

Public Notices • Public Notices

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BUSINESS

NOTICE
(for publication)
ARTICLES OF ORGANIZATION
HAVE BEEN FILED IN THE OFFICE
OF THE ARIZONA CORPORATION
COMMISSION FOR
I. Name: GASTELUM REMODELATION
LLC
FILE NUMBER: 23840441
II. The address of the known place of
business is:
7938 W Georgia Ave Glendale AZ 85303
III. The name and street address of the
Statutory Agent is:
Alejo Gastelum 7938 W Georgia Ave
Glendale AZ 85303
Management of the limited liability
company is reserved to the members.
The names and addresses of each
person who is a member are:
Alejo Gastelum
member
7938 W Georgia Ave
Phoenix, AZ 85303
6/20, 6/23, 6/25/25

RR-3938932#

ARTICLES OF ORGANIZATION
OF LIMITED LIABILITY COMPANY
ENTITY INFORMATION
ENTITY NAME: NOBLE
CONTRACTING GROUP, LLC
ENTITY ID: 23824635
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 05/08/2025
CHARACTER OF BUSINESS: Any legal
purpose
MANAGEMENT STRUCTURE:
Manager-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A
STATUTORY AGENT INFORMATION
STATUTORY AGENT NAME:The Kim
Law Firm LLC
PHYSICAL ADDRESS: Attn: The Kim
Law Firm, 4500 E. Speedway, Ste 44,
TUCSON, AZ 85716
MAILING ADDRESS: Attn: The Kim
Law Firm, 4500 E. Speedway, Ste 44,
TUCSON, AZ 85716
PRINCIPAL ADDRESS
Att: Administrator, 4500 E. Speedway,
Ste 43, TUCSON, AZ 85716
PRINCIPALS
Manager: Hayden Hobbs - 4500 E.
Speedway, Ste 43, TUCSON, AZ, 85716,
USA -- Date of Taking Office:
ORGANIZERS
Matthew Kim: 724 W. 10th St., TEMPE,
AZ, 85281, USA,
SIGNATURES
Authorized Agent: Matthew Kim -
05/08/2025
6/18, 6/20, 6/23/25

RR-3937821#

CIVIL

SUMMONS

CASE NUMBER: CV2025-011074
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Residential Property Investment and
Management, LLC
Name of Plaintiff
AND
Victoria Pahona
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:
Victoria Pahona

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

5. Requests for reasonable
accommodation for persons with
disabilities must be made to the office of
the judge or commissioner assigned to
the case, at least ten (10) judicial days
before your scheduled court date.
6. Requests for an interpreter for persons
with limited English proficiency must
be made to the office of the judge or
commissioner assigned to the case at
least ten (10) judicial days in advance of
your scheduled court date.
SIGNED AND SEALED this Date: March
27, 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, Warren W Nikolaus, at Maxwell
& Morgan, 4854 East Baseline Road
Suite 104, Mesa, AZ 85206, (480)833-
1001.
6/20, 6/27, 7/2, 7/11/25

RR-3939862#

SUMMONS

CASE NO. CC2025075577RC
SAN MARCOS JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
201 E. Chicago St. * Chandler, AZ 85225
A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
MAURICE A SMITH AND DOE SMITH, a
married couple, Defendants.

THE STATE OF ARIZONA TO:
Maurice A Smith And Doe Smith
1 4 5 2 E G a i l D r
Chandler, AZ 85225

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): 201 E. Chicago St. * Chandler,
AZ 85225; (602) 372-3400.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.azturbocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
plain sheet of paper, but your answer
must include the case number, the court
location, and the names of the parties.
5. You must provide a copy of your
answer to the plaintiff(s) or to the
plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN
ANSWER WITH THE COURT WITHIN
THE TIME INDICATED ABOVE,
A DEFAULT JUDGMENT MAY BE
ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.
Date: 04/01/25

/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
6/20, 6/27, 7/2, 7/11/25

RR-3939843#

SUMMONS

CASE NO. CC2025075804RC
HASSAYAMPA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
BRITTANY LEANN HART AND DOE
HART, a married couple, Defendants.

THE STATE OF ARIZONA TO:
Brittany Leann Hart And Doe Hart
11755 W Thompson Ranch Rd Apt 90
El Mirage, AZ 85335

1. You are summoned to respond to this
complaint by filing an answer with this
court and paying the court's required fee.
If you cannot afford to pay the required
fee, you may request the court to waive
or to defer the fee.
2. If you were served with this summons
in the State of Arizona, the court must
receive your answer to the complaint
within twenty (20) calendar days from
the date you were served. If you were
served outside the State of Arizona, the
court must receive your answer to the
complaint within thirty (30) days from
the date of service. If the last day is a
Saturday, Sunday, or holiday, you will
have until the next working day to file
your answer. When calculating time, do
not count the day you were served with
the summons.
3. This court is located at (physical
address): 14264 W. Tierra Buena Lane *
Surprise, AZ 85374; (602) 372-2000.
4. Your answer must be in writing. (a)
You may obtain an answer form from the
court listed above, or on the Self-Service
Center of the Arizona Judicial Branch
website at <http://www.azcourts.gov/>
under the "Public Services" tab. (b) You
may visit <http://www.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: 4-1-25

/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
6/20, 6/27, 7/2, 7/11/25

RR-3939840#

SUMMONS

CASE NO. CC2025075849RC
WEST MCDOWELL JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
CYNTHIA ANTOINETTE RAZO AND

DOE RAZO, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Cynthia Antoinette Razo And Doe Razo
2618 W Pierson St Apt 5
Phoenix, AZ 85017

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: 4-1-25

/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
6/20, 6/27, 7/2, 7/11/25

RR-3939840#

NOTICE OF INITIAL HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
CASE # SV-2025-00013
SUPERIOR COURT OF ARIZONA
IN MOHAVE COUNTY

In the Matter of Jackson Ace Giasson,
Names(s) of Minor Child(ren)
Jackson Ace Giasson
NOTICE IS HEREBY GIVEN THAT THE
PETITIONER Jessica Giasson has filed a
Petition for Termination of Parent-Child
Relationship with the Superior Court in
Mohave County regarding the above
named child or children.
An initial hearing has been set to
consider the petition.
DATE: July 2, 2025
TIME: 2:00 PM
BEFORE: Aaron Demke
At the Mohave County Superior Court
located at:
Mohave County Superior Court; 415 E
Spring St, Kingman, AZ 864
NOTICE: Christopher Bryan Moates
You have a right to appear as a party in
this proceeding.
The failure of a parent to appear at the
Initial Hearing, the Pretrial Conference,
the Status Conference or the Termination

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
6/20, 6/27, 7/2, 7/11/25

RR-3939840#

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
6/20, 6/27, 7/2, 7/11/25

RR-3939842#

SUMMONS

CASE NO. CC2025075849RC
WEST MCDOWELL JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
CYNTHIA ANTOINETTE RAZO AND

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

Adjudication Hearing may result in a court order terminating the parent-child relationship of that parent.
Failure to appear at the Initial Hearing, Pretrial Conference, Status Conference or Termination Adjudication Hearing, without good cause, may result in a finding that the parent, guardian or Indian custodian has waived legal rights and is deemed to have admitted the allegations in the Petition.
The hearings may go forward in the absence of the parent, guardian or Indian custodian and may result in the termination of parental rights based upon the record and evidence presented.
6/20, 6/27, 7/2, 7/11/25

RR-3939475#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22549
Related to Case JD44697 (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 LOOTANS A.K.A. DALYN LOOTANS
d.o.b. 08/18/2024
Person under 18 years of age.
TO: BRANDEN YOUNG, 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 28th day of August, 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 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 Melony Radler and may be reached by telephone at (480) 798-0905.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 5th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfaz
ILANA ZORFAS
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939178#

SUMMONS
CASE NUMBER: CV2025-001510
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor
Name of Plaintiff
AND
Chelsea Brianne Azevedo, 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 Azevedo

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
7. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Annalise Montoya and may be reached by telephone at (602) 689-1259.
8. 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.
9. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 13th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939143#

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 Alfredo

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
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4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
7. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Annalise Montoya and may be reached by telephone at (602) 689-1259.
8. 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.
9. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 13th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939143#

SUMMONS
CASE NUMBER: CV2025-001510
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor
Name of Plaintiff
AND
Chelsea Brianne Azevedo, 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: Chelsea Brianne Azevedo

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

electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
7. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Annalise Montoya and may be reached by telephone at (602) 689-1259.
8. 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.
9. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 13th day of June, 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, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405.
6/20, 6/27, 7/2, 7/11/25

RR-3939141#

SUMMONS
CASE NUMBER: CV2025-001510
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor
Name of Plaintiff
AND
Chelsea Brianne Azevedo, 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: Ariaga Alfredo

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.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

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, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 6/20, 6/27, 7/2, 7/11/25

RR-3939139#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD18868
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
KINGSTON PERRYMAN, JR.
d.o.b. 09/11/2024
ALORA PERRYMAN
d.o.b. 08/28/2023
AUGUST BIEGEL
d.o.b. 01/09/2022
Person(s) under 18 years of age.
TO: LINDSEY RAE BIEGEL, CAYL AREIC PERRYMAN, 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 September 8, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHELLE PARIS, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Francisco Arreola and may be reached by telephone at (602) 771-0911.

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 June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939093#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45139
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
DIANA LIZETH MARTINEZ VARGAS
d.o.b. 07/24/2008
Person under 18 years of age.
TO: ALTA GARCIA MARTINEZ GOMEZ, ALFONZO VARGAS ALVAREZ, 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 3 day of September, 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is 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 16 day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939045#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD35648 R
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JAYDEN FREDERICK WILLIAMS
d.o.b. 12/17/2009
Person under 18 years of age.
TO: BRITTANY JASMINE LYNN WILLIAMS A.K.A. BRITTANY JASMINE BOONE A.K.A. BRITTANY JASMINE LYNN BOONE A.K.A. BRITTNEY WILLIAMS, 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 10th day of September, 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 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 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: MICHAEL FITZGERALD, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Christina Shepherd and may be reached by telephone at (602) 771-0207.

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 June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Michael Fitzgerald
MICHAEL FITZGERALD
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939037#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536397
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ISABELLE SALDANA
d.o.b. 02/21/2025
ANGELIQUE MARIE SALDANA TORRES
d.o.b. 04/29/2022
ROXANNE SALDANA
d.o.b. 12/01/2023
Person(s) under 18 years of age.
TO: ESPERANZA GUADALUPE SALDANA, JUAN CARLOS TORRES, 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 30th day of July, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHALLON COUNTS, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Elise Pear and may be reached by telephone at (602) 774-9789.

