,
Plaintiff,
vs.
Taulant Buxhovi and John/Jane Doe, a
married couple,
Defendant(s).

THE STATE OF ARIZONA TO:
Taulant Buxhovi and John/
Jane Doe, a married couple
Last known address:
Taulant Buxhovi and John/Jane Doe
15509 N Scottsdale Rd #3010
Scottsdale, AZ 85254

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 ST PHOENIX AZ 85032 Phone No: (602)372-7000
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.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: 1/28/2025

/s/Michele Reagan
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED PROCEEDING. REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING THE INTERPRETER AND/OR TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
6/6, 6/13, 6/20, 6/27/25

RR-3934271#

SUMMONS
CASE NO. CC2025029157RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA MCDOWELL MOUNTAIN
PRECINCT
18380 N. 40TH ST PHOENIX AZ 85032
C.A.G. Acceptance, LLC,
Plaintiff,
vs.
Jess Alan Lawless and John/Jane Doe, a
married couple,
Defendant(s).

THE STATE OF ARIZONA TO:
Jess Alan Lawless and John/
Jane Doe, a married couple
Last known address:
Jess Alan Lawless and John/Jane Doe
31 Sunset St
Ruth, NV 89319

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 ST PHOENIX AZ 85032 Phone No: (602)372-7000
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.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/5/2025

/s/Michele Reagan
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED PROCEEDING. REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING THE INTERPRETER AND/OR TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
6/6, 6/13, 6/20, 6/27/25

RR-3934269#

FROM THE STATE OF ARIZONA TO:
Florence Metogninou

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: M. OWEN
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, 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-3934268#

SUMMONS
CASE NO. CC2025039658RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA WEST MESA PRECINCT
222 E JAVELINA AVE, SUITE D MESA
AZ 85210
C.A.G. Acceptance, LLC,
Plaintiff,
vs.
Jacob Riley Richardson and John/Jane
Doe, a married couple,
Defendant(s).

THE STATE OF ARIZONA TO:
Jacob Riley Richardson and John/
Jane Doe, a married couple
Last known address:
Jacob Riley Richardson
and John/Jane Doe
2343 W Main St #1072
Mesa, AZ 85201

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

in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 222 E JAVELINA AVE, SUITE D MESA AZ 85210 Phone No: (480)964-2958
4. Your answer must be in writing. (a) You may obtain an answer from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/18/25

/s/Illegible
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED PROCEEDING. REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING THE INTERPRETER AND/OR TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
6/6, 6/13, 6/20, 6/27/25

RR-3934266#

SUMMONS
CASE NUMBER: CV2024-032159
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

OneAZ Credit Union
Name of Plaintiff
AND
Frank Nickens, 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: Frank Nickens

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

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PUBLIC NOTICES

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

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

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

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

SIGNED AND SEALED this Date: November 11, 2024

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-3934103#

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, 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, 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. ARAUJO

Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Robert Weeks, at Zwillingger Wulkan PLC, 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. JS22538

Related to Case JD40687 SUPP

(Honorable Gregory Como)

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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:

AVAMIRI 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,

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 6th 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-3933366#

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 Zorfass
ILANA ZORFAS
Assistant Attorney General
6/6, 6/13, 6/20, 6/27/25

RR-3933331#

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 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 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-3933209#

SUMMONS

CASE NUMBER: CV2024-036678 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

GIAMMARCO LAW OFFICE, PLLC

Name of Plaintiff
AND

KATHRYN MARIE LYTTLE, 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 LYTTLE, 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 in advance of your scheduled court date.

SIGNED AND SEALED this Date:

DECEMBER 17, 2024

JEFF FINE

Clerk of Superior Court

By: M. SILDANA

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. 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 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:

MERCEDEZ 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
Attorney General
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
DEMI ELIANNIE 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. C007AG, 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 Publication 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:
MAYLLANII 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. C051AG, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 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 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 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: 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

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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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
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 CANIDATE AND DOE CANIDATE, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Jenaya Canidate And Doe Canidate
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
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 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.
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: APR 16 2025

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
5/30, 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.
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 13 2025

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

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

RR-3931913#

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

The Paideia Academis, Inc.
Name of Plaintiff
AND
Suprema Cooper, et al. & Doe Spouse Cooper

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: 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/e-filinginformation>. 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 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://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Warren W Nikolaus, at Maxwell & Morgan, 4854 East Baseline Road Suite 104, Mesa, AZ 85206, (480)833-1001.

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

RR-3931905#

SUMMONS
CASE NO. CC2025025670RC
DESERT 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/>

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

under the "Public Services" tab. (b) You may visit <http://www.azturboecourt.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/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 5/30, 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/la 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 "Citatorio" se hace entrega de una copia de la demanda y de otros documentos del tribunal.)
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" in writing with the court, and pay the filing fee. Also, the other party may be granted their request to the court if you do not file an "Answer" or "Response," or show up in court. To file your "Answer" or "Response" take, or send, it to the:
(Si usted no desea que se dicte un fallo o una orden en su contra sin su participación, usted deberá someter una "Contestación" o una "Respuesta" por escrito al tribunal y pagar la 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
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, 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. (Si este "Citatorio" 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) DIAS 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) DIAS CALENDARIO a partir de la fecha en que fue presentada ante el Secretario del tribunal superior. Si este "Citatorio" 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) DIAS 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 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 Peticionante en la dirección que aparece en la parte superior de este documento o por medio del Secretario del Tribunal Superior en el centro de servicio al cliente:)
601 West Jackson Street, Phoenix, Arizona 85003
18380 North 40th Street, Phoenix, Arizona 85032
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 asignada 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-3931088#

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 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-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 a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. SIGNED AND SEALED this Date: April 18, 2025
JEFF FINE
Clerk of Superior Court
By: C. MCWHORTER
Deputy Clerk
Requests for an interpreter for persons

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 Avenue, Tucson, Arizona 85701 Ph: (602) 952-6925 x1700 blg@azhualaw.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 1-10; 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. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED This Date: February 26, 2025
JEFF FINE
Clerk of Superior Court
By: 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. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED This Date: FEBRUARY 26, 2025
JEFF FINE
Clerk of Superior Court
By: 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 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 JS521169
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/bazmc-juj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533. Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
5/30, 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#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

**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, 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-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.
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. 07/15/2022
KOA KENZO SANCHEZ
d.o.b. 10/11/2023
Person(s) under 18 years of age.

TO: EDDIE JAMES GORDON
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 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 Damon Lemieux and may be reached by telephone at (602) 774-5946.

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 22nd day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfas
ILANA ZORFAS
Assistant Attorney General
5/30, 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 be
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, 18380 North 40th Street, Phoenix, Arizona 85032
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

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PUBLIC NOTICES

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 jgadams@swlaw.com ssingh@swlaw.com

8. Requests for reasonable accommodations for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding. 9. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten judicial days in advance of a scheduled court proceeding. SIGNED AND SEALED this date MAY 16 2025, 2025. JEFF FINE, CLERK CLERK OF THE SUPERIOR COURT BY /s/ Diaz Deputy Clerk A copy of the Summons and Complaint may be obtained by contacting Surprise's attorneys specified above or the Clerk of the Superior Court. 5/23, 5/30, 6/6, 6/13/25

RR-3929378#

SUMMONS
CASE NO. 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 Sippal and John/Jane Doe, a married couple, Defendant(s).

THE STATE OF ARIZONA TO:
Cheree R Sippal and John/Jane Doe, a married couple Last known address: Cheree R Sippal 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 form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

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

Date: FEB 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@makcollections.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.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: 5/7/25

/s/illegible
Justice of the Peace

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

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

RR-3929353#

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

In the matter of:
ELIAS LEE KNIGHT SANDERS d.o.b. 03/03/2021
Person under 18 years of age.
TO: ALEXIS RASHAWN SANDERS and TJ LANARDO BAYLISS, parents and/or guardians of the above-named child.
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 July 30, 2025, at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BART T. GARBUTT, Office of the Attorney General, CFP/ISS, 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. GARBUTT
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3929341#

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

Canvas Credit Union
Name of Plaintiff
AND
Alec David Hepola, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Alec David Hepola

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

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

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

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

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

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

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

SIGNED AND SEALED This Date: January 15, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO Box 25287, Tempe, AZ 85285, (480)551-2173.
5/23, 5/30, 6/6, 6/13/25

RR-3929335#

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

In the Matter of:
VICTORIA VARGAS d.o.b. 02/18/2012
VALERIE REYNA VARGAS d.o.b. 10/17/2013
VIVIANA JOANA VARGAS d.o.b. 10/01/2017
VALENTINO MANUEL VARGAS d.o.b. 01/28/2022
DAMON XANDER LOPEZ d.o.b. 03/21/2024
DAMONI MARIE LOPEZ d.o.b. 03/24/2025

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

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

2. The Court has set an Initial hearing on the 6th day of August, 2025 at 10:00 a.m., at Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, AZ 85210, call-in number 917-781-4590, conference ID 194 729 321 #, before the Honorable 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Carolyn Olson and may be reached by telephone at (602) 771-9994.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 19th day of May, 2025. KRISTIN K. MAYES
Attorney General
/s/ Joseph E. Dwyer
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3929283#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD37771 R**
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

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

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the 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
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 HARCOURT
d.o.b. 06/19/2024
Person under 18 years of age.
TO: WHITNEY JOY SMITH A.K.A. WHITNEY JOBIN, and SCOTT WILLIAM ANTHONY JOBIN, parents and/or
guardians of the above-named child.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court. 2. The Court has set a publication hearing on the 7th day of July, 2025 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court. 4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the

Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Annie Wood and may be reached by telephone at (623) 715-2222.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 19th day of May, 2025. KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3929119#

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

In the Matter of:
KAMIYA SAMONII SPRINGS
d.o.b. 05/29/2012
Person under 18 years of age.
TO: SEQUOIA CAMEAO CALLOWAY,
and IZALAH 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 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
HALEIGH 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. Tibbudeau
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 SAMJAIRAH 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.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 16th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
5/23, 5/30, 6/6, 6/13/25

RR-3928576#

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

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

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

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

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

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

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

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PUBLIC NOTICES

FAX 602-417-9910

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#

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:

1. 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.

2. IDEM SONANS & LEGAL CLASSIFICATION

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.

3. CORRECTION & AFFIRMATION

9. 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#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING FRIDAY, JULY 18, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 017 YV 252 F0758 01C PROJECT NO 017-A(264)T TERMINI CORDES JCT-FLAGSTAFF HIGHWAY (I-17) LOCATION SUNSET POINT - SR 69 The amount programmed for this contract is \$10,000,000. The location and description of the proposed work are as follows: The proposed project is

located The proposed project is located in Yavapai County on I-17, from Milepost (MP) 252 to MP 262, south of the City of Flagstaff. The work consists of pavement rehabilitation. The work includes milling asphalt concrete and repaving with Stone Matrix Asphalt (SMA) of travel lanes, removing and replacing guard rails, pavement marking, seeding and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/13, 6/20/25

RR-3937594#

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 57 feet on a 152.4-foot self-support lattice telecommunications tower at the approx. vicinity of 4606 West Hadley Street, Phoenix, Maricopa County, AZ 85043. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Caitlyn Mosher, c.mosher@trileaf.com, 2121 West Chandler Boulevard, Suite 108, Chandler, AZ 85224, 480-850-0575.

6/13/25

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(231)T 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, gutter, 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#

MARICOPA COUNTY

REQUEST FOR QUALIFICATIONS (RFQ) 2025-001. The Town of Carefree, Arizona welcomes Statements of Qualifications (SOQ) from qualified providers of engineering and land surveying services including but not limited to environmental compliance, field inspection, project scheduling, cost estimating, design and review of flood control, erosion control, and slope stabilization projects, geotechnical investigations, traffic engineering, structural design, stormwater compliance (NPDES and MS4), and related as-needed support. Solicitation documents and any addenda are available on the Town's website: <https://www.carefree.org/page/employment>. Submittals will be received by email to C.J. DiMaggio, P.E. (engineer@carefree.org) no later than 4:00 P.M. MST on Friday, July 18, 2025.

6/13/25

RR-3936278#

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

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

RR-3927041#

PROBATE

NOTICE TO CREDITORS
(For Publication)

LISA SAMUEL TRUST DATED NOVEMBER 30, 2001, AS FULLY AMENDED AND RESTATED ("THE TRUST")

NOTICE IS HEREBY GIVEN THAT JUDY KAUFFMAN IS the current Trustee of the Trust. The Trust was created by LISA SAMUEL as Settlor and Trustee. LISA SAMUEL died on May 3, 2025.

All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to JUDY KAUFFMAN, Trustee, c/o Brauss Cathie Krusel PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255.

This Notice to Creditors is made pursuant to A.R.S. § 14-6103.

Dated: June 9, 2025

/s/Judy Kauffman
JUDY KAUFFMAN, Trustee

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

RR-3937592#

NOTICE OF HEARING
NO. PB2025-002629
(Assigned to Commissioner Vanessa Smith)

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

In re the Matter of the Estates of:
June Jeanette Russi a/k/a June J. Russi, Decedent,

And
John C. Russi, Decedent

NOTICE IS GIVEN THAT June G. Taylor filed a SECOND AMENDED PETITION FOR FORMAL PROBATE OF WILLS AND APPOINTMENT OF PERSONAL REPRESENTATIVE

A(n) appearance hearing is set to consider the petition on the 9TH day of July, 2025, at 11:30 o'clock a.m., before the probate Commissioner, Vanessa Smith, Maricopa County Courthouse, located at 18340 N. 40th Street, Phoenix, Arizona. The Notice of Initial Hearing is hereby attached to include Court Connect Information.

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. If you object to any part of the petition or motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three (3) judicial days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing.

RESPECTFULLY SUBMITTED this 9th day of June, 2025.

BELLAH LAW
/s/Richard Andre Bachand
Attorneys for Petitioner

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

CASE NO. PB2025-002629
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of:
JUNE RUSSI, ET. AL.

WARNING

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

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

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

(2) you will not receive additional notices of court proceedings relating to

the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that JUNE G. TAYLOR has filed the following:
PETITION FOR FORMAL PROBATE OF WILLS AND APPOINTMENT OF PERSONAL REPRESENTATIVE

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, June 9, 2025 at 9:30 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 18380 N. 40TH STREET, PHOENIX, AZ 85032 - COURTROOM E-109
TELEPHONE NO: (602) 506-6086

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

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing 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>

6/13, 6/16, 6/18/25

RR-3937590#

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

CASE NO. PB2005-001106
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of
JOHN SULLIVAN

WARNING

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

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

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

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

1. Notice is given that DEBRA L. GRAULICH has filed the following:

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

PETITION FOR FORMAL PROBATE
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 9:45 AM
JUDICIAL OFFICER: Commissioner Sarah Selzer
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108
TELEPHONE NO: (602) 372-0756
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/bazmc-pbc01](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/bazmc-pbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/13, 6/16, 6/18/25

RR-3937573#

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

CASE NO. PB2025-003924
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
ROBERT WOLYN

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 AGNIESZKA HANNA WOLYN has filed the following: PETITION FOR FORMAL PROBATE 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 7, 2025 at 10:00 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](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/bazmc-pbj01](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#: 818 562 090#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/13, 6/16, 6/18/25

RR-3937572#

NOTICE TO CREDITORS
CASE NO. PB2025-004101
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of
BARRY J. BENSON,

Deceased.

NOTICE IS HEREBY GIVEN that Christina Lynn Borden has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o C. Kyle Brown, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255. Dated: June 5, 2025.

/s/Christina Lynn Borden
750 Tabor Street #45
Lakewood, Colorado 80401
BROWN & HOBKIRK, PLLC

By /s/C. Kyle Brown
17015 N. Scottsdale Road, Suite 335
Scottsdale, Arizona 85255
(480) 685-4036
Attorney for Personal Representative
6/13, 6/20, 6/27/25

RR-3937567#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT APPOINTMENT OF
CONSERVATOR FOR A MINOR
CASE NO. PB2022-090337
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
CARRIE LYNN HERP

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 HERP has filed the following:
PETITION FOR PERMANENT APPOINTMENT OF CONSERVATOR FOR A MINOR

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

DATE and TIME: Wednesday, July 23, 2025 at 9:15 AM
JUDICIAL OFFICER: Commissioner Janette Corral

PLACE: 222 E. JAVELINA AVENUE, MESA, AZ 85210 - COURTROOM 302
TELEPHONE NO: (602) 372-0425
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/bazmc-pcc10](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/bazmc-pcc10](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 728 539 63#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/13, 6/16, 6/18/25

RR-3937565#

NOTICE TO CREDITORS
(For Publication)

Warner A. Uchison Living Trust dated December 28, 2007

NOTICE IS HEREBY GIVEN that Laura M. Goodman is the Successor Trustee of the Warner A. Uchison Living Trust dated December 28, 2007 (the "Trust"). The Trust was created by Warner A. Uchison who died on April 11, 2025.

All persons having claims against Warner A. Uchison and/or the Trust are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred pursuant to A.R.S. § 14-6103. Claims must be presented by delivering or mailing a written statement of the claim to Laura M. Goodman, c/o Fountain Hills Law Firm, PO Box 19565, Fountain Hills, AZ 85269.

Dated 6-9-25
/s/Laura M. Goodman Successor Trustee
6/13, 6/20, 6/27/25

RR-3936311#

NOTICE TO CREDITORS

(For Publication)

Estate of Warner A. Uchison
NOTICE IS HEREBY GIVEN that Laura M. Goodman is the Personal Representative of the Estate of Warner A. Uchison.

All persons having claims against the Estate of Warner A. Uchison are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred pursuant to A.R.S. §14-6103. Claims must be presented by delivering or mailing a written statement of the claim to Laura M. Goodman, c/o Fountain Hills Law Firm, PO Box 19565, Fountain Hills, AZ 85269.

Dated: 6-9-25

/s/Laura M. Goodman, Personal Representative

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

RR-3936308#

NOTICE TO CREDITORS

CASE NO. PB2025-001942
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:

SANDRA JANE WEBSTER,

Deceased.