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 June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Shallon Counts
SHALLON COUNTS
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3939027#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD530648 R SUPP
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ANTONIA MIA ALVAREZ
d.o.b. 02/01/2017
XORRIAH JOSETTE VILLA LOPEZ
d.o.b. 05/06/2025
Person(s) under 18 years of age.
TO: JOANNE MARIE VILLA, ANTHONY ALVAREZ, and ERNESTO LOPEZ, 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 continued initial hearing and a publication hearing on the 27th 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

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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 Joseph Campanelli-Blanco and may be reached by telephone at unknown.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 16th day of June, 2025. KRISTIN K. MAYES
Attorney General
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938993#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD43215 SUPP
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
DESTINEE MARIE LYRIC ANU A.K.A. DESTINY BATTLE
d.o.b. 11/20/2024
Person under 18 years of age.
TO: SINNAMEN ALIZE BATTLE, parent and/or guardian of the above-named child.

1. The Department of Child Safety, ("DCS"), 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 26th day of August, 2025, at 10:00a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by

publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Annalise Montoya and may be reached by telephone at (602) 689-1259.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 13th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938974#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD40648 SUPP
(Honorable Suzanne Cohen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
CASH CLASEN A.K.A. CASH PAQUET
d.o.b. 04/26/2024
Person under 18 years of age.
TO: KIRSTYN M PAQUET A.K.A. KRISTYN MARIE PAQUET and GERALD VINCENT CLASEN, JR., parents and/or guardians of the above-named child.

1. The Department of Child Safety ("DCS"), 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 10th day of September, 2025, at 10:00a.m., at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 S. Lewis St., Mesa, AZ 85210 call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Sam Sabu and may be reached by telephone at (480) 659-0072.

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

7. You have the right to make a request

or motion prior to any hearing that the hearing be closed to the public. DATED this 13th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938972#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD37889 R SUPP
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
MELISSA NICOLE ARIEL HERRERA
d.o.b. 08/18/2016
NITHAIAH IXABELLA ROGERS HERRERA
d.o.b. 07/26/2022
Person(s) under 18 years of age.
TO: GABRIEL WINANS, parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 18th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: SPENCER RYDMAN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Zoe Cunningham-Banini and may be reached by telephone at (480) 622-6000.

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 13 day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Spencer Rydman
SPENCER RYDMAN
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938786#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD535871
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
BOBBIE-PHYLLIS GENESIS WOOD
d.o.b. 08/17/2024
Person under 18 years of age.
TO: LISA MARIE RICHARDS A.K.A. LISA MARIE CHAUZA, parents and/or guardians of the above-named child.

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

2. The Court has set a publication severance hearing on the 3rd day of September, 2025, at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M. Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Rashidat Adegbenro and may be reached by telephone at (602) 255-4555.

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 11th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938705#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD533446 SUPP
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
IZABELL MEZA
d.o.b. 06/23/2011
Person under 18 years of age.
TO: BROOKLYN MARIAH PEREZ A.K.A. BROOKLYN WORLEY and EDMUNDO MEZA, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 2nd day of September, 2025, at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964 #, before the Honorable Peter Thompson 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: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Ariel Tannenbaum and may be reached by telephone at (480) 798-1092.

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 13th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
6/20, 6/27, 7/2, 7/11/25

RR-3938632#

SUMMONS
CASE NUMBER: CV2025-007315
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Juan Manuel Quezada
Name of Plaintiff
AND
Dairon Luis Reinoso Parra
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: Dairon Luis Reinoso Parra

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

"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 27, 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: Michael P. Henrickson at Kent Law, PLC, 4001 W. Mountain Sky Ave., Ste. 105, Phoenix, AZ 85044, (480)359-5368.
6/20, 6/27, 7/2, 7/11/25

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
vs.
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. Servicing upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4; ARS 20-222, 28-502, 28-503.

YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.

YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, 222 E. Javelina, Mesa, AZ 85210, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the 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

CLERK
By: s/Illegible
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.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 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 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

RR-3937583#

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,
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: 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

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LEGALADSTORE.COM

PUBLIC NOTICES

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

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or

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

SIGNED AND SEALED this Date: 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-3937568#

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

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

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

Date: 1-21-25

/s/Illegible
Clerk/Judge's Signature

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED 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/> efilingsinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

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

SIGNED AND SEALED this Date: 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Zorfass
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 DENGHA

d.o.b. 10/27/2017
YOANE NAZ DENGHA
d.o.b. 02/11/2025
Person(s) under 18 years of age.
TO: KENSAUSHA ZAIRE DENGHA, 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/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: 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 input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/ her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your

"Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 19, 2025
JEFF FINE
Clerk of Superior Court
By: 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-3935363#

SUMMONS CASE NO. CC2025054303RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA HASSAYAMPA PRECINCT
14264 W. TIERRA BUENA LN
SURPRISE AZ 85374
Alhambra Credit Union, Plaintiff,
vs.
Ezacharya D Card and John/Jane Doe, a married couple, Defendant(s).
THE STATE OF ARIZONA TO:
Ezacharya D Card and John/ Jane Doe, a married couple
Last known address:
E z a c h a r y a D C a r d
1 5 1 6 4 N 1 4 0 t h D r # 2 1 7 7
Surprise, AZ 85379
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do

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not count the day you were served with the summons.

3. This court is located at (physical address): 14264 W. TIERRA BUENA LN SURPRISE AZ 85374 Phone No: (602)372-2000

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

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

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

Date: MAR 01 2025

/s/illegible
Clerk/Judge's Signature

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

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

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

RR-3934292#

SUMMONS
CASE NO. CC2025014792RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA SOUTH MOUNTAIN PRECINCT
620 W. JACKSON ST PHOENIX AZ 85003
Arizona Financial Credit Union,
Plaintiff,
vs.
Tychelle Terrell Howard and John/Jane Doe, a married couple,
Defendant(s).

THE STATE OF ARIZONA TO:
Tychelle Terrell Howard and John/Jane Doe, a married couple
Last known address:
Tychelle Terrell Howard and John/Jane Doe
2942 E Wier Ave
Phoenix, AZ 85040

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

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

3. This court is located at (physical address): 620 W. JACKSON ST

PHOENIX AZ 85003 Phone No: (602)372-6300

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

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

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

Date: 012125

/s/Rebecca Rios
Clerk/Judge's Signature

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

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

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

RR-3934289#

SUMMONS
CASE NUMBER: CV2025-004582
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Arizona Financial Credit Union
Name of Plaintiff
AND
Keonda S Lee, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Dujuan ALee

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.

SIGNED AND SEALED this Date: February 05, 2025

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

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

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

RR-3934282#

SUMMONS
CASE NUMBER: CV2025-004582
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Arizona Financial Credit Union
Name of Plaintiff
AND
Keonda S Lee, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Keonda S Lee

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 05, 2025

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

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

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

RR-3934281#

SUMMONS
CASE NUMBER: CV2025-010141
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

C.A.G. Acceptance, LLC
Name of Plaintiff
AND
Terissa Elizabeth Wilson, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Terissa Elizabeth Wilson

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

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

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

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

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

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

SIGNED AND SEALED this Date: March 19, 2025

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

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

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

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

RR-3934280#

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1/28/2025

/s/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

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 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.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/5/2025

/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#

SUMMONS
CASE NUMBER: CV2025-004280
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Canvas Credit Union
Name of Plaintiff
AND
Luz E Loya, 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: 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.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/18/25

/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 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

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PUBLIC NOTICES

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

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

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

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

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

4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003 18380 North 40th Street, Phoenix, Arizona 85032 222 East Javelina Avenue, Mesa, Arizona 85210 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

scheduled court proceeding. SIGNED AND SEALED this date NOV 13 2024

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

RR-3933568#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD532719 R/SUPP
(Honorable Ronee Korbin Steiner)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: NATHANIEL CASAINO BISHOP COOKE d.o.b. 05/06/2017 ELOY JOSHUA COOKE d.o.b. 09/30/2018 PATRICIA ELLA MAE COOKE d.o.b. 07/25/2022 VANESSA KYLIE MAE TEMPEST DAWES d.o.b. 07/28/2023

Person(s) under 18 years of age. TO: LYNETTE MAE DAWES, and CASAINO NATHAN COOKE, parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 1st day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Marian Lopez Romo and may be reached by telephone at (623) 500-5837.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in

advance of a scheduled court proceeding and can be made by calling (602) 506-2544.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 2nd day of June, 2025. KRISTIN K. MAYES Attorney General /s/ Kinda V. Johnson-Hurd KINDA JOHNSON-HURD Assistant Attorney General 6/6, 6/13, 6/20, 6/27/25

RR-3933535#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD532064 R/SUPP
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: ARYANA MORNINGSTAR HAYES d.o.b. 11/17/2008

Person under 18 years of age. TO: YVONNE MARIE WASHINGTON, ARTHUR REGINOLD HAYES, ROXANNE LEWIS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 5th day of August, 2025 at 9:00 a.m. at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MELISSA L. COVARRUBIAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Darian Jackson and may be reached by telephone at (480) 659-8579.

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

4533.

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 2nd day of June, 2025. KRISTIN K. MAYES Attorney General MELISSA L. COVARRUBIAS Assistant Attorney General 6/6, 6/13, 6/20, 6/27/25

RR-3933497#

SUMMONS CASE NUMBER: CV2024-035332
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mesa Airlines
Name of Plaintiff
AND
Dennis Abramov, et al.
Name of Defendant

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: December 09, 2024
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Robert Weeks, at Zwillinger Wulkan PLC, 2020 N. Central Ave. Suite 675, Phoenix, AZ 85004, (602)962-5778. 6/6, 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 Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Miguel Olivas-Marquez and may be reached by telephone at (602) 774-5948.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 2nd day of June, 2025. KRISTIN K. MAYES Attorney General HAYDEN P. MYERS Assistant Attorney General 6/6, 6/13, 6/20, 6/27/25

RR-3933402#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45119
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: AVA AMIRI AKINS d.o.b. 04/13/2025

Person under 18 years of age.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 6 day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Jason Ceola
JASON CEOLA
Assistant Attorney General
6/6, 6/13, 6/20, 6/27/25

RR-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 Zorfas
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 LYTLE, FKA
KATHRYN MARIE MCGAUGHY
Name of Defendant**

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: DECEMBER 17, 2024

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

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Zachary D. Giammarco at Giammarco Law Office, PLLC, 3910 S. Alma School Rd., Ste. 5, Chandler, AZ 85248, (480)722-0103
6/6, 6/13, 6/20, 6/27/25

RR-3933137#

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

Sujey 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

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

RR-3933070#

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

In the Matter of:
IVAN MANUEL BALLESTEROS
d.o.b. 01/14/2016
DEMI ELIANNIE MAYTORENA
d.o.b. 01/08/2024
Person(s) under 18 years of age.
TO: LETICIA BALLESTEROS A.K.A. LETICIA BLESTEROS, 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. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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

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

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

SIGNED AND SEALED this Date: February 06, 2025

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.

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

RR-3932969#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22680
Related to Case JD42361
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
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. 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#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

Ryanna Hendrix
Name of Plaintiff
AND
Donald R Oswald, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO:
Matthew P Droual

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/ her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 06, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.
6/6, 6/13, 6/20, 6/27/25
RR-3932965#
DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD529701 SUPP
(Honorable Marvin Davis)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
LUCIAN ALEXANDER ALLRED

d.o.b. 09/29/2023
Person under 18 years of age.
TO: EMILY LAUREN ALLRED, and EDGAR ALEXANDER PEREZ-RIVERA, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a Publication hearing on the 25th day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 281-904-752#, before the Honorable Marvin Davis for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: JULIE CHAVEZ, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Emma Fisher and may be reached by telephone at (480) 634-1884.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 29th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Julie Chavez
JULIE CHAVEZ
Assistant Attorney General
6/6, 6/13, 6/20, 6/27/25

RR-3932955#
SUMMONS
CASE NUMBER: FC2023-006560
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Anayansi Calderin Obeso
Name of Petitioner
Richard Enrique Susana
Name of Respondent
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO:
Richard Enrique Susana
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file

your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.
NOTE: If you do not file electronically you will not have electronic access to the documents in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center.
5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
SIGNED AND SEALED this Date: November 13, 2023
JEFF FINE
Clerk of Superior Court
By: J. ELLINGSON
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
6/6, 6/13, 6/20, 6/27/25
RR-3932947#
SUMMONS
CASE NO. CC2025-074819RC
SOUTH MOUNTAIN JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS, LLC.
Plaintiff,
vs.
AARICA LEHELLE WILLIAMS AND DOE WILLIAMS, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Aarica Lechelle Williams
And Doe Williams
1650 E Villa Street, Apt 237
Phoenix, AZ 85006
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required

fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 3/31/25
/s/Rebecca Rios
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
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

not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 11, 2025
JEFF FINE
Clerk of Superior Court
By: C. CRUZ
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO box 25287, Tempe, AZ 85285, (480)551-2173.
5/30, 6/6, 6/13, 6/20/25
RR-3931951#
SUMMONS
CASE NUMBER: CV2025-000967
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Canvas Credit Union
Name of Plaintiff
AND
Devin West, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO:
Devin West
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/ her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete

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

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

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

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

SIGNED AND SEALED this Date: January 08, 2025

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

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

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

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

RR-3931950#

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

Plaintiff,

vs.

LISA MARIE COAXEN AND DOE COAXEN, a married couple,

Defendants.

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

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

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

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

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

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

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

Date: 4-7-25

/s/Illegible
Justice of the Peace

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

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: 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
1 2 7 4 0 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) 372-8002.

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: 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/> 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: February 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. NASUI

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/> 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: February 24, 2025

JEFF FINE
Clerk of Superior Court
By: C. NASUI

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2025 JAN 31

/s/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 or
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 or
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.
After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.
(Después de presentar, envíe por correo una copia de su "Respuesta" o "Contestación" a la otra parte a su dirección actual.)
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, 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 asignado al caso, por lo menos tres (3) días judiciales antes de la fecha del proceso judicial programado.)
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. (Las solicitudes de intérprete para personas con dominio limitado del idioma inglés deben hacerse a la división asignada al caso por lo menos diez (10) días judiciales antes del proceso judicial programado.)
SIGNED AND SEALED this date / (FIRMADO Y SELLADO el día:) OCT 23, 2024

CLERK OF SUPERIOR COURT
(SECRETARIO DE ACTAS DEL TRIBUNAL)
By / (Por) T. WILSON
Deputy Clerk of Superior Court /
(Secretario auxiliar del tribunal superior)
5/30, 6/6, 6/13, 6/20/25

RR-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/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 at:
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#

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: April 18, 2025
JEFF FINE
Clerk of Superior Court
By: C. MCWHORTER
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/ or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Mark P. Breyer at Breyer Law Offices, P.C., 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457.
5/30, 6/6, 6/13, 6/20/25
RR-3931004#
Summons/The Estate of Harry R. Currie Halk, Oetinger, And Brown, PLLC John J. Halk (032166) 373 S. Main Avenue, Tucson, Arizona 85701 Ph: (602) 952-6925 x1700 blg@azhoalaw.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: 4/17/2025 /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 J5521169 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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, 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 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 Zorfias
ILANA ZORFAS
Assistant Attorney General
5/30, 6/6, 6/13, 6/20/25

RR-3930708#

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

In the Matter of:
DARIAN RODRIGUEZ GIRON
d.o.b. 10/01/2024
Person under 18 years of age.
TO: JESSICA MARITZA GIRON VENZOR A.K.A. JESSICA MARITZA GIRON VENZOR, parents and/or guardians of the above-named child.

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

2. The Court has set an initial hearing and a publication hearing on the 28th day of July, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. If you do not file an "Answer" or "Response", take, or send, the "Answer" or "Response" to the Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS252537**
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#

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

Invitation for Bid: ADVS-Marana-
Veterans Memorial Cemetery Expansion
Pursuant to A.R.S. § 41-2533, the
Arizona Department of Administration,
General Services Division (the State),
is requesting sealed bids from qualified
contractors for ADVS-Marana-Veterans
Memorial Cemetery Expansion. A Pre-
Offer Conference WILL BE HELD.
Responses are due Thursday, July 17,
2025 by 3:00 PM (Arizona Time). View
the Invitation for Bid (IFB) BPM006983,
at: <https://app.az.gov/>.
6/20/25

RR-3939863#

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
contacta: 602-712-7221.
6/13, 6/20/25

RR-3937594#

**MARICOPA
COUNTY**

REQUEST FOR QUALIFICATIONS (RFQ) 2025-
002. The Town of Carefree, Arizona welcomes
Statements of Qualifications (SOQ) from qualified
vendors to provide labor, materials, and equipment
necessary for the collection of dead animals within
public streets and their disposal on an on-call,
as-needed basis. 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 25, 2025.
6/20/25

RR-3938807#

PROBATE

NOTICE OF INITIAL HEARING REGARDING:
PETITION FOR APPOINTMENT OF GUARDIAN
FOR ADULT CASE NO. PB2025-004560
SUPERIOR COURT OF ARIZONA IN MARICOPA
COUNTY PROBATE COURT ADMINISTRATION
In the Matter of VALERIE MORALES WARNING
This is a legal notice; your rights may be affected.

Este es un aviso legal. Sus derechos podrian
ser afectados. You are not required to attend this
hearing except as provided in A.R.S. § 14-5401(D).
However, if you oppose any of the relief requested
in the petition that accompanies this notice, you
must file with the court a written response at
least 7 calendar days before the hearing date OR
you or your attorney must attend the hearing by
following the instructions provided in this notice.
Any written response must comply with Rule 15(e)
of the Arizona Rules of Probate Procedure. If you
do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the
petition unless otherwise prohibited by law and
without further proceedings, and (2) you will not
receive additional notices of court proceedings
relating to the petition unless you file a Demand
for Notice pursuant to Title 14, Arizona Revised
Statutes. 1. Notice is given that GUADALUPE
MANZO has filed the following: PETITION FOR
APPOINTMENT OF GUARDIAN FOR ADULT 2.
COURT HEARING. An initial hearing has been
scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, August 13, 2025
at 9:30 AM JUDICIAL OFFICER: Commissioner
Vanessa Smith PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 - COURTROOM
303 TELEPHONE NO: (602) 506-6086 Pursuant
to A.R.S. § 14-1306(A), if duly demanded, a
party is entitled to trial by jury in any proceeding
in which any controverted question of fact arises
as to which any party has a constitutional right
to trial by jury. Any interested person, including
the Petitioner and the Petitioner's attorney, may
attend the Initial Hearing virtually unless the Court
has specifically ordered that person to attend the
hearing in person. To attend the hearing virtually,
use Court Connect as described in Section 3
below. If the Court has specifically ordered you to
attend the Initial Hearing in person, you must do
so by appearing at the location stated above at the
time of the Initial Hearing. 3. COURT CONNECT
/ MICROSOFT TEAMS If you have a camera-
enabled computer, smartphone, or tablet device,
you should go to [tinyurl.com/bazmc-pbc05](https://www.microsoft.com/en-us/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](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-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>
6/20, 6/23, 6/25/25

RR-3939860#

**NOTICE OF INITIAL HEARING
REGARDING: APPLICATION FOR
EMERGENCY APPOINTMENT OF
SPECIAL ADMINISTRATOR (FOR
FUNERAL ARRANGEMENTS)
CASE NO. PB2021-002110
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
DEVAN MATHESON
WARNING
This is a legal notice; your rights may
be affected. Este es un aviso legal. Sus
derechos podrian ser afectados.
You are not required to attend this
hearing except as provided in A.R.S. §
14-5401(D). However, if you oppose any
of the relief requested in the petition that
accompanies this notice, you must file
with the court a written response at least
7 calendar days before the hearing date
OR you or your attorney must attend
the hearing by following the instructions
provided in this notice.
Any written response must comply
with Rule 15(e) of the Arizona Rules
of Probate Procedure. If you do not file
a timely response or attend the hearing:
(1) the court may grant the relief
requested in the petition unless otherwise
prohibited by law and without further
proceedings, and
(2) you will not receive additional
notices of court proceedings relating
to the petition unless you file a Demand
for Notice pursuant to Title 14, Arizona
Revised Statutes.
1. Notice is given that YVETTE N
BANKER has filed the following:
APPLICATION FOR EMERGENCY**

APPOINTMENT OF SPECIAL
ADMINISTRATOR (FOR FUNERAL
ARRANGEMENTS)
2. COURT HEARING. An initial hearing
has been scheduled to consider the
Petition as follows:
DATE and TIME: Tuesday, June 24, 2025
at 3:00 PM
JUDICIAL OFFICER: Commissioner
Sarah Selzer
PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 108
TELEPHONE NO: (602) 372-0756
Pursuant to A.R.S. § 14-1306(A), if duly
demanded, a party is entitled to trial
by jury in any proceeding in which any
controverted question of fact arises as to
which any party has a constitutional right
to trial by jury.
Any interested person, including the
Petitioner and the Petitioner's attorney,
may attend the Initial Hearing virtually
unless the Court has specifically ordered
that person to attend the hearing in
person. To attend the hearing virtually,
use Court Connect as described in
Section 3 below. If the Court has
specifically ordered you to attend the
Initial Hearing in person, you must do so
by appearing at the location stated above
at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT
TEAMS
If you have a camera-enabled computer,
smartphone, or tablet device, you
should go to [tinyurl.com/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](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](https://superiorcourt.maricopa.gov/court-connect)
6/20, 6/23, 6/25/25

RR-3939859#

**NOTICE OF HEARING ON PETITION
FOR TITLE 14 GUARDIANSHIP OF
A MINOR
CASE NUMBER JG513582
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Julia Maria Arenas Camacho
(D E C E A S E D) / M o t h e r
Jose Luis Lesso Quevedo/Father
Petitioner Name Melrose Paz and Raul
Felix Aboytes
In the Matter of Minor(s):
Angel Luis Lesso Arenas 12/26/09
This is an important notice from the court.
Read it carefully.
This is a legal notice. Your rights may
be affected. Este es un aviso legal. Sus
derechos podrian ser afectados.
A petition requesting a Title 14
Guardianship has been filed with the
court, and a hearing has been scheduled
related to your child(ren). You are not
required to attend this hearing. However,
if you oppose any of the relief requested
in the petition that accompanies this
notice, you must file with the court a
written response at least 7 calendar days
before the hearing date or you or your
attorney must attend the hearing.
Any written response must comply
with Rule 15(e) of the Arizona Rules of
Probate Procedure. If you do not file a
timely response or attend the telephonic
hearing:
1. the court may grant the relief
requested in the petition without further
proceedings, and
2. you will not receive additional**