NOTICE IS GIVEN that Larry George 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's attorney at 1060 S. Hazel Ct. Gilbert, AZ 85296.

DATED: 6-5-2025

/s/Larry George
522 West Flaxen Drive
Oro Valley, AZ 85755

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

RR-3936299#

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR: 1) APPROVAL OF FINAL ACCOUNT OF CONSERVATOR, 2) APPROVAL OF ATTORNEYS' FEES AND EXPENSES, 3) APPROVAL OF CONSERVATOR'S FEES, 4) DIRECTING DISTRIBUTION 5) TERMINATION OF CONSERVATORSHIP, AND 6) EXONERATION OF BOND

NÚMERO DE CASO PB2022-003905
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESSIONES

En el asunto de:

MARIA CABELLERO

ADVERTENCIA

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

Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia. O usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso.

Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:

- (1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y
- (2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.

1. Se avisa que COMPASS FIDUCIARY GROUP ha interpuesto lo siguiente: PETITION FOR: 1) APPROVAL OF FINAL ACCOUNT OF CONSERVATOR, 2) APPROVAL OF ATTORNEYS' FEES AND EXPENSES, 3) APPROVAL OF CONSERVATOR'S FEES, 4) DIRECTING DISTRIBUTION 5) TERMINATION OF CONSERVATORSHIP, AND 6) EXONERATION OF BOND

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

FECHA: miércoles, 06 de agosto de 2025 HORA: 8:30 AM

FUNCIONARIO JUDICIAL: el juez

comisionado Jeffrey Altieri
UBICACION: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

NUM. DE TELEFONO: (602) 506-3381
De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado.

A menos que el funcionario judicial arriba indicado ordene lo contrario, el Peticionante (y si el Peticionante está siendo representado, el abogado del Peticionante) no está obligado a asistir a esta audiencia inicial. Así mismo para cualquier persona con algún interés que no se oponga al remedio solicitado en el Pedimento, no será necesaria su comparecencia en la Audiencia Inicial. Sin embargo, cualquier persona interesada que sí se oponga al remedio solicitado en el Pedimento deberá YA SEA interponer una respuesta por escrito en el juzgado a más tardar siete (7) días naturales antes de la Audiencia Inicial. O dicha persona o su abogado deberá comparecer a la Audiencia Inicial YA SEA en persona compareciendo a la sala indicada en la parte superior a la hora de la Audiencia Inicial O virtualmente a través de Court Connect, como se describe en la Sección 3 a continuación. Cualquier persona interesada que planea asistir virtualmente a la Audiencia Inicial, debe llamar a la sala del Funcionario Judicial asignado, al número de teléfono indicado arriba unos minutos antes de la hora fijada para la Audiencia Inicial.

Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o asiste a la audiencia: (1) el juez podrá conceder el remedio solicitado en el pedimento sin necesidad de ninguna otra diligencia, y (2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que interponga una Solicitud de Aviso, según lo expuesto en el Título 14 de las Leyes Vigentes de Arizona.

3. COURT CONNECT y MICROSOFT TEAMS

Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web [tinyurl.com/bazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:

Ir a este enlace: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga [tinyurl.com/bazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) en la barra de direcciones del navegador unos minutos antes del comienzo de la Vista Inicial. Tenga en cuenta que no podrá acceder a todas las herramientas si decide usar el navegador en lugar de la aplicación Microsoft Teams.

Si no cuenta con un dispositivo con cámara, puede asistir a la Vista Inicial por teléfono, marcando estos números: Teléfono de la sala de audiencia: 1-917-781-4590
Código de conferencia para la sala de audiencia: 880 692 825 #

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

<https://superiorcourt.maricopa.gov/court-connect>
6/13, 6/16, 6/18/25

RR-3936286#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR: 1) APPROVAL OF FINAL ACCOUNT OF CONSERVATOR, 2) APPROVAL OF ATTORNEYS' FEES AND EXPENSES, 3) APPROVAL OF CONSERVATOR'S FEES, 4) DIRECTING DISTRIBUTION 5) TERMINATION OF CONSERVATORSHIP, AND 6) EXONERATION OF BOND

CASE NO. PB2022-003905
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of:

MARIA CABELLERO

WARNING

This is a legal notice; your rights may

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 COMPASS FIDUCIARY GROUP has filed the following:

PETITION FOR: 1) APPROVAL OF FINAL ACCOUNT OF CONSERVATOR; 2) APPROVAL OF ATTORNEYS' FEES AND EXPENSES; 3) APPROVAL OF CONSERVATOR'S FEES; 4) DIRECTING DISTRIBUTION; 5) TERMINATION OF CONSERVATORSHIP; AND 6) EXONERATION OF BOND.

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

DATE and TIME: Wednesday, August 6, 2025 at 8:30 AM

JUDICIAL OFFICER: Commissioner Jeffrey Altieri

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

TELEPHONE NO: (602) 506-3381

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

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

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

(1) the court may grant the relief requested in the 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 <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the

Microsoft Teams application.

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

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/13, 6/16, 6/18/25

RR-3936283#

NOTICE TO CREDITORS

(For Publication)

ESTATE OF RICHARD ALAN CUMMINS Notice is given that Barbara Barber is the successor Trustee of Richard Alan Cummins Living Trust dated March 28, 2012. Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the estate of Richard Alan Cummins are required to present their claims within four (4) months after the date of the first publication of this notice, if notice is given as provided in A.R.S. § 14-6103 and 14-3801, or within sixty (60) days after mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at: Cholewka Law, 4365 E. Pecos Rd., Suite 104, Gilbert, AZ 85295. DATED: June 5 2025

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

STATE OF ARIZONA)

) ss.

County of Maricopa
SUBSCRIBED AND SWORN TO before me on June 5, 2025, by Becky Cholewka,

/s/Denise Demarco
Notary Public

CHOLEWKA LAW
By: /s/Becky Cholewka
6/13, 6/20, 6/27/25

RR-3936280#

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the successor Trustee of THE ROGER R. MILLER AND JANET L. MILLER REVOCABLE LIVING TRUST, dated August 9, 1999, which became irrevocable on May 22, 2025. All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the undersigned successor Trustee at: VICKI LANG

c/o Kevin Ganser
GANSER LAW OFFICES
8787 E Pinnacle Peak Rd.
Scottsdale, AZ 85255

DATED this 6th day of June, 2025.

THE ROGER R. MILLER AND JANET L. MILLER REVOCABLE LIVING TRUST,
dated August 9, 1999
By: /s/VICKI LANG
Successor Trustee

By: /s/Kevin Ganser
Attorney for VICKI LANG, as Successor Trustee of the Trust
6/13, 6/20, 6/27/25

RR-3936275#

NOTICE TO CREDITORS

THE JOAN M. LEANDER TRUST dated September 9, 2017

NOTICE IS HEREBY GIVEN that Joan M. Leander, died on May 9, 2025 and at the time of her death she was a resident of Maricopa County, Arizona. James G. Leander and Kathleen J. Rybowski are the acting successor Co-Trustees of The Joan M. Leander Trust dated September 9, 2017. No probate has or will be opened.

1. Deadline to Make Claims: All persons having claims against the decedent's estate or Trust are required to present their claims pursuant to A.R.S. Section §14-3803, subsection A, and A.R.S. Section §14-6103, subsection B, within four (4) months after the date of the first publication of this notice or the claims are forever barred as against the Trustee, the Trust, and its beneficiaries.

2. Notice of Claims: Claims must be presented by delivering or mailing a written statement of the claim to the above named Co-Trustees in c/o Ronald

G. Compton, Attorney at Law, Compton Law, P.C., 1423 S. Higley Rd., Suite 112, Mesa, AZ 85206.

DATED this 4th day of June, 2025.

Compton Law, P.C., by Ronald G. Compton, 1423 S. Higley Rd., Suite 112, Mesa, Arizona 85206, Attorney for CoTrustees.
6/13, 6/20, 6/27/25

RR-3936271#

NOTICE TO CREDITORS

NO. PB2025-002641
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estates of
DAVID A. CHANDLER, a.k.a. DAVID ARNOLD CHANDLER, a.k.a. DAVID CHANDLER,
and
VICKI L. CHANDLER, a.k.a. VICKI LOUISE CHANDLER, a.k.a. VICKI CHANDLER,

Deceased.