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

notices of court proceedings relating to the petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes.
Facility Assignment: Southeast Justice Center 222 E Javelina Ave, Mesa, AZ 85210
Judicial Officer: Honorable Harriet Bernick
Hearing Date/Time: 08/27/2025 @ 9:15am
Hearing Type: Guardianship - Title 14 - Relative
Hearing Location: Court Connect Remote Appearance
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazmc-juc09>
Phone: (917) 781-4590, Participant Code 248 804 623#
How can I prepare for the hearing?
If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un interprete para alguna de las partes interesadas, debera llamar y avisar al personal del juez asignado a su caso por lo menos 7 dias antes de la fecha en la cual su audiencia ha sido programada.
6/20, 6/23, 6/25/25

RR-3939858#

NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-003734
For Publication
(Commissioner Joshua Yost)
HEARING SET FOR:
August 22, 2025 at 9:15 a.m.
STATE OF ARIZONA
MARICOPA COUNTY SUPERIOR COURT
In the Matter of the Estate of:
MARSHA JULIUS,
Deceased.
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. 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 Janice A. Julius filed with the Maricopa County Superior Court a Petition for formal probate of the Will and appointment of a Personal Representative. 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.
2. An Appearance Hearing has been set to consider the Petition on August 22, 2025, at 9:15 a.m., before Commissioner Joshua Yost, located at the Maricopa County Superior Court, 125 W. Washington St., Courtroom 002, Phoenix, Arizona 85003
3. Court Connect/Microsoft Teams: tinyurl.com/jbazmc-pbc04

Dial-in Information: 602-753-0140; conference ID 728 539 63#
DATED this 16th day of June 2025.
DAVIS MILES, PLLC
By /s/Alan Soelberg
999 East Playa del Norte Drive, Suite 510
Tempe, AZ 85288
Attorneys for Petitioner
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
6/20, 6/23, 6/25/25

RR-3939856#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
CASE NO. PB2025-003707
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
STEPHANIE YANEZ
TO: ABEL YANES VALLES - FATHER
WARNING
This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.
Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the petition 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 CAROLINA ZAMORA VIDACA has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 31, 2025 at 10:00 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingert
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser

simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/20, 6/23, 6/25/25

RR-3939855#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
CASE NO. PB2025-004380
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ESMERALDA CHAVEZ, ET. AL.
TO: ANN MARIE GERARDO - MOTHER
WARNING
This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.
Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.
1. Notice is given that MANUEL ROBLES CHAVEZ has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINORS' SETTLEMENT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, August 28, 2025 at 10:15 AM
JUDICIAL OFFICER: Judge Andrew Russell
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202
TELEPHONE NO: (602) 372-0382
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but

do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj04 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>
6/20, 6/23, 6/25/25

RR-3939853#

NOTICE TO CREDITORS
NO. PB2025-004685
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
DAVID GLENN TATE,
Deceased.
NOTICE IS HEREBY GIVEN that CONdit AND ASSOCIATES, LLC 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 as follows: Condit and Associates, LLC.
c/o Dyer Bregman Ferris Wong & Carter, PLLC
3003 N. Central Avenue, Suite 2600
Phoenix, Arizona 85012
DATED this 16th day of June, 2025.
DYER BREGMAN FERRIS WONG & CARTER, PLLC.
By /s/Scott C. Hodges
CHARLES M. DYER
SCOTT C. HODGES
Attorneys for Fiduciary
6/20, 6/27, 7/2/25

RR-3939849#

NOTICE TO CREDITORS
CASE NO. PB2025-004628
(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
LISA S. FIORENZE,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed the Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803 (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:
Gregory B. Bradshaw, Personal Representative
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 5th day of June, 2025.
/s/Gregory B. Bradshaw
MAYNARD CRONIN ERICKSON & CURRAN, P.L.C.
By: /s/Daniel G. Cronin, Esq.
3200 N. Central Ave., Ste. 1800
Phoenix, Arizona 85012
Attorneys for the Personal Representative
6/20, 6/27, 7/2/25

RR-3939846#

NOTICE TO CREDITORS
(for publication)
In the Matter of:
SHAHKAR DIXON TRUST
ESTABLISHED U/T/A DATED JULY 19, 2024, AS AMENDED
NOTICE IS HEREBY GIVEN pursuant to A.R.S. §§ 14-6103 and 14-3801A that Dana C. Dixon is the Trustee of the above-referenced Trust created by Dana C. Dixon and Noushin Shahkar, who

is now deceased, as the Trustees and the Trustees, as amended (the "Trust"). All persons having claims either the deceased Trustor, Noushin Shahkar, 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 6th day of June, 2025.
/s/Dana C. Dixon, Trustee
6/20, 6/27, 7/2/25

RR-3939846#

NOTICE TO CREDITORS
IN THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
William E. Schonemann of New River, Arizona, died in New River, Arizona on April 28, 2025.
NOTICE IS HEREBY GIVEN that Randall W. Schonemann is the Successor Trustee of the Schonemann Family Trust, dated August 12, 2021. All persons having claims against the estate, and/or the Schonemann Family Trust, dated August 12, 2021 are required to present their claims within four months after the date of the first publication of this Notice or sixty days after the mailing or other delivery of this Notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Randall W. Schonemann in care of the following:
Kirsten Copeland, No. 021721
Copeland Law Offices, PLLC
9017 North 57th Drive
Glendale AZ 85302
DATED: June 13, 2025
/s/Kirsten Copeland
6/20, 6/27, 7/2/25

RR-3939844#

NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103
In the Matter of the:
BIGLEY LIVING TRUST, dated August 30, 2005,
SHERRY L. BIGLEY, Deceased.
NOTICE IS HEREBY GIVEN that SHERRY L. BIGLEY, Trustor of the BIGLEY LIVING TRUST, dated August 30, 2005, passed away on March 20, 2025. JAMES P. BIGLEY continues to serve and is the acting Trustee of the Trust. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801, or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Morris Hall, PLLC, 7250 N. 16th St., Suite 201, Phoenix, AZ 85020.
DATED this 13 day of June, 2025.
/s/Jonathan C. Linford
MORRIS HALL, PLLC
7250 N. 16th St., Suite 201
Phoenix, AZ 85020
6/20, 6/27, 7/2/25

RR-3939838#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS AND APPROVAL OF SETTLEMENT OF PERSONAL INJURY CLAIMS
CASE NO. PB2025-002543
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
GIOVANNI SOBERANO
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.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 VIOLETA SOBERANO has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS AND APPROVAL OF SETTLEMENT OF PERSONAL INJURY CLAIMS

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

DATE and TIME: Tuesday, July 1, 2025 at 11:30 AM

JUDICIAL OFFICER: Commissioner Sarah Selzer

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

TELEPHONE NO: (602) 372-0756

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc01](https://www.tinyurl.com/jbazmc-pcc01) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc01 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>

6/20, 6/23, 6/25/25

RR-3939534#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CO-CONSERVATORS OF A MINOR CASE NO. PB2025-003556
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
OWEN BOYLE

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

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

(1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and

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

1. Notice is given that STEVEN BOYLE; CASEY BOYLE has filed the following: PETITION FOR APPOINTMENT OF CO-CONSERVATORS OF A MINOR

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

DATE and TIME: Monday, July 21, 2025 at 2:00 PM

JUDICIAL OFFICER: Commissioner Sarah Selzer

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

TELEPHONE NO: (602) 372-0756

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pcc01](https://www.tinyurl.com/jbazmc-pcc01) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc01 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>

6/20, 6/23, 6/25/25

RR-3939293#

NOTICE OF HEARING CASE NO. PB2012-002374
Commissioner Jeffrey Altieri
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:
ELIZABETH S. BAKER,

Deceased.

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 (defined below) that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

Any written response must comply

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

(1) the court may grant the relief requested in the Petition unless otherwise prohibited by law and without further proceedings, and

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

If duly demanded, a party is entitled to a 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. A.R.S. §14-1306(A).

NOTICE IS HEREBY GIVEN that MARY MARTIN, Respondent/Counter-Petitioner, filed with the above-referenced Court a Response to Petition for Formal Appointment of Personal Representative for Subsequent Administration and Counter-Petition for Appointment of Successor Personal Representative (the "Petition").

An initial Court hearing has been scheduled to consider the Petition as follows:

Date and Time: August 14, 2025 at 10:30 A.M.

Judicial Officer: Commissioner Jeffrey Altieri

Place: 125 W. Jefferson St, Phoenix, AZ 85003, Courtroom 207

Telephone No.: (602) 506-3381

To attend the hearing virtually, do one of the following:

1. If you have a camera-enabled device, log in to tinyurl.com/jbazmc-pbc03 a few minutes before the hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled device prior to the time set for the hearing.

2. If you do not have a camera-enabled device, you can attend the hearing by phone by calling:
United States: +1 917-781-4590
Courtroom Conference ID: 880 692 825#
DATED this 16th day of June, 2025.

FRAZER RYAN GOLDBERG & ARNOLD, LLP
By: /s/Scott A. Erickson
Respondent/Counter-Petitioner Mary Martin

6/20, 6/23, 6/25/25

RR-3939273#

Notice To Creditors/Edward W. Carrillo
Thomas R. Atkins, #034790 Faith Law, PLC 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Phone: (623) 932-0430 Fax: (623) 932-1610 Email: tatkins@faithlaw.com Attorneys for Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of Edward W. Carrillo, Deceased. Case No. PB2024-071440
Notice To Creditors Notice Is Herby Given that Angelina Carrillo has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Thomas R. Atkins, Esq. at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 13 day of June, 2025. Faith Law, PLC By /s/ Thomas R. Atkins, Esq. 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative
6/20, 6/27, 7/2/25

RR-3939063#

NOTICE TO CREDITORS CASE NO. PB2025-004695 (FOR PUBLICATION)
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:
STEPHEN PAUL COOK,

Deceased.

NOTICE IS GIVEN to all the creditors of the Estate of Stephen Paul Cook, that Theresa A. Noffke has been appointed as personal representative. 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 Theresa A. Noffke, Personal Representative, c/o Tomi L. Farr, Praesidium Law, PLLC, 4450 S. Rural Road, Suite C-120, Tempe, AZ 85282.

DATE: June 16, 2025

PRÆSIDIUM LAW, PLLC
/s/Tomi L. Farr

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

RR-3939034#

NOTICE TO CREDITORS NO. PB2025-004261
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
LOIS RUSCHKE,

Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the Estate of Lois Ruschke (the "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 the time prescribed in A.R.S. § 14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the law firm of CLARK HILL PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254. DATED May 21, 2025.

/s/Ruth Lye
Personal Representative

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

RR-3938990#

NOTICE OF HEARING ON PETITION FOR TITLE 14 GUARDIANSHIP OF A MINOR Case Number JGS13578 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department PARENT/GUARDIAN NAME(S): Esteban Andres Carrillo (Father) Carina Edith Herrera Alatorre (Mother/Deceased) Petitioner Name Javier Tafolla, Blanca Aroyos In the Matter of Minor(s): Joshua Andres Herrera 04/11/2010 Arianna Estefanya Herrera 11/12/2011 This is an important notice from the court. Read it carefully. This is a legal notice. Your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. A petition requesting a Title 14 Guardianship has been filed with the court, and a hearing has been scheduled related to your child(ren). You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date or you or your attorney must attend the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the telephonic hearing: 1. the court may grant the relief requested in the petition without further proceedings, and 2. you will not receive additional notices of court proceedings relating to the petition unless you file a demand for notice pursuant to Title 14, Arizona Revised Statutes. Facility Assignment: Southeast Justice Center 222 E Javelina Ave, Mesa, AZ 85210 Judicial Officer: Honorable Harriet Bernick Hearing Date/Time: 07/16/2025 @ 1:30pm Hearing Type: Guardianship - Title 14 - Relative Hearing Location: Court Connect Remote Appearance Court Connect Hearing: Yes Video: <https://tinyurl.com/jbazmc-juc09> Phone: (917) 781-4590, Participant Code 248 804 623# How can I prepare for the hearing? If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing. If I have questions or concerns who can I contact? For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un intérprete para alguna de las partes interesadas, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 días antes de la fecha en la cual su audiencia ha sido programada.

6/18, 6/20, 6/23/25

RR-3938958#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED EMERGENCY PETITION FOR APPOINTMENT OF SUCCESSOR TRUSTEE AND APPOINTMENT OF TEMPORARY LIMITED CONSERVATOR

CASE NO. PB2025-004678
SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of
JANE PEARSON EVANS 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 Camelback Fiduciary LLC has filed the following: VERIFIED EMERGENCY PETITION FOR APPOINTMENT OF SUCCESSOR TRUSTEE AND APPOINTMENT OF TEMPORARY LIMITED CONSERVATOR

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

DATE and TIME: Wednesday, July 2, 2025 at 1:30 PM

JUDICIAL OFFICER: Commissioner Joshua Yost

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

TELEPHONE NO: (602) 372-0425

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

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc04 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 728 539 63#

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

6/18, 6/20, 6/23/25

RR-3938957#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2025-004734
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
PETER RUSSELL PATTERSON,

Deceased.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE IS GIVEN to all creditors of the Estate that:

1. Ya Ping Patterson has been appointed as Personal Representative of the Estate.
2. Decedent Peter Russell Patterson died on May 17, 2025 (SSN: ***-**-212)
3. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
4. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Ya Ping Patterson, 2259 E. Harmony Ave. Mesa, Arizona 85204.
DATED this 13th day of June, 2025.
//signed// Ya Ping Patterson, Personal Representative
6/20, 6/27, 7/2/25

RR-3938862#

NOTICE TO CREDITORS
CASE NO.: PB2025-004502
ARIZONA SUPERIOR COURT,
MARICOPA COUNTY

In the Matter of the Estate of:
GREGG WILLIAM STANLEY,
An adult person, deceased
NOTICE IS HEREBY GIVEN that HOLLIS LYNN BARRETT 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 HOLLIS LYNN BARRETT, C/O KATHLEEN A. NIELSEN, P.C., KATHLEEN A. NIELSEN, ATTORNEY, 4500 S. LAKESHORE DRIVE, SUITE 300, TEMPE, AZ 85282.
DATED: June 12, 2025
KATHLEEN A. NIELSEN P.C.
/s/Kathleen A. Nielsen
By: KATHLEEN A. NIELSEN
Attorney for Personal Representative
6/20, 6/27, 7/2/25

RR-3938860#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINTMENT OF CONSERVATOR
AND APPROVAL OF MINOR'S
SETTLEMENT
CASE NO. PB2025-004379
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
CHRISTOPHER OCTAVIO GARCIA
TO: GUADALUPE GARCIA
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 NATALIE MONIQUE SAYA has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT
2. COURT HEARING: An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, August 11, 2025 at 10:30 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-6086
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right

to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc05 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>
6/18, 6/20, 6/23/25

RR-3938852#

NOTICE TO CREDITORS
NO. PB2025-004417
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
BRIAN A. CODY,
Deceased.
NOTICE IS HEREBY GIVEN that Arnold C. Cody 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 2 day of JUNE, 2025.
/s/Arnold C. Cody
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
6/20, 6/27, 7/2/25

RR-3938832#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-004216
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
GEORGE BEUSCHLEIN
WARNING

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

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

1. Notice is given that JEANINE KORECKY 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 22, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-6086
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc05 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>
6/20, 6/23, 6/25/25

RR-3938824#

NOTICE TO CREDITORS
GLORIA HELEN MOOREHEAD TRUST
DATED JUNE 19, 2008
NOTICE IS HEREBY GIVEN that Jo Ann Mattaliano is the Sole Trustee of the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008. Trustor was GLORIA HELEN MOOREHEAD. Pursuant to A.R.S. §14-6103, all persons having claims against the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008 are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, on the claim will be forever barred. Claims must be presented to the Trustee at the following address: Jo Ann Mattaliano, Trustee

Gloria Helen Moorehead Trust Dtd 6-19-08
6207 San Ramon Way
Buena Park, CA 90620
DATED: June 13th, 2025
Jo Ann Mattaliano, Trustee
6/20, 6/27, 7/2/25

RR-3938804#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-000819
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
WILLIAM SHOSTAK
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 RUSSEL SHOSTAK has filed the following: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING: An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, July 8, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Elizabeth Bingerr
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-pbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590

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-pbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 454 344 082#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/20, 6/23, 6/25/25

RR-3938790#

NOTICE TO CREDITORS
CASE NO.: PB2025-003875
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
Mary Kathryn Wallis,
Deceased.
1. PERSONAL REPRESENTATIVE. Larry Jones was appointed Personal Representative of this Estate on May 15, 2025.
2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the publication of this Notice or 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: Larry Jones
C/O Paulsen, Reissner, & Curtis, PLC
505 E Plaza Cir, Ste 505-C
Litchfield Park, AZ 85340
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 this June 13, 2025.
Paulsen, Reissner, & Curtis, PLC
/s/Joel N. Reissner, Esq.
Attorney for Personal Representative(s)
6/20, 6/27, 7/2/25

RR-3938734#

NOTICE OF HEARING REGARDING
GUARDIANSHIP
CASE NUMBER: PB2025-003664
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

In the Matter of Guardianship and/or Conservatorship for:
Maria Angelina Najera
An Adult
THIS IS A LEGAL NOTICE; Your rights may be affected. An important court proceeding that affects your rights has been scheduled. If you do not understand this notice or the other court papers, contact an attorney for legal advice.
1. NOTICE IS GIVEN that the Petitioner has filed with the Court the following Petition and other court paper indicated below:
Petition for Permanent Appointment of a Guardian
Affidavit of Person to be Appointed
2. COURT HEARING: A court hearing has been scheduled to consider the Petition and matters in the court papers as follows:
DATE and TIME July 30, 2025 at 9:00am
PLACE: Virtual Hearing (Court Connect Hearing)
Dial-In Information: +1 917-781-4590
Private Dial-In Information: for privacy purposes, you can block your phone number by dialing *67 +1 917-781-4590
Dial-In Access Code: 880692825
Join via Court Connect <https://teams.microsoft.com/j/teameup-join/19%3ameeting-Y015Y2QZMTgtNjQ5ZTM0N2QzLWUwNTdhZTFi?thread=v2/0context=%7b%22Tid%22%3a%224ec30a8-c4dc-4db4-8164-dfee60f785e7%22%2c%22Oid%22%3a%2297ef87b-a74a-4fb-b49c-ee1d001ab1b8%22%7d>
JUDICIAL OFFICER: Jeffrey Altieri
3. RESPONSE TO PETITION. You are not required to respond to this Petition, but if you choose to respond, you may do so by filing a written response or by appearing in-person at the hearing. If you choose to file a written response: File the original with the Court; Provide a copy to the office of the Judicial Officer named above; and Mail a copy to all interested parties at least five (5) business days before the hearing.
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) days before the hearing date or you must

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PUBLIC NOTICES

appear in person or through an attorney at the time and place set forth in the notice of hearing. There is a FEE for filing a response. If you cannot afford the fee, you may file a Fee Deferral Application to request a payment plan from the Court.
DATED: 4/28/25

/s/illegible
Petitioner's Signature
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
6/18, 6/20, 6/23/25

RR-3938729#

NOTICE TO CREDITORS
CASE NO. PB2025-004334
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
JOHN RIOS GARCIA,

Decedent.
Notice is given that Maria M. Osuna Garcia was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within 4 months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to counsel for the Personal Representative, Ryan J. Talamante at Van Cott & Talamante, PLLC, 3030 N. Third Street, Suite 790, Phoenix, Arizona 85012.
DATED: June 13, 2025

VAN COTT & TALAMANTE, PLLC
By: /s/Ryan J. Talamante
Attorney for Personal Representative
6/20, 6/27, 7/2/25

RR-3938712#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
INTESTACY, DETERMINATION OF
HEIRS, AND APPOINTMENT OF
PERSONAL REPRESENTATIVE
CASE NO. PB2025-004355
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
RUBY DECKARD

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

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

1. Notice is given that JAYLYNN SMITH has filed the following:
PETITION FOR 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, August 13, 2025 at 10:00 AM
JUDICIAL OFFICER: Judge Andrew Russell

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202
TELEPHONE NO: (602) 372-0382
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually

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

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj04 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>
6/20, 6/23, 6/25/25

RR-3938698#

NOTICE OF HEARING ON PETITION
FOR TITLE 14 GUARDIANSHIP OF
A MINOR
CASE NUMBER JG513378
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):

Joi Lee
Darrin Lee
Petitioner Name Erin Mainiero Felicia Mainiero
In the Matter of Minor(s):
Devynn Michelle Lee 11/23/2010
Darrin Michael Lee Second 04/30/2013
This is an important notice from the court. Read it carefully.

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

A petition requesting a Title 14 Guardianship has been filed with the court, and a hearing has been scheduled related to your child(ren). You are not required to attend this hearing unless you oppose the guardianship. If you do not consent to the guardianship, you must appear at the time of the hearing. Failure to appear without good cause may result in a finding that you have waived your rights and are deemed to have consented to the Petition for Appointment of Guardian of a Minor. The hearing may go forward in your absence and may result in the establishment of a guardianship based upon the record and evidence presented.

Facility Assignment: Southeast Justice Center I 222 E Javelina Ave. Mesa, AZ 85210

Judicial Officer: Honorable Harriet Bernick
Hearing Date/Time: 07/09/2025 @ 10:30am
Hearing Type: Guardianship - Title 14 - Relative
Hearing Location: Court Connect Remote Appearance
Court Connect Hearing: Yes
Video: <https://tinyurl.com/jbazmc-juc09>
Phone: (917) 781-4590, Participant Code 248 804 623#

How can I prepare for the hearing?
If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing.