NOTICE IS HEREBY GIVEN that Jeffrey A. Chandler has been appointed Personal Representative of the Estate of Vicki L. Chandler. All persons having claims against the Estate of Vicki L. Chandler 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:

Jeffrey A. Chandler
c/o Lisa M. Castillo
Antonio Dominguez
DOMINGUEZ LAW FIRM, P.C.
2323 North Third Street, Suite 100
Phoenix, Arizona 85004
DATED this 4th day of June 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
6/13, 6/20, 6/27/25

RR-3936260#

Notice To Creditors/Sandra S. Blum/The

Sandra S. Blum Trust
Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 (480) 348-1590 firm@phoenixlawteam.com Emily B. Kile, Esq., #018819 Attorney for Emily Blum Kile, Trustee In the Matter of Sandra S. Blum and The Sandra S. Blum Trust Deceased. Notice To Creditors Notice is given that Sandra S. Blum died on or about May 10, 2025. All persons having claims against the estate of Sandra S. Blum of The Sandra S. Blum 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 Emily B. Kile, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261. Dated this 4th day of June, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261 6/13, 6/20, 6/27/25

RR-3936011#

Notice To Creditors By Publication/Robert

Michael Braden
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: james@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Robert Michael Braden, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave., Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

RR-3936010#

Notice To Creditors By Publication/Ingrid

Trichel
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Ingrid Trichel, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave., Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

RR-3936010#

Notice To Creditors By Publication/Ingrid

Trichel
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Ingrid Trichel, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave., Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Ingrid Trichel, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. Harowitz & Morrison, PLLC By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

RR-3936009#

Notice To Creditors By Publication/Lana

Rae Reiter
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Lana Rae Reiter, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. Harowitz & Morrison PLLC By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

RR-3936008#

Notice To Creditors By Publication/

Redmon Paul Craig
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: james@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of Redmon Paul Craig, Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E. Missouri Ave., Suite B269, Phoenix, AZ 85014. Dated this 4th day of June, 2025. By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/13, 6/20, 6/27/25

RR-3936007#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL CASE NUMBER: PB2025-002982
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:

June Harriet Howe
an Adult, deceased
NOTICE IS GIVEN THAT:

1. Personal Representative: Teresa Howe has been appointed Personal Representative of this Estate on 4/28/2025.

2. Deadline to make claims. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice, or if this Notice is received by mail or delivery, within 60 days of the mailing or delivery, whichever is later. If claims are not timely made, they will be forever barred.

3. Notice of claims: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 5818 Eberle St. Lakewood, CA 90713

4. Notice of appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

DATED: 5/15/2025

/s/Teresa Howe
Personal Representative
6/13, 6/20, 6/27/25

RR-3935838#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL CASE NUMBER: PB2025-004116
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of Charles Desmond Harris
an Adult, deceased
NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: Ricky Melvin Gentillalli has been appointed Personal Representative of this Estate on 5-22-2025.

Address: 3394 Morro Hill Road, Hemet, California 92345

2. DEADLINE TO MAKE CLAIMS: All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.

3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address listed above.

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

DATED: 6-7-2025

/s/Nathan Wente
Attorney for Personal Representative
6/13, 6/20, 6/27/25

RR-3935687#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT CASE NO. PB2019-000356 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of BALDOMERO SANCHEZ 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 CAMELIA RODRIGUEZ VICENTE BALDOMERO has filed the following: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT 2. COURT HEARING: An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, July 30, 2025 at 10:15 AM JUDICIAL OFFICER: Commissioner Jeffrey Altieri PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207 TELEPHONE NO: (602) 506-3381 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/bazmc-pbc03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the initial hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/bazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 880 692 825 # For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3935655#

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PUBLIC NOTICES

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT, OR A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18 CASE NO. PB2025-003752 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of YAIRETH CAMACHO 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 Darrell Johnson has filed the following: Application for formal probate of will and appointment of personal representative 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, August 12, 2025 at 11:00 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. 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://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the initial hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 680 692 825 # For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3935654#

NOTICE OF INITIAL HEARING REGARDING: APPLICATION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-001055 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of Barbara Gayle Johnson WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to

the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Darrell Johnson has filed the following: Application for formal probate of will and appointment of personal representative 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Tuesday, August 12, 2025 at 11:00 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. 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-pbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc04](https://www.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> 6/11, 6/13, 6/16/25

RR-3935632#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-000969 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of RICHARD AGUILAR 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 JOHN MICHAEL MENDEZ, II 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 10:30 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 the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc02](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> 6/13, 6/16, 6/18/25

RR-3935629#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-003741 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of MONIQUE FRANCO 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 CHARLES FASANO has filed the following: VERIFIED 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 22, 2025 at 9:00 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/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/13, 6/16, 6/18/25

RR-3935603#

NOTICE TO CREDITORS NO. PB2025-004171 ARIZONA SUPERIOR COURT MARICOPA COUNTY In the Matter of the Estate of JAMES W. HARRIS, Deceased. NOTICE IS HEREBY GIVEN THAT Matthew K. Stephen has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the later of (i) four months after the date of the first publication of this notice or (ii) sixty (60) days after the mailing or other delivery of this notice to such persons, 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 Michael J. Tucker, P.C., 2025 North Third Street, Suite B290, Phoenix, Arizona 85004.

DATED this 21st day of MAY, 2025. /s/Matthew K. Stephen MICHAEL J. TUCKER, P.C. By /s/Michael J. Tucker 2025 North Third Street, Suite B290 Phoenix, Arizona 85004 (602) 280-1500 Attorneys for Estate 6/13, 6/20, 6/27/25

RR-3935570#

NOTICE TO CREDITORS IN TRUST ADMINISTRATION NOT SUBJECT TO CONTINUING JUDICIAL SUPERVISION PURSUANT TO A.R.S. § 14-10604(A) In the Matter of the Trust and Estate of: GLORIENE J. CLUM NOTICE IS HEREBY GIVEN THAT Barbara J. Trollope has been appointed Successor Trustee and nominated Personal Representative of this Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against this Trust and Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Alexander R. Hartman, Esq., Pfarr & Rethore P.C., 5070 N. 40th St., Ste. 230, Phoenix, AZ 85018 DATED this 4th day of June, 2025 /s/Barbara J. Trollope, Trustee By Alexander R. Hartman, Counsel for Trustee c/o Pfarr & Rethore, P.C. 5070 N 40th St., Ste. 230 Phoenix, AZ 85018 BY: /s/Alexander R. Hartman, Esq. PFARR & RETHORE P.C. 5070 N 40th St., Ste. 230 Phoenix, AZ 85018 Attorneys for Trustee 6/13, 6/20, 6/27/25

RR-3935558#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF A WILL AND FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-003516 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of EUGENE FIORINI 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: Monday, August 18, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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/jbzmcpbc05 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/jbzmcpbc05 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>
6/13, 6/16, 6/18/25

RR-3935552#

**NOTICE TO CREDITORS
Pursuant to A.R.S. § 14-6103**

In the Matter of:
The Degroot Espinoza Family Trust,
dated December 23, 2024.

Notice is given that Juan C. Espinoza, Trustor of The Degroot Espinoza Family Trust, dated December 23, 2024, passed away on March 09, 2025. Patricia J. DeGroot is the acting 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 the notice, pursuant to 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 Patricia DeGroot, Trustee 13156 W. Crocus Drive, Surprise, AZ 85379.
DATED 5/14/25.
/s/Patricia J. DeGroot, Trustee
6/13, 6/20, 6/27/25

RR-3935527#

**NOTICE OF HEARING ON
PETITION FOR APPOINTMENT OF
SUCCESSOR CONSERVATOR
CASE NO. PB2025-051366**

(For Publication)
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Conservatorship for:
KAEALYN HAMEL,

A Minor.

READ THIS NOTICE CAREFULLY.
This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados.
You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition filed May 27, 2025, 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 ANGELA DUGAN has filed with the court a Petition for Appointment of Successor Conservator ("Petition").
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE AND TIME: Wednesday, July 23, 2025 at 9:00 a.m.

JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. Washington St., 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 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.

COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbc05 a few minutes before the Initial Hearing is scheduled to begin. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: +1 917-781-4590
Courtroom Conference ID#: 738 643 491#

RESPECTFULLY SUBMITTED this 6 day of June, 2025.

THE GOLDEN RULE LAW GROUP®
DECKER & WOODS, P.C.
By: /s/Justin W. Decker
Rex H. Decker, Esq.
Jeannette Woods, Esq.
Justin Woods Decker, Esq.
Attorneys for the Petitioner
6/13, 6/16, 6/18/25

RR-3935523#

**NOTICE OF HEARING ON
PETITION FOR ACCEPTANCE OF
TRANSFER OF GUARDIANSHIP
AND CONSERVATORSHIP FOR
AN ADULT FROM FLORIDA TO
ARIZONA**

(FOR PUBLICATION)
CASE NO. PB2025-004232
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Guardianship of and Conservatorship for:
THOMAS LIPKA,

An Adult.

READ THIS NOTICE CAREFULLY
This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados.
You are not required to attend this hearing except as 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 CARRIE LIPKA has filed with the court a Petition for Acceptance of Transfer of Guardianship and Conservatorship for an Adult From Florida to Arizona ("Petition").
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE AND TIME: Wednesday, July 30, 2025 at 9:15 a.m.

JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. Washington St., 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 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 a few minutes before the Initial Hearing is scheduled to begin. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: +1 917-781-4590
Courtroom Conference ID#: 454 344 082#

RESPECTFULLY SUBMITTED this 6 day of June, 2025.

THE GOLDEN RULE LAW GROUP®
DECKER & WOODS, P.C.
By: /s/ Justin W. Decker
Rex H. Decker, Esq.
Jeannette Woods, Esq.
Justin Woods Decker, Esq.
Attorneys for the Petitioner
6/13, 6/16, 6/18/25

RR-3935436#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-001100
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY**

In the Matter of the Estate of
RICHARD J. MCKOWN
an Adult, deceased

NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE: JOHN EDWARD LAKE has been appointed Personal Representative of this Estate on 6-2-25.
Address: 5676 West Irma Lane, Glendale, AZ 85308
2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.
3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 5676 West Irma Lane, Glendale, AZ 85308
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: 6-5-25

/s/John Edward Lake
Personal Representative

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

RR-3935391#

**NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2025-004477**

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

In the Matter of the Estate of
RAYMOND EDWARD MORAN,
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Ronald R. Moran 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 Ronald R. Moran, care of Kimberly Hansen of Hansen Law Office, PLLC, 8413 E Baseline Rd., #106, Mesa, AZ 85209.