If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602)

506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.

If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un interprete para alguna de las partes interesadas, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 dias antes de la fecha en la cual su audiencia ha sido programada.
6/20, 6/23, 6/25/25

RR-3938665#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-004581
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
RICHARD WILLIFORD
WARNING

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

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

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

(1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that SUE BLAKE has filed the following:

PETITION FOR FORMAL PROBATE
OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, August 25, 2025 at 10:30 AM

JUDICIAL OFFICER: Commissioner Sarah Selzer
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108

TELEPHONE NO: (602) 372-0756
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if

you use a web browser rather than the Microsoft Teams application.

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

Courtroom Conference ID#: 465 286 133#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/20, 6/23, 6/25/25

RR-3938577#

NOTICE TO CREDITORS
CASE NO. PB2020-005048
STATE OF ARIZONA
MARICOPA COUNTY SUPERIOR
COURT

In the Matter of the Estate of Guardianship of and Conservatorship for: GLORIA C. SEDNEY,
A Protected Person, now Deceased.
NOTICE IS GIVEN that TIMOTHY J. SEDNEY 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: TIMOTHY J. SEDNEY

c/o Charlotte C. Johnson Law, PLLC, 2020 S. McClintock Dr., Suite 107 Tempe, AZ 85282.
DATED: 6/12/2025

/s/Charlotte C. Johnson
Attorney for TIMOTHY J. SEDNEY
6/20, 6/27, 7/2/25

RR-3938574#

NOTICE TO CREDITORS
CASE NO. PB2025-004476
(For Publication)
THE SUPERIOR COURT OF THE STATE
OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of: DONALD EUGENE TOINTON, Deceased.
NOTICE IS HEREBY GIVEN that BRYAN E. TOINTON has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address shown below.

DATED this 24th day of May, 2025.

/s/Bryan E. Tointon
BRYAN E. TOINTON
370 North Humboldt
Denver, Colorado 80211

RESPECTFULLY SUBMITTED this 29th day of May, 2025.

BENEDICT LEGAL
By: /s/Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Personal Representative
6/20, 6/27, 7/2/25

RR-3938540#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-004229
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
JOSEPH LARRY PORTER

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

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

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

timely response or attend the hearing:
(1) the court may grant the relief requested in the petition without further proceedings, and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that DAVID BRICE PORTER has filed the following:
PETITION FOR ADJUDICATION
OF INTESTACY, DETERMINATION
OF HEIRS AND APPOINTMENT OF
PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, August 11, 2025 at 11:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith

PLACE: 125 W. WASHINGTON STREET, PHOENIX, az 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-6086

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

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc05 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>
6/18, 6/20, 6/23/25

RR-3938400#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-004644
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
PHILLIP PERUZZO

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 KEVIN J CLARK 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, August 26, 2025 at 9:15 AM

JUDICIAL OFFICER: Commissioner Elizabeth Bingert

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

TELEPHONE NO: (602) 372-0270

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

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

3. COURT CONNECT / MICROSOFT TEAMS

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

6/18, 6/20, 6/23/25

RR-3938395#

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

CASE NO. PB2025-004596

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

LAVONNE ANN HAGE

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 SHELLY ANN HAGE has filed the following:

PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Friday, August 22, 2025 at 9:00 AM

JUDICIAL OFFICER: Commissioner Joshua Yost

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

TELEPHONE NO: (602) 372-0425

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

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

3. COURT CONNECT / MICROSOFT TEAMS

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

6/18, 6/20, 6/23/25

RR-3938390#

Notice Of Initial Hearing Regarding: Petition For Determination Of Testacy, Determination Of Heirs And Appointment Of Personal Representative – Tardy Probate/Joe Dirk, Et. Al.

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/9/2025 Probate Court Administration In the Matter of Joe Dirk, Et. Al. Case No. PB2025-003452 Notice Of Initial Hearing Regarding: Petition For Determination Of Testacy, Determination Of Heirs And Appointment Of Personal Representative – Tardy Probate Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule

15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Susanna Danzeisen has filed the following: Petition For Determination Of Testacy, Determination Of Heirs And Appointment Of Personal Representative – Tardy Probate 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, August 13, 2025 at 9:00 AM Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207 Telephone No: (602) 506-3381 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-pbc03 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 want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

6/18, 6/20, 6/23/25

RR-3938244#

Notice Of Initial Hearing Regarding: Petition For A Provisional Order To Transfer Guardianship And Conservatorship And Discharge The Co-Guardians And Co-Conservators/ Catherine Toth

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/6/2025 Probate Court Administration In the Matter of Catherine Toth Case No. PB2015-070698 Notice Of Initial Hearing Regarding: Petition For A Provisional Order To Transfer Guardianship And Conservatorship And Discharge The Co-Guardians And Co-Conservators/ Catherine Toth

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/11/2025 Probate Court Administration In the Matter of Kelly Reeves Case No. PB2025-003426 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of A Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Victoria Jill Reeves Bem has filed the following: Petition For Formal Probate Of Will And Appointment Of A Personal Representative 2. Court Hearing. An initial hearing has been scheduled to

RR-3938243#

Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of A Personal Representative/Kelly Reeves

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/11/2025 Probate Court Administration In the Matter of Kelly Reeves Case No. PB2025-003426 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of A Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Michael Harvey Holland 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, August 20, 2025 at 9:30 AM Judicial Officer: Commissioner Elizabeth Bingert Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 301 Telephone No: (602) 372-0270 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend 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 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 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>

6/18, 6/20, 6/23/25

RR-3938242#

Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative/Lee Holland

Superior Court Of Arizona In Maricopa County Issued And Filed: 4/7/2025 Probate Court Administration In the Matter of Lee Holland Case No. PB2025-002185 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Michael Harvey Holland has filed the following: Petition For Formal Probate Of Will And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, August 11, 2025 at 9:30 AM Judicial Officer: Commissioner Vanessa Smith Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 303 Telephone No: (602) 506-6086 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional

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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](https://www.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](https://www.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>

6/18, 6/20, 6/23/25

RR-3938241#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY AND APPOINTMENT OF PERSONAL REPRESENTATIVES

CASE NO. PB2025-003029

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of
JAMES LITTLE

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 JACQUELINE K. HORROCKS has filed the following: PETITION FOR ADJUDICATION OF INTESTACY AND APPOINTMENT OF PERSONAL REPRESENTATIVES

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

DATE and TIME: Wednesday, July 2, 2025 at 9:00 AM

JUDICIAL OFFICER: Commissioner Vanessa Smith

PLACE: 18380 N. 40th SREET, 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](https://www.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](https://www.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>

6/18, 6/20, 6/23/25

RR-3938135#

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

CASE NO. PB2025-004029

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of
ETHAN DEZZANI

WARNING

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

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

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

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

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

1. Notice is given that TORIN DEZZANI 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, August 6, 2025 at 9:30 AM

JUDICIAL OFFICER: Commissioner Vanessa Smith

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303

TELEPHONE NO: (602) 506-6086

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

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered

that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/bazmc-pbc05](https://www.tinyurl.com/bazmc-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/bazmc-pbc05](https://www.tinyurl.com/bazmc-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>

6/16, 6/18, 6/20/25

RR-3938099#

NOTICE OF HEARING

CASE NO. PB2019-000106

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

In the Matter of the Estate of:
ANDREW ANDERSON,
Deceased,

Plaintiff,

vs.

AMERICAN TITLE & TRUST COMPANY,
Defendants.

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. 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.

The respondent in any guardianship or conservatorship proceeding is entitled to a trial by jury. A.R.S. §§ 14-5309(C) and -5405(C)

1. NOTICE IS HEREBY GIVEN that Plaintiff, the Estate of Andrew Anderson, by and through Steven Anderson and Shirley Anderson, as Co-Personal Representatives of the Estate of Andrew Anderson, has filed a default judgment packet pertaining to the filed Complaint to Quiet Title to Real Property.

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

DATE and TIME: July 3, 2025 at 1:30 p.m.

PLACE: Virtually via Microsoft Teams: <https://tinyurl.com/bazmc-pcc07>

JUDICIAL OFFICER: Commissioner Richard Albrecht

TELEPHONE NUMBER: (602) 372-2403

RESPECTFULLY SUBMITTED this 11th day of June, 2025.

LIHN LAW GROUP, PLLC

By: /s/Rachael Mitchell
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, AZ 85382
Attorneys for Steven Anderson and Shirley Anderson

6/18, 6/20, 6/23/25

RR-3938011#

NOTICE OF HEARING REGARDING PETITION FOR PERMANENT APPOINTMENT OF GUARDIANS FOR AN ADULT

CASE NO. PB2025-004272

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

In the Matter of
JOSE REFUGIO CARRILLO MENDEZ
BROTHER OF:
JAVIER MENDEZ

WARNING

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

You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions: At least 30 minutes before the time of the hearing, call the assigned Judicial Officer's division at the phone number listed below and request instructions on how to appear electronically at the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

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

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

1. Notice is given that AMELIA MENDEZ and UBALDO BAROCIO has filed a Petition for PERMANENT APPOINTMENT OF GUARDIANS FOR AN ADULT.

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

DATE and TIME: Wednesday August 6, 2025 at 10:30 AM

PLACE: 125 W. Washington St. Phoenix, AZ 85003 - Courtroom 303

JUDICIAL OFFICER: Commissioner Vanessa Smith

TELEPHONE NO: 602-506-6086

DATED: 06/09/2025

/s/Amelia Mendez /s/Ubaldo Barocio
Petitioner's or Petitioner's Attorney's Signature

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

6/18, 6/20, 6/23/25

RR-3938006#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR LEAVE TO FILE COMPLAINT UNDER A.R.S. § 46-456

CASE NO. PB2024-003852

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of
ROBERT HAYMAKER

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 RANDALL HAYMAKER has filed the following: PETITION FOR LEAVE TO FILE COMPLAINT UNDER A.R.S. § 46-456

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

DATE and TIME: Thursday, August 21, 2025 at 10:00 AM

JUDICIAL OFFICER: Commissioner Joshua Yost

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

TELEPHONE NO: (602) 372-0425

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

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/bazmc-pbc04](https://www.tinyurl.com/bazmc-pbc04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Conference ID#: 728 539 63#

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

6/18, 6/20, 6/23/25

RR-3937913#

NOTICE OF HEARING ON PETITION FOR TITLE 14 GUARDIANSHIP OF A MINOR

CASE NUMBER JG13032

SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Juvenile Department

PARENT/GUARDIAN NAME(S): OSVALDO ALVAREZ (Father) PAUL LOPEZ (Father)

KRYSTIE M SANTIAGO MILLAN (Mother)

Petitioner Name IRENE THOMASCHEK & KEITH THOMASCHEK

In the Matter of Minor(s): ANABELLE I SANTIAGO 8/12/2014
BRADLEY O ALVAREZ 6/10/2010

This is an important notice from the court. Read it carefully.

This is a legal notice. Your rights may be affected. [Este es un aviso legal. Sus derechos podrían ser afectados.]

A petition requesting a Title 14 Guardianship has been filed with the court, and a hearing has been scheduled related to your child(ren). You are not required to attend this hearing unless you oppose the guardianship. If you do not consent to the guardianship, you must appear at the time of the hearing. Failure to appear without good cause may result in finding that you have waived your rights and are deemed to have consented to the Petition for Appointment of Guardian of a Minor. The

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

hearing may go forward in your absence and may result in the establishment of a guardianship based upon the record and evidence presented.

Facility Assignment: Southeast Justice Center | 222 E Javelina Ave, Mesa, AZ 85210

Judicial Officer: Honorable Harriet Bernick

Hearing Date/Time: 07/09/2025 @ 10:45 am

Hearing Type: Guardianship - Title 14 - Relative

Hearing Location: Court Connect Remote Appearance

Court Connect Hearing: Yes

Video: <https://tinyurl.com/jbazzmc-juc09>

Phone: (917) 781-4590, Participant Code 248 804 623#

How can I prepare for the hearing?

If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing.

If I have questions or concerns who can I contact?

For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un interprete para alguna de las partes interesadas, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 días antes de la fecha en la cual su audiencia ha sido programada.

6/18, 6/20, 6/23/25

RR-3937818#

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 Braun Cathie Kruzel PC, 8501 East Princess Drive, Suite 190, Scottsdale, Arizona 85255.

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

Dated: June 9, 2025

/s/Judy Kauffman

JUDY KAUFFMAN, Trustee

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

RR-3937592#

NOTICE OF HEARING ON PETITION FOR TITLE 14 GUARDIANSHIP OF A MINOR

CASE NUMBER JG513149

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

Juvenile Department

PARENT/GUARDIAN NAME(S):

Daira Michelle Scanzello (Mother)

Robert Jason Hamner (Father)

Petitioner Name Linda Sue Scanzello

In the Matter of Minor(s):

R.J. Michael Hamner 01/25/2019

This is an important notice from the court. Read it carefully.

This is a legal notice. Your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. A petition requesting a Title 14 Guardianship has been filed with the court, and a hearing has been scheduled related to your child(ren). You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date or you or your attorney must attend the hearing.

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

1. the court may grant the relief requested in the petition without further

proceedings, and

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

Facility Assignment: Southeast Justice Center 222 E Javelina Ave, Mesa, AZ 85210

Judicial Officer: Honorable Harriet M. Bernick

Hearing Date/Time: 07/16/2025 @9:30am

Hearing Type: Guardianship - Title 14 - Relative

Hearing Location: Court Connect Remote Appearance

Court Connect Hearing: Yes

Video: <https://tinyurl.com/jbazzmc-juc09>

Phone: (917) 781-4590, Participant Code 248 804 623#

How can I prepare for the hearing?

If you intend to file a written response, you must file it with the Clerk of Court at least seven calendar days before the hearing.

If I have questions or concerns who can I contact?

For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. If an interpreter is required for any party, you must notify the division staff by calling the Court at least 7 days before the hearing. Si se requiere un interprete para alguna de las partes interesadas, deberá llamar y avisar al personal del juez asignado a su caso por lo menos 7 días antes de la fecha en la cual su audiencia ha sido programada.

6/16, 6/18, 6/20/25

RR-3937582#

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 TO TERMINATE UNECONOMIC TRUSTS

CASE NO. PB2025-004520

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

THE GINN FAMILY TRUST, 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 ASLEIGH GINN SCHULTZ; EDEN GINN has filed the following:

PETITION TO TERMINATE UNECONOMIC TRUSTS

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

DATE and TIME: Thursday, August 14, 2025 at 10:00 AM

JUDICIAL OFFICER: Commissioner Jeffrey Altieri

PLACE: 125 W. WASHINGTON

STREET, PHOENIX, AZ 85003 -

COURTROOM 207

TELEPHONE NO: (602) 506-3381

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-pbc03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-pbc03 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>

6/16, 6/18, 6/20/25

RR-3937364#

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#

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. Rybowiak 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. CH

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 Treichel
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 Treichel, 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 92545
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 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: GLORIE NE 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 TO CREDITORS
Pursuant to A.R.S. § 14-6103
In the Matter of: The Degroot Espinoza Family Trust, dated December 23, 2024,
Juan C. Espinoza, Deceased.
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 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 filed May 23, 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 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 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 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc02 a few minutes before the Initial Hearing is scheduled to begin. If you do not have 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
6/18, 6/20, 6/23/25

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 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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#

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

In the Matter of the Estate of CELIA F. VALENCIA, a.k.a. CELIA FLORES VALENCIA, a.k.a. CELIA VALENCIA,

Deceased.

NOTICE IS HEREBY GIVEN that Paul F. Valencia has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed by A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address:

Paul F. Valencia

c/o Lisa M. Castillo

DOMINGUEZ LAW FIRM, P.C.

2323 North Third Street, Suite 100

Phoenix, Arizona 85004

DATED this 30th day of May 2025.

DOMINGUEZ LAW FIRM, P.C.

By: /s/Lisa M. Castillo

Lisa M. Castillo

Antonio Dominguez

2323 North Third Street, Suite 100

Phoenix, Arizona 85004-1305

Attorneys for Personal Representative

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

RR-3934285#

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

In the Matter of the Estate of: VERA HARDY,

Deceased.

NOTICE IS GIVEN that 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:

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

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 880 692 825 #

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

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

RR-3934276#

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

In the Matter of the Estate of GEORGE IRVIN DILLON,

Deceased.

NOTICE IS GIVEN THAT:

1. Monique Garcia was appointed personal representative of this estate on May 21st, 2025.

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

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

Monique Garcia

c/o Robert N. Sewell, Esq.

Davis Miles, PLLC

999 E. Playa del Norte Dr., Ste 510

Tempe, AZ 85288

DATED this 30th day of May, 2025.

DAVIS MILES, PLLC

By: /s/Robert N. Sewell

999 E. Playa del Norte Dr., Ste 510

Tempe, AZ 85288

Attorneys for Personal Representative

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

RR-3934244#**NOTICE TO CREDITORS BY PUBLICATION**

In the Matter of:

THE JAMES ROBERT MORITZ REVOCABLE TRUST AGREEMENT,

DATED DECEMBER 20, 2023,

A Trust.

NOTICE IS GIVEN to all creditors of the Trust that:

1. Asher Bryce Moritz is the currently acting Trustee of The James Robert Moritz Revocable Trust Agreement dated December 20, 2023.

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

3. Claims against the Trust Estate may be presented by delivering or mailing a written statement of the claim to Asher Moritz, in care of Daniel J. Mazza, Esq., with MAZZA + NIRO, 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. Palmaras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: 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. Palmaras 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Scottsdale, AZ 85255
DATED this 30th day of May 2025.
ANDERSEN PLLC
/s/ ILLEGIBLE SBN 037887 for
Stephenn W. Follett
Attorneys for Erica Noffsinger,
Personal Representative
6/6, 6/13, 6/20/25

RR-3933149#
NOTICE TO CREDITORS
CASE NO. PB2025-003757
STATE OF ARIZONA SUPERIOR
COURT
COUNTY OF MARICOPA
In Re the Estate of:
ELIZABETH A. SHEEHAN, ALSO
KNOWN
AS ELIZABETH A KLEIN,

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

6/6, 6/13, 6/20/25
RR-3933128#

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

In the Matter of the Estate of
ANNE R. HAMILTON,
Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:
1. William Hamilton and Cheryl Hamilton
have been appointed as Co-Personal
Representatives of the Estate.
2. Claims against the Estate must be
presented within four months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to William
Hamilton, care of Ransom H. Young of
Compton Law, P.C., 1423 S. Higley Rd.,
Ste. 112, Mesa, AZ 85206.
DATED this 31 day of January, 2025.
COMPTON LAW, P.C.
By: /s/Ransom H. Young
1423 S. Higley Rd., Ste. 112
Mesa, AZ 85206
Counsel for Personal Representative
6/6, 6/13, 6/20/25

RR-3933065#
NOTICE TO CREDITORS BY
PUBLICATION
THE O.F. BALDWIN TRUST, DATED
9/16/2019, AS AMENDED (THE
"TRUST")

NOTICE IS GIVEN to all creditors of the
Trust that:
1. LORI ARLENE MARAK is serving as
successor Trustee of the Trust.
2. All persons having claims against the
Trust are required to present their claims
within four (4) months after the date of
the first publication of this notice or the
claims will be forever barred.
3. Claims against the Trust may be
presented by delivering or mailing a
written statement of the claim to
ANDERSEN PLLC
c/o Stephen W. Follett
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255.
DATED May 30, 2025.

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

RR-3933028#
NOTICE 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#

**PUBLIC AUCTION/
SALES**

**NOTICE OF SALE OF MOBILE
HOME**

NOTICE IS HEREBY GIVEN that the
following item of personal property will be
sold at public sale to the highest bidder,
to satisfy a landlord's lien:
Vehicle/Mobile Home ("Personal
Property")
Make: FASHION MANOR
Body Style: 10 X 56 MH
Model Year: 1973
V I N : S 7 0 0 1 1 3 U
VIN: S700113X
Date and Time of Sale: 7/18/25 10:00:01
AM
Location of Sale: Space No. B15
BRIDGE WF II AZ DESERT
VALLEY OASIS LLC DBA
DESERT VALLEY OASIS
9 4 2 1 E MAIN STREET
MESA, AZ 85207
Name of landlord: BRIDGE WF II AZ
DESERT VALLEY OASIS
Amount of Claimed Lien: \$8,637.00 as of
July 18, 2025

The Personal Property will be sold
"as is," where is, with all faults and
no warranties. No one may enter the
Vehicle/Mobile Home. Buyer purchases
the Personal Property subject to any
liens with priority over the Landlord's
Lien and at their own risk. To bid, bidder
must provide valid government-issued
identification and must deposit with the
auctioneer a \$5,000.00 cashier's check
payable to the Landlord named above
and sign and agree to the terms of sale.
Terms of Sale will be provided upon
request and/or at the sale. High bidder
is responsible for space rent from and
after date of sale and must either qualify
to reside in the mobile home park in
which the Personal Property is located
and sign a Rental Agreement, or sign
a storage agreement and pay monthly
space rent to store the Personal Property
in the park.
Date of Rental Agreement: July 23, 2010
Name(s) of Tenant(s): MARK IVAN
JACKSON
Said Personal Property is located at the
address shown above as the Location
of Sale. The above-described Personal
Property shall be offered for sale
pursuant to A.R.S. § 33-1023. Proceeds
from the sale will be applied to costs of
sale and to the Landlord's Lien, and any
remaining money will be disposed of as
provided in A.R.S. § 33-1023.
BRIDGE WF II AZ DESERT VALLEY
OASIS LLC
By: /s/Illegible
Park Manager
Dated: June 13, 2025
6/20, 6/27/25

RR-3939857#

**TRUSTEE'S
SALES**

PUBLISHERS STATEMENT: All
real estate advertised herein is sub-
ject to the Federal Fair Housing Act
which makes it illegal to advertise
"any preference, limitation, or dis-
crimination because of race, color
religion, sex, handicap, familial status,
or national origin, or intention to make
any such preference, limitation, or
discrimination."