DATED this 5th day of June, 2025.
HANSEN LAW OFFICE, PLLC
By: /s/Kimberly Hansen
8413 E Baseline Rd., #106
Mesa, AZ 85209

Counsel for Personal Representative
6/13, 6/20, 6/27/25

RR-3935326#

**NOTICE TO CREDITORS FOR
PUBLICATION
CASE NO. PB2025-004034
ARIZONA SUPERIOR COURT
MARICOPA COUNTY**

In the Matter of the Estate of:
ERIKA G. SANCHEZ AKA
ERIKA GENDORF SANCHEZ,

Deceased.

NOTICE IS GIVEN THAT SEAN MICHAEL SANCHEZ was appointed as Personal Representative of this Estate. All persons having claims against the

Estate 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 Personal Representative at
Sean Michael Sanchez
c/o Stephen W. Follett, Esq.
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED: 6/5/2025

ANDERSEN PLLC
/s/Stephen W. Follett
Stephen W. Follett

Attorneys for Sean Michael Sanchez
6/13, 6/20, 6/27/25

RR-3935320#

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

CASE NO. PB2025-004428
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
HARVEY BEATTY

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 JAMES BEATTY has filed the following:

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

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

DATE AND TIME: Friday, August 15, 2025 at 9:15 AM

JUDICIAL OFFICER: Commissioner Joshua Yost

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

TELEPHONE NO: (602) 372-0425
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbc04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc04 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the

Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 728 539 63#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/13, 6/16, 6/18/25

RR-3935317#

**NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2025-004318**

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

In the Matter of the Estate of:
PAMELA V. LINDSTROM,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Mark E. Lindstrom 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 Mark E. Lindstrom, Personal Representative, 1074 S. Palomino Creek Dr, Gilbert, AZ, 85296.

DATED this 5 day of June, 2025.

DANA LAW GROUP, LLC
By: /s/RYAN D. HOFFMAN
Counsel for Personal Representative
6/13, 6/20, 6/27/25

RR-3935316#

**NOTICE TO CREDITORS
Pursuant to A.R.S. §14-6103**

In the Matter of:
THE KAREN JAEGER TRUST, dated April 29, 2014, KAREN JAEGER and JANE DOE, Deceased

NOTICE IS HEREBY GIVEN THAT KAREN JAEGER, Grantor of THE KAREN JAEGER TRUST dated April 29, 2014, passed away on May 15, 2025. THERESA GOINS, is the acting Trustee of THE KAREN JAEGER TRUST.

All persons having claims against Trust or Estate of KAREN JAEGER that arose prior to the Grantor's death, are required to present their claims within four months after the date of the first published notice or within sixty days after mailing or delivery of this Notice to Creditors by Mail, if later, or be forever barred.

Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Mahoney Law Office PLLC, 2980 N. Litchfield Rd., #120, Goodyear, AZ 853395.
DATED June 5, 2025

/s/Jennifer Mahoney
Jennifer Mahoney, Esq.
Mahoney Law Office, PLLC
2980 N. Litchfield Rd. #120
Goodyear, AZ 853395

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

RR-3935311#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION TO WAVIE
CONSERVATORSHIP ACCOUNTING
AND PETITION FOR FORMAL
PROBATE OF WILL AND ENDORSE
CONSERVATOR AS PERSONAL
REPRESENTATIVE PURSUANT TO
A.R.S. §14-5425 (D)**

CASE NO. PB2023-003369
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
Ruiz Torres

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

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PUBLIC NOTICES

the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that Aldolfo H. Torres and Michelle A. Torres has filed the following:

Petition to Wavie Conservatorship Accounting and Petition for Formal Probate of Will and Endorse Conservator as Personal Representative Pursuant to A.R.S. §14-5425(D)

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: 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.

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/jbzmcpbj01](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/jbzmcpbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Conference ID#: 818 562 090#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3935238#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS

CASE NO. PB2025-004322
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ALMA FISHER, ET. AL.

WARNING

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

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

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

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

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

1. Notice is given that KWANZA JEAN WAGNER has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS

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

DATE and TIME: Monday, August 18, 2025 at 9:00 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/jbzmcpbj05 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/jbzmcpbj05 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> 6/11, 6/13, 6/16/25

RR-3935196#

NOTICE OF INITIAL HEARING REGARDING: APPLICATION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE (TESTATE)

CASE NO. PB2025-002875
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
VICKI HARDWOOD

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 CRYSTAL SOTO has filed the following:

APPLICATION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE (TESTATE)

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

DATE and TIME: THURSDAY, AUGUST 7, 2025 AT 8:45 AM

JUDICIAL OFFICER: COMMISSIONER SARAH SELZER

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

TELEPHONE NO: (602) 372-0756

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbj01 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/jbzmcpbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3935030#

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

CASE NO. PB2014-091215
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
PATRICIA BARGE

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 C CAGON has filed the following:

PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Tuesday, August 19, 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/jbzmcpbj04 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/jbzmcpbj04 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> 6/11, 6/13, 6/16/25

RR-3935012#

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

CASE NO. PB2025-004275
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
MICHAEL ROGERS, ET. AL.

WARNING

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

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

timely response or attend the hearing:

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

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

1. Notice is given that MATTHEW GRULICK has filed the following:

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

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

DATE and TIME: Monday, August 11, 2025 at 9:15 AM

JUDICIAL OFFICER: Commissioner Sarah Selzer

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

TELEPHONE NO: (602) 372-0756

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbj01 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/jbzmcpbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3934973#

Notice Of Initial Hearing Regarding: Petition For Adjudication Of Intestacy, Determination Of Heirs And Appointment Of Personal Representative/John Blahut Superior Court Of Arizona In Maricopa County Issued And Filed: 5/30/2025 Probate Court Administration In the Matter of John Blahut Case No. PB2025-003027 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Darrian Blahut 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: Friday, July 11, 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/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> 6/11, 6/13, 6/16/25

RR-3934912#

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

CASE NO. PB2025-002703
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
FLORENCE BERGER

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 STEVEN N BERGER 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 16, 2025 at 9:30 AM
JUDICIAL OFFICER: Commissioner

Joshua Yost
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002
TELEPHONE NO: (602) 372-0425
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc04](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> 6/13, 6/20, 6/27/25

RR-3934813#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR INSTRUCTIONS AND DECLARATORY RELIEF CASE NO. PB2025-004258 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
WILLIAM E BURKE LIVING 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 LISA BURKE has filed the following: PETITION FOR INSTRUCTIONS AND DECLARATORY RELIEF

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

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

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 506-3381
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any

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

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/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> 6/9, 6/11, 6/13/25

RR-3934792#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-004338 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
TROY WIDMER

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 CUSTOM CARE & FINANCIAL SOLUTIONS, LLC 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: Wednesday, July 30, 2025 at 10:45 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 307
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/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> 6/9, 6/11, 6/13/25

RR-3934745#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT, OR A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18 CASE NO. PB2025-003748

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
Tracy Reyes

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 ILIANA REYES has filed the following:

PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT, OR A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18

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

DATE and TIME: Monday, August 18, 2025 at 9:30 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/jbzmcpbj04](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/jbzmcpbj04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 885 933 309#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/11, 6/13, 6/16/25

RR-3934735#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT, OR A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18 CASE NO. PB2025-003749

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
URIEL MAURICIO GARCIA AMARO

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 ALMA ESTER AMARO, JACQUELINE GARCIA AMARO has filed the following:

PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN FOR AN ADULT, OR A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18

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

DATE and TIME: Monday, July 14, 2025 at 9:30 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

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PUBLIC NOTICES

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-pbj01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbj01](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#: 818 562 090#

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

6/11, 6/13, 6/16/25

RR-3934720#

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR APPOINTMENT OF TEMPORARY/PERMANENT GUARDIAN AND TEMPORARY/PERMANENT CONSERVATOR

NÚMERO DE CASO PB2025-003488

TRIBUNAL SUPERIOR DE ARIZONA

EN EL CONDADO DE MARICOPA

ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES

En el asunto de: MARK FIGUEROA

ADVERTENCIA

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

Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia. O usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso.

Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:

(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y

(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las A.R.S. 1. Se avisa que DIGNITY HEALTH - ST JOSEPHS HOSPITAL AND MEDICAL CENTER ha interpuesto lo siguiente: PETITION FOR APPOINTMENT OF TEMPORARY/PERMANENT GUARDIAN AND TEMPORARY/PERMANENT CONSERVATOR

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

FECHA: miércoles, 23 de julio de 2025

HORA: 9:00 am

FUNCIONARIO JUDICIAL: la juez comisionada Elizabeth Bingert

UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301

NÚM. DE TELÉFONO: (602) 372-0270

De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene

derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado.

Cualquier persona interesada, incluyendo el Peticionante y el abogado del Peticionante, puede asistir a Audiencia Inicial virtualmente a menos que el Juez haya ordenado específicamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia de forma virtual, utilice Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la Audiencia Inicial.

3. COURT CONNECT / MICROSOFT TEAMS

Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web [tinyurl.com/jbazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:

Ir a este enlace: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga [tinyurl.com/jbazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) en la barra de direcciones del navegador unos minutos antes del comienzo de la Vista Inicial. Tenga en cuenta que no podrá acceder a todas las herramientas si decide usar el navegador en lugar de la aplicación Microsoft Teams.

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

Código de conferencia para la sala de audiencia: 454 344 082#

Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace: <https://superiorcourt.maricopa.gov/court-connect>

6/11, 6/13, 6/16/25

RR-3934615#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF TEMPORARY/PERMANENT GUARDIAN AND TEMPORARY/PERMANENT CONSERVATOR

CASE NO. PB2025-003488

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of: MARK FIGUEROA

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 DIGNITY HEALTH - ST JOSEPHS HOSPITAL AND MEDICAL CENTER has filed the following:

PETITION FOR APPOINTMENT OF TEMPORARY/PERMANENT GUARDIAN AND TEMPORARY/PERMANENT CONSERVATOR

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

DATE and TIME: Wednesday, July 23, 2025 at 9:00 AM

JUDICIAL OFFICER: Commissioner Elizabeth Bingert

PLACE: 125 W. WASHINGTON

STREET, PHOENIX, AZ 85003 - COURTROOM 301

TELEPHONE NO: (602) 372-0270

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pcc02](https://www.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>

6/11, 6/13, 6/16/25

RR-3934611#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR DECLARATORY RELIEF AND REFORMATION OF BENEFICIARY DESIGNATION

CASE NO. PB2024-004240

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of: REVA D NICHOLS

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 MARK NICHOLS has filed the following:

PETITION FOR DECLARATORY RELIEF AND REFORMATION OF BENEFICIARY DESIGNATION

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

DATE and TIME: Tuesday, June 24, 2025 at 10:00 AM

JUDICIAL OFFICER: Commissioner Joshua Yost

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 201

TELEPHONE NO: (602) 506-3776

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc04](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>

6/9, 6/11, 6/13/25

RR-3934597#

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-393428#

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 ATRAILANA 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:
ATRILANA 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/jbazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 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 OF HEARING ON AMENDED PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO.: PB2025-001254
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
JAMES L. FOLLANSBEE (AKA LEROY JAMES FOLLANSBEE), Deceased.

NOTICE IS GIVEN that Sharon Gelinhas has filed an Amended Petition for Adjudication of Intestacy, Determination of Heirs, and Appointment of Personal Representative. An initial hearing is set to consider the Petition on:
DATE AND TIME: Thursday, July 17, 2025, at 9:00 a.m.
JUDICIAL OFFICER: Commissioner Joshua Yost
COURT LOCATION: Old Courthouse, 125 West Washington St., Phoenix AZ 85003, Courtroom 201
INSTRUCTIONS TO ATTEND HEARING VIRTUALLY:
<http://www.tinyurl.com/jbzmcc-pcc10> or call the Audio Conference Center at: 1-917-781-4590/Conf. ID: 728 539 63#
THIS IS A LEGAL NOTICE; Your rights may be affected. [Este es un aviso legal. Sus derechos podrían ser afectados.]
You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.
Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the petition without further proceedings; and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes.
DATED this 5th day of June, 2025.
/s/Andrew B. Compton, Esq.
Attorney for Petitioner

Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
6/11, 6/13, 6/16/25

RR-3934200#

NOTICE OF INITIAL HEARING REGARDING: COUNTER-PETITION FOR PROBATE OF WILL &

APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-002379
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
MIGUEL MANZANEDO MORENO
WARNING

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados.
You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.
Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the petition without further proceedings; and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.
1. Notice is given that THOMAS S MORENO has filed the following: COUNTER-PETITION FOR PROBATE OF WILL & APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, August 12, 2025 at 1:30 PM
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/jbzmcc-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/jbzmcc-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#: 738 643 491#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/9, 6/11, 6/13/25

RR-3934038#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR RENEWAL OF TITLE 14 GUARDIANSHIP INPATIENT MENTAL HEALTH POWERS
CASE NO. PB2018-050146
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of:
GLEN SHOOKS
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 ANALYDIA SHOOKS has filed the following: PETITION FOR RENEWAL OF TITLE 14 GUARDIANSHIP INPATIENT MENTAL HEALTH POWERS
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, July 15, 2025 at 9:00 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/jbzmcc-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/jbzmcc-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#: 738 643 491#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/9, 6/11, 6/13/25

RR-3933778#

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, PLC, 5425 East Bell Road, Suite 104, Scottsdale, Arizona, 85254.
DATED: June 2, 2025.
MAZZA + NIRO, PLC
/s/Daniel J. Mazza, Esq.
Attorneys for Successor Trustee
6/6, 6/13, 6/20/25

RR-3933490#

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 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 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 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 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 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 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 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 Erickson & 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

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 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 PLLC, PLLC, 7537 East McDonald Drive, Scottsdale, Arizona 85250.
DATED this 20th day of May, 2025
/s/Gary D. Osborne
GARY DUANE OSBORNE
NEARHOOD LAW OFFICES, PLLC
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-3930989#
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
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-3930988#
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@mbmbllaw.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-3930952#
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-3931028#
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
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 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.

RR-3930621#
NOTICE TO CREDITORS NO. PB2025003665
(For Publication)
SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY
In the Matter of the Estate of Jose Gutierrez

RR-3930621#
NOTICE TO CREDITORS NO. PB2025003665
(For Publication)
SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY
In the Matter of the Estate of Jose Gutierrez

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 KAFER,

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, MESAAZ 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 Welden 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#

PUBLIC AUCTION/ SALES

NOTICE OF SALE AT PUBLIC AUCTION

The following-described personal property of NEW IMAGE PAINTING & CUSTOM FINISHES LLC its tenant(s) or subtenant(s), will be sold by Landlord, ESSEX II LLC, pursuant to A.R.S. §§ 33-361, 33-362 and 33-1023, or otherwise, at public auction to the highest bidder, at 3101 West Thomas Road, Suite 115, Phoenix, Arizona 85017 on Friday, June 13, 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 3101 West Thomas Road, Suite 115, Phoenix, Arizona 85017 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 6th 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

6/11, 6/13/25

RR-3935641#

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 Title No. 250238321 Trustee's Sale No. 183521 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 03/14/2023 in Instrument No. 20230126860, 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 09/09/2025 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 1002, of SUN GROVES PARCELS 13, 14, 15 AND 16, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 624 of Maps, page 23 and Affidavit of Correction recorded as 2004-055648 PURPORTED STREET ADDRESS: 4081 E Firestone Dr, Chandler, AZ 85249 TAX PARCEL NUMBER(S): 313-09-803 0 ORIGINAL PRINCIPAL BALANCE: \$691,000.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: Thomas Richburg and Rose T. Richburg, Husband and Wife, as Joint Tenants with Right of Survivorship, Not as tenants in common and not as community property, but as joint tenants with right of Survivorship 4081 East Firestone Drive Chandler, AZ 85249 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: 6/4/25 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-4845101 06/13/2025, 06/20/2025, 06/27/2025, 07/04/2025
6/13, 6/20, 6/27, 7/7/25

RR-3935047#

NOTICE OF TRUSTEE'S SALE Title No. 2644050AZD Trustee's Sale No. 184463 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/11/2023 in Instrument No. 20230360969, 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 132, of VICTORY AT AMBERLEA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 380 of Maps, page 18 PURPORTED STREET ADDRESS: 2233 N 87th Dr, Phoenix, AZ 85037 TAX PARCEL NUMBER(S): 102-87-867 ORIGINAL PRINCIPAL BALANCE: \$292,500.00 Name and Address of Beneficiary: CrossCountry Mortgage, LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: ALEJANDRINA VELASCO, A SINGLE WOMAN 10004 W Payson Rd, Tolleson, AZ 85353 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and die 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: 6/4/25 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-FN4845104 06/13/2025, 06/20/2025, 06/27/2025, 07/02/2025
6/13, 6/20, 6/27, 7/2/25

RR-3935046#

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. Tax Parcel Code(s): 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 Pintaresco, 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 Notarial 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

RECORDREPORTER.COM

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PUBLIC NOTICES

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 Francken Notary Public Notarial 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 12/11/2023 and recorded on 12/14/2023 as Instrument # 20230637984, in the office of the County Recorder 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'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 AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, 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) Tolesoz 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 Tolesoz 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 5/22/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or provided 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. Minorka Street Tucson, AZ 85706 Current Beneficiary: Jack Goretcki 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 488.87 feet to the True Point Of Beginning; 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 Pursant To A.R.S. § 33-808 (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 Parce 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 Willetta 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 Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Israel Uriarte Angulo, a single man, 4523 N 27th Dr, Phoenix, AZ 85017. Original Principal Balance: \$194,850.00 .00 Tax Parcel Number: 154-11-071 Beneficiary: Dayspring Bank, Make Payments Payable To: Southwest Capitol, 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/ Mackenzie Potter Notary Public My Commission Expires December 7, 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 Pursant 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,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

AZ 85254. Identifiable Location: 5009 N 63rd Ave, Glendale Az 85301 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 Jalil 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, OROYU 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, Page36. 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. 44.h 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, 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 # 25-029597 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. 2021147011 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

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LEGALADSTORE.COM

PUBLIC NOTICES

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, Mortgagee 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. 1883-0001689, IN DOCUMENT NO. 1883-0025489, IN DOCUMENT NO. 1883-0054033, IN DOCUMENT NO. 1883-0078760, IN DOCUMENT NO. 1883-0091553, IN DOCUMENT NO. 1883-0108629, IN DOCUMENT NO. 1883-0152148, IN DOCUMENT NO. 1883-0152149, IN DOCUMENT NO. 1883-0234642, IN DOCUMENT NO. 1883-0280967, IN DOCUMENT NO. 1883-0339366, IN DOCUMENT NO. 1883-0361185, IN DOCUMENT NO. 1883-0387980, IN DOCUMENT NO. 1883-0419706, IN DOCUMENT NO. 1883-0419707, IN DOCUMENT NO. 1883-0466294, IN DOCUMENT NO. 1883-0468344, IN DOCUMENT NO. 1883-0492639, 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): 209-10-270B 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 Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from die effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at 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 Shellpoint 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/27/2025 CLEAR RECON CORP Alison Arendale, 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 Arendale 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 of said day: Unit 102, Building 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 on 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 Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/28/2025 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-35243 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 Trustor: GERARDO SOTO, JR. AND YANELLI ARREDONDO, HUSBAND AND WIFE 7115 South 75th Drive Laveen, AZ 85339 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 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, die 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 706 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 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 156 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 if the State Bar of Arizona A-4844507 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 die 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, die Mortgagee or die Mortgagee's attorney, A-4844506 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

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 Gonzalez, 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 321 Research Parkway, 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#

T.S.#: 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 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#

T.S.#: 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

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PUBLIC NOTICES

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 177 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA. PARCEL NO. 2: THE EAST 25 FEET 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: 211-71-0267 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: 143-1-479 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 SOK 8509 N 64TH LN GLENDALE, AZ 85302 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$344,000.00 CURRENT BENEFICIARY: BANK OF NEW MEXICO MELLON AS TRUSTEE FOR MARPLE ACQUISITION TRST 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 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 85004 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 WISELMAN 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 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 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), 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

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-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 in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/31/2025 at 0:00 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. 190 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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#

Trustee Sale No. 34183-050B
Notice Of Trustee's Sale
Recorded: 05/07/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Jose A. Gutierrez recorded on 10/31/2024 at Instrument No. 2024-0585061, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 7, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, 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 AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 1512 S. 24th Ave. Phoenix, AZ 85009 Tax parcel number: 105-07-109A Original principal balance: \$135,150.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Jose A. Gutierrez 17847 W. Ivy Lane Surprise, AZ 85388 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 7th day of May, 2025 by Casey S. Blais, Esq., Trustee, /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: The North 63 feet of the East half of Lot 37, Rainbow Vista, according to the Book 36 of Maps, Page 17, records of Maricopa County, Arizona, APN: 105-07-109A
5/30, 6/13, 6/16, 6/20/25

RR-3930998#

Trustee Sale No. 34183-054
Notice Of Trustee's Sale
Recorded: 05/07/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Mikey Drywall, LLC recorded on 08/29/2024 at Instrument No. 2024-0462253, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 7, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, 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 AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 5706 W. Sells Circle, Phoenix, AZ 85031 Tax parcel number: 144-46-118 Original principal balance: \$234,000.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Mikey Drywall, LLC 3915 W. Palm Lane Phoenix, AZ 85009 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 7th day of May, 2025 by Casey S. Blais, Esq., Trustee, /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 2315, Maryvale Terrace No. 13, according to Book 69 of Maps, Page 19, records of Maricopa County, Arizona. APN: 144-46-118
5/30, 6/13, 6/16, 6/20/25

RR-3930997#

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 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: 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. Patriage Road, #B Tucson, AZ 85746 Current Trustor: Julio Miguel Real 10320 S. Summit Creek Rd. Tucson, AZ 85756 Current Beneficiary: Jack Goretski 26600 S. Canoas 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 ling, 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 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 Northerly 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, 657.51 feet to a calculated angle point; Northeasterly, North 88°34'25" East, 2618.25 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

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PUBLIC NOTICES

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#: 2250411044
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) Emeka and Zion Esemonu, 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) 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: 5/16/2025 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 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#: 2250411043
Notice of Trustee's Sale
Recorded: 05/16/2025 Loan #: 970094680 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 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 623-581-3262 For Sales 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) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.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 # 25-029580 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 Alfelore and Emmanuel Alfelore, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 REPLANTED, 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 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): ORIGINAL TRUSTOR: 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 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 Map 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: MICHAEL 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-4844001 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), MA 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-3930141#

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

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PUBLIC NOTICES

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#

NOTICE OF TRUSTEE'S SALE "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." Trustee Sale No: 323985 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated January 10, 2019, and recorded on January 10, 2019, under Instrument# 20190020275 in the records of Maricopa County, Arizona. The sale will be a public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 in Maricopa County, Arizona, on Thursday, June 26, 2025, at 10:00 AM on said day: Legal description: LOT 23, RANCHO GRANDE CUATRO, ACCORDING TO BOOK 213 OF MAPS, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA; APN: 104-85-200 The street address is purported to be: 6041 S. 65th Drive Laveen, AZ 85339 Tax Parcel Number: 104-85-200 Original Principal Balance: \$270,000.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee of Tiki Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Freddy Flores Investment LLC 6041 S. 65th Drive Laveen, AZ 85339 Freddy Flores Investment LLC 125 East Santa Cruz Goodyear, AZ 85338 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Managing Members: Dago B. Banuelos, Managing Member 6041 S. 65th Drive Laveen, AZ 85339 Dago B. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 125 East Santa Cruz Goodyear, AZ 85338 Beth A. Banuelos, Managing Member 6041 S. 65th Drive Laveen, AZ 85339 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED this 18th day of March, 2025. SIGNATURE OF TRUSTEE Attorney Richard E. Anderson Member of the State Bar of Arizona A-4843620 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025
5/23, 5/30, 6/6, 6/13/25

RR-3929160#

NOTICE OF TRUSTEE'S SALE Title No. 2617301AZD Trustee's Sale No. 183136 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 02/25/2004 in Instrument No. 20040189269, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 08/14/2025 at

10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF 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 the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/13/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-FN4843458 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025
5/23, 5/30, 6/6, 6/13/25

RR-3929154#

TS No. 2025-00088-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 04/01/2005 and recorded on 04/29/2005 as Instrument No. 2005-0566626, Book --- Page ---, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public 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 accured title as an unmarried man 7233 W Warner St Phoenix, AZ 85043-6730 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson. Arizona 85705 (520) 792-0011 State Of Arizona) County Of Maricopa) ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4843436 05/23/2025, 05/30/2025, 06/06/2025, 06/13/2025

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, 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 Arendale, 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 Arendale 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. Sliger /8648 E Nora St Mesa, Az 85207-1402 United States; 108990-23AL-400380, 215-08-481; 215-08-482, 04/04/2025 Inst: 20250187755, \$3,496.49, Timothy M. Dunn and Eileen E. Dunn, Trustees Of The Timothy M. Dunn and Eileen E. Dunn Living Trust, Dated April 17, 2002 /6324 E Telegraph St Yuma, Az 85365-1116 United States; 1100-35DD-401007, 215-08-492, 04/29/2024 Inst: 20240221949, \$1,412.82, Deborah Lynne Webster /6913 W Monona Dr Glendale, Az 85308-8983 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 Cr Payson, Az 85541-3025 United States; 2036-47DD-603369, 215-08-552, 04/29/2024 Inst: 20240221949, \$1,436.86, Deanna J. Durkee /15034 N Greenhurst Ave Fountain Hills, Az 85268-2343 United States; 203738-47AL-602373, 215-08-553 AND 215-08-554, 04/29/2024 Inst: 20240221949, \$7,191.46, Jacqueline A. Tillman and the unrecorded interest of the spouse of Jacqueline A. Tillman and Daniel K. Field and the unrecorded interest of the spouse of Daniel K. Field /10604 W Deanna Dr Peoria, Az 85382-2573 United States; 204344-38AL-606626, 215-08-559 AND 215-08-560, 04/07/2025 Inst: 20250189657, \$3,496.49, Martin E. Neese and Janet H. Neese, Trustees Of The Udt - Martin E. & Janet H. Neese Trust - Dated April 30, 2002 /11225 West Bermuda Drive Avondale, Az 85392 United States; 2050-20DD-610979, 215-08-566, 04/07/2025 Inst: 20250189661, \$1,405.60, Cathryn Berbos Steiger and Kenneth D. Steiger, Trustee Of The Kenneth Steiger Revocable Trust Dated Sept. 12, 2016 /358 Frenchs Bay Rd. Tully, Ny 13159 United States; 205152-36DL-622001, 215-08-567 AND 215-08-568, 04/04/2025 Inst: 20250187866, \$2,008.50, Dana E. Dildine and David J.

Dildine /202 Santa Maria Dr Ruidoso, Nm 88345-9454 United States. Exhibit "A-1": Contract No., Interval No., Frequency, Undivided Interest, Condo Unit/ Block, Unit Type, Lot; 1021-25DO-600847, D-25-1021, odd year biennial, 1/23,712, 1021, 1 bedroom standard, 25; 1084-50AO-402903, A-50-1084, annual, 1/52, 1084, 1 bedroom standard, 50; 108990-23AL-400380, A-23-1089; A-23-1090, annual, 1/52, 1089; 1090, 2 bedroom lockoff, 23; 1100-35DD-401007, D-35-1100, odd year biennial, 1/104, 1100, 1 bedroom deluxe, 35; 1101-12AO-607820, A-12-1101, annual, 1/11,856, 1101, 1 bedroom standard, 12; 1102-50DD-603730, D-50-1102, odd year biennial, 1/23,712, 1102, 1 bedroom deluxe, 50; 2006-08ED-624359, E-08-2006, even year biennial, 1/104, 2006, 1 bedroom deluxe, 8; 2032-04DD-603915, D-04-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 4; 2032-13DD-602910, D-13-2032, odd year biennial, 1/23,712, 2032, 1 bedroom deluxe, 13; 2036-47DD-603369, D-47-2036, odd year biennial, 1/23,712, 2036, 1 bedroom deluxe, 47; 203738-47AL-602373, A-47-2037, A-47-2038, annual, 1/11,856, 2037/2038, 2 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, 2 bedroom lockoff, 36.

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

RR-3928863#

Notice of Trustee's Sale Recorded on: 5/9/2025 TS No.: AZ-25-1012663-NJ Order No.: S-MCH-AZ-207389-TSG The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/10/2022 and recorded 6/16/2022, as Instrument No. 20220505036 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: 8/14/2025 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 31, VERAMONTE PARCELS 3 & 4, ACCORDING TO BOOK 688 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE SAME PROPERTY AS CONVEYED TO TRINIDAD RIOS MILLER AND ROBERT JEROME MILLER, WIFE AND HUSBAND, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP FROM ROBERT L. FROEBER AND TERESA L. FROEBER, TRUSTEES OF THE FROEBER FAMILY REVOCABLE LIVING TRUST DATED NOVEMBER 30, 2009 BY THAT DEED DATED 07/15/2010 AND RECORDED 08/19/2010 IN INSTRUMENT NUMBER : 20100711498 IN THE MARICOPA COUNTY RECORDS. Purported Street Address: 14089 W ROSEWOOD DR, SURPRISE, AZ 85379 Tax Parcel Number: 509-14-798 Original Principal Balance: \$215,175.00 Name and Address of Current Beneficiary: NEW DAY FINANCIAL, LLC C/O Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB 1177 West Loop South, Suite 700 Houston, TX 77027 Name(s) and Address(s) of Original Trustor(s): TRINIDAD RIOS MILLER, UNMARRIED 14089 WEST ROSEWOOD DRIVE, SURPRISE, AZ 85379 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-25-1012663-NJ 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-25-1012663-NJ Dated: 5/6/2025 QUALITY LOAN SERVICE CORPORATION By: Maria Cecilia De Jesus, 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 5/6/2025 before me, Maroun Elias Khater a notary public, personally appeared Maria Cecilia De Jesus, 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 #0248379 6/13/2025 6/20/2025 6/27/2025 7/4/2025

6/13, 6/20, 6/27, 7/17/25

RR-3928595#

TS#: 25-73544 Order #: 250142302-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/27/2023 and recorded on 5/31/2023, as Instrument No. 20230283459, which was re-recorded on 4/8/2025 as Instrument No. 20250192203, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 7/31/2025 at 10:00 AM of said day: LOT 237, OF SUN CITY UNIT 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.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

SECTION 33-808(C): Street address or identifiable location: 9952 W CLAIR DR SUN CITY, AZ 85351 A.P.N.: 142-62-240 Original Principal Balance: \$284,747.00 Name and address of original trustor: (as shown on the Deed of Trust) VIDAL RODRIGUEZ VERA AND MARIA ROSA SANCHEZ, HUSBAND AND WIFE AS JOINT TENANTS 9952 WEST CLAIR DRIVE SUN CITY, AZ 85351 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/17/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 04/17/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43758 Pub Dates 05/23, 05/30, 06/06, 06/13/2025 5/23, 5/30, 6/6, 6/13/25

RR-3928568#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-24-1004290-CL Order No.: FIN-24014550 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/18/2017 and recorded 9/19/2017 as Instrument No. 20170691406 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: 8/14/2025 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 7793, Maryvale Terrace No. 20-A, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 79 of maps, Page 19. Purported Street Address: 5633 N 65TH AVE, GLENDALE, AZ 85301 Tax Parcel Number: 144-58-090 Original Principal Balance: \$153,500.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): Pah Htoo, a married man as his sole and separate property 6422 W TUCKEY LN APT D, GLENDALE, AZ 85301 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1004290-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow

agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1004290-CL Dated: 5/8/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248324 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927332#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-25-1011372-BF Order No.: CTT25023178 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/27/2022 and recorded 6/30/2022 as Instrument No. 20220540870 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: 8/14/2025 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 701, OF SUNDIAL UNIT 2, ACCORDING TO BOOK 505, OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 12009 WEST ASTER DRIVE, El Mirage, AZ 85335 Tax Parcel Number: 509-06-248 Original Principal Balance: \$382,936.00 Name and Address of Current Beneficiary: DATA MORTGAGE INC., DBA ESSEX MORTGAGE C/O Data Mortgage Inc., dba Essex Mortgage 1417 N Magnolia Ave Ocala, FL 34475 Name(s) and Address(s) of Original Trustor(s): Ruben A Garcia Felix and Gabriela Caro Quebrado, husband and wife, 12009 WEST ASTER DRIVE., EL MIRAGE, AZ 85335 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011372-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-25-1011372-BF Dated: 5/8/2025 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 5/8/2025 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 #0248325 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927331#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-25-1014919-BF Order No.: EOR20250505-8751687 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/8/2021 and recorded 6/9/2021 as Instrument No. 20210637354 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: 8/14/2025 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 52, OF CYPRESS GARDENS NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 238 OF MAPS, PAGE 23. Purported Street Address: 3645 N 71ST AVE, #52, PHOENIX, AZ 85033 Tax Parcel Number: 102-84-067 Original Principal Balance: \$130,950.00 Name and Address of Current Beneficiary: Wells Fargo Bank, N.A. C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd. MAC# N9286-01G Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): CRISTIAN ALONZO CORRAL, A SINGLE MAN 3645 N 71ST AVE, #52, PHOENIX, AZ 85033-4322 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-25-1014919-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-25-1014919-BF Dated: 5/8/2025 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 5/8/2025 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 #0248327 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927330#

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 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-3924986#

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 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. 2025-00117-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2022 and recorded on 10/31/2022 as Instrument No. 20220809040, Book --- Page ---, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/03/2025 at 10:30 AM of said day: Legal Description: LOT 78, OF TOWNS AT EASTMARK, A REPLAT OF PARCEL DU 3/4-18 AND A PORTION OF TRACT Q PER THE FINAL PLAT FOR EASTMARK DU 3/4 NORTH PHASE 2 AND 3 RECORDED AT BOOK 1462 OF MAPS, PAGE 42, MCR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1505 OF MAPS, PAGE 47, AND RECORDED IN BOOK 1511 OF MAPS, PAGE 5. Purported Street Address: 9841 E GAMMA AVE, MESA, AZ 85212 Tax Parcel Number: 312-16-816 Original Principal Balance: \$386,853.00 NOTICE OF TRUSTEE'S SALE Name

and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor: WALTER MICHAEL PINO JR, AN UNMARRIED MAN 9841 E GAMMA AVE, MESA, AZ 85212 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.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-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: 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-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 Lajahnique 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

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PUBLIC NOTICES

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 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: 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 you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a 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 MCLAURIN 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#

TS No. 2025-00077-AZ-REV NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 11/01/2021 and recorded on 11/12/2021 as Instrument No. 20211212841 in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE,

YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/01/2025 at 12:00 PM of said day: Legal Description: The East 83.11 feet of the West 166.23 feet of Tract G, of Steffey's County Line Subdivision, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 58 of Maps, Page 7; Except the North 200 feet thereof. Purported Street Address: 11246 E BROADWAY RD, MESA, AZ 85208 Tax Parcel Number: 220-68-067C Original Principal Balance: \$ 427,500.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : WALTER D CROWDER, AN UMARRIED MAN AND JEANETTE RUPP, AN UNMAARIED WOMAN AS JOINT TENANTS WITH RIGHT SURVIVORSHIP 11246 E BROADWAY RD, MESA, AZ 85208 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altsource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: _____ Trustee

Sale Assistant Pursuant to A.R.S. 33 – 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF TEXAS COUNTY OF EL PASO On _____, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. _____

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

RR-3913056#