We will not knowingly accept any
advertising for real estate which is in
violation of the law. All persons are
hereby informed that all dwellings
advertised are available on an equal
opportunity basis.



Toone v S Mountain Acre.2
Notice of Trustee's Sale
Recorded: 05/22/2025 Loan #: South
Mountain Acre The following legally
described trust property will be sold,
pursuant to the power of Sale under that
certain Deed of Trust dated 6/14/2024
and recorded on 6/18/2024 as Instrument
20240324016, 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
9/2/2025 at 11:30 AM of said day; See
Attached Exhibit "A" Legal Description
According To The Deed Of Trust Or Upon
Information Supplied By The Beneficiary.
The Following Information Is Provided
Pursuant To A.R.S. Section 33-808(C):
Street address or identifiable location:
8309 S. Dysart Rd. Goodyear, AZ 85338
A.P.N.: 400-01-008N, 506-43-114Q, 506-
43-114T Original Principal Balance:
\$32,000.00 Name and address of original
trustor: (as shown on the Deed of Trust)
South Mountain Acre, LLC, an Arizona
limited liability company and Richards
Development LLC, an Arizona limited
liability company PO Box 42117 Phoenix,
Arizona 85080 Name and address of
beneficiary: (as of recording of Notice of
Sale) Michael J. Toone and Carol H.
Toone, Trustees of the Michael J. and
Carol H. Toone Revocable Living Trust
(Dated 04/14/1999) 817 N. York Mesa,
AZ 85213 The successor trustee
appointed herein qualifies as trustee of
the Trust Deed in the trustee's capacity
as a member of the Arizona Department
of Real Estate, Real Estate Broker as
required by ARS Section 33-803,
Subsection A(3). Name of Trustee's
Regulator: Arizona Department of Real
Estate Name, Address & Telephone
Number Of Trustee: (as of recording of
Notice of Sale) Tolesoaz Corp. d/b/a Total
Lender Solutions 1 W. Deer Valley Road,
Suite 103 Phoenix, Arizona 85027 623-
43-5560 Sale Info: www.
mkconsultantsinc.com/trustees-sales/
Dated this 20th day of May, 2025
Tolesoaz Corp. d/b/a Total Lender

Solutions, an Arizona Corporation /s/ By:
Randy S. Newman, Designated Broker
Manner of Trustee Qualification: Real
Estate Broker Name of Trustee's
Regulator: Arizona Department of Real
Estate State of California) ss County of
San Diego) On this 20 day of May, 2025
before me, Notary Public, personally
appeared Randy S. Newman personally
known to me (or proved to me on the
basis of satisfactory evidence) to be the
person whose name is subscribed to the
within instrument and acknowledged to
me that he executed the same in his
authorized capacity, and that by his
signature on the instrument the person,
or the entity upon behalf of which the
person acted, executed the instrument. In
Witness Whereof I hereunto set my hand
and official seal. /s/ Kimberly Alise Lokey
Notary Public My Commission Expires:
5/20/28 Exhibit "A" Parcel No. 1: APN:
400-01-008N A Portion Of The Northwest
Quarter Of Section 2, Township 1 South,
Range 1 West Of The Gila And Salt River
Base And Meridian, Maricopa County,
Arizona More Particularly Described As
Follows: Beginning At The Southwest
Corner Of Said Northwest Quarter;
Thence South 89 Degrees 47 Minutes 02
Seconds East Along The South Line Of
Said Northwest Quarter, A Distance Of
145.00 Feet To The True Point Of
Beginning; Thence North 0 Degrees 02
Minutes 20 Seconds West, A Distance Of
235.46 Feet; Thence South 89 Degrees
47 Minutes 02 Seconds East, A Distance
Of 185.00 Feet To A Point On The East
Line Of The West 330. 00 Feet Of Said
Northwest Quarter; Thence South 00
Degrees 02 Minutes East Along Said
Line, A Distance Of 235.56 Feet To The
Southeast Corner Of Said West 330.00
Feet; Thence North 89 Degrees 47
Minutes 02 Seconds West Along The
South Line Of Said Northwest Quarter, A
Distance Of 185.00 Feet To The True
Point Of Beginning. Parcel No. 2: A Well
Site Easement Over The Following
Described Parcel: Beginning At The
Southwest Corner Of Said Northwest
Quarter; Thence North 0 Degrees 02
Minutes 20 Seconds West Along The
West Line Of Said Northwest Quarter, A
Distance Of 300.42 Feet; Thence South
89 Degrees 47 Minutes 02 Seconds
East, A Distance Of 120.00 To The True
Point Of Beginning Of The Herein
Described Easement; Thence North 0
Degrees 02 Minutes 20 Seconds West, A
Distance Of 30.00 Feet; Thence South
89 Degrees 47 Minutes 02 Seconds
East, A Distance Of 25.00 Feet; Thence
South 0 Degrees 02 Minutes 20 Seconds
East, A Distance Of 17.38 Feet; Thence
South 38 Degrees 17 Minutes 41
Seconds West, A Distance Of 16.06 Feet;
Thence North 89 Degrees 47 Minutes 02
Seconds West, A Distance Of 15.00 Feet
To The True Point Of Beginning. Parcel
No. 3: An Easement For Ingress, Egress
And Utilities Over The Following
Described Property: A Portion Of The
Northwest Quarter Of Section 2,
Township 1 South, Range 1 West Of The
Gila And Salt River Base And Meridian,
Maricopa County, Arizona, More
Particularly Described As Follows:
Beginning At The Southwest Corner Of
Said Northwest Quarter; Thence North 0
Degrees 02 Minutes 20 Seconds West
Along The West Line Of Said Northwest
Quarter, A Distance Of 300.42 Feet;
Thence South 89 Degrees 47 Minutes 02
Seconds East, A Distance Of 24.00 Feet;
Thence South 0 Degrees 02 Minutes 20
Seconds East, A Distance Of 60.68 Feet
To A Point Of A Curve, Concave
Northeasterly, Having A Radius Of 20.00
Feet; Thence Southeasterly Along The
Arc Of Said Curve, Through A Central
Angle Of 99 Degrees 44 Minutes 01
Seconds, An Arc Length Of 34.83 Feet;
Thence North 80 Degrees 11 Minutes 39
Second East, A Distance Of 72.04 Feet
To A Point Of A Curve, Concave
Northwesterly, Having A Radius Of 20.00
Feet; Thence Northeasterly Along The
Arc Of Said Curve, Through A Central
Angle Of 80 Degrees 13 Minutes 59
Seconds, Arc Length Of 28.01 Feet;
Thence North 0 Degrees 02 Minutes 20
Seconds West, A Distance Of 47.97 Feet;
Thence North 38 Degrees 27 Minutes 41
Seconds East, A Distance Of 84.53 Feet;
Thence North 20 Degrees 05 Minutes 48
Seconds East, A Distance Of 110.71

Feet; Thence South 89 Degrees 47
Minutes 02 Seconds East, A Distance Of
21.27 Feet; Thence South 20 Degrees 05
Minutes 48 Second West, A Distance Of
121.18 Feet; Thence South 38 Degrees
27 Minutes 41 Seconds East, A Distance
Of 80.78 Feet; Thence South 0 Degrees
02 Minutes 20 Seconds East, A Distance
Of 17.57 Feet To A Point Of A Curve,
Concave Easterly, Having A Radius Of 35
Feet; Thence Southerly Along The Arc Of
Said Curve, Through A Central Angle 31
Degrees 00 Degrees 10, An Arc Length
Of 18.94 Feet To A Point Of Reverse
Curvature, Concave Northwesterly,
Having A Radius Of 35.00 Feet; Thence
Southeasterly, Southerly And
Southwesterly Along The Arc Of Said
Curve, Through A Central Angle Of 142
Degrees 14 Minutes 14 Seconds, An Arc
Length Of 86.89 Feet To A Point Of
Reverse Curvature, Concave Southerly,
Having A Radius Of 35.00 Feet; Thence
Westerly Along The Arc Of Said Curve,
Through A Central Angle Of 31 Degrees
00 Minutes 05 Seconds, An Arc Length
Of 18.94 Feet; Thence South 80 Degrees
11 Minutes 39 Seconds West, A Distance
Of 58.96 Feet To A Point Of A Curve,
Concave Southeasterly, Having A Radius
Of 20.00 Feet; Thence Southwesterly
Along The Arc Of Said Curve, Through A
Central Angle Of 80 Degrees 13 Minutes
59 Seconds, An Arc Length Of 28.01
Feet; Thence South 0 Degrees 02
Minutes 20 Seconds East, A Distance Of
178.86 Feet To A Point On The South
Line Of The Northwest Quarter Of Said
Section 2; Thence North 89 Degrees 47
Minutes 02 Seconds West Along Said
South Line, A Distance Of 24.00 Feet To
The Point Of Beginning. Except Any
Portion Lying Within Parcel No. 1 Above.
Parcel No. 4: APN: 506-43-114Q A
Portion Of Parcel No. 2 As Shown In
Book 1395 Of Survey Maps, Page 9,
Maricopa County Recorder's Office
(M.C.R.), Situate In A Portion Of The
Southwest Quarter Of Section 33,
Township 1 North, Range 6 West Of The
Gila And Salt River Meridian, Maricopa
County, Arizona, More Particularly
Described As Follows: Commencing At
The West Quarter Corner Of Said
Section 33, Marked By A GLO Brass
Cap, Also Being The Northwest Corner
Of Lot 130 Of Horseshoe Trail Phase II,
As Shown In Book 423 Of Plat Maps,
Page 2, M.C.R., From Which The
Northwest Corner Of Said Section,
Marked By A GLO Brass Cap, Bears
North 00 Degrees 30 Minutes 21
Seconds East (Basis Of Bearing), A
Distance Of 2,641.88 Feet; Thence Along
North Line Of Said Lot 130, South
89°23'26" East, A Distance Of 330.43
Feet, To The Northwest Corner Of Said
Parcel No. 2; Thence Continuing Along
Said Line, South 89°29'26" East, A
Distance Of 330.30 Feet, To The
Northeast Corner Of Said Parcel; Thence
Along The East Line, South 00°29'20"
West, A Distance Of 443.65 Feet, To The
Point Of Beginning (P.O.B.); Thence
Continuing South 00°29'20" West, A
Distance Of 138.52 Feet; Thence North
89°29'05" West, A Distance Of 330.34
Feet; Thence North 00°29'36" East, A
Distance Of 138.40 Feet; Thence South
89°30'24" East, A Distance Of 330.33
Feet, To The Point Of Beginning.
Together With An Easement Parallel To
And 20.00 Feet East Of The West
Property Line For Ingress/Egress Access
And Utilities Easement. Parcel No. 5:
APN: 506-43-114T A Portion Of Parcel
No. 2 As Shown In Book 1395 Of Survey
Maps, Page 9, Maricopa County
Recorders Office (M.C.R.), Situate In A
Portion Of The Southwest Quarter Of
Section 33, Township 1 North, Range 6
West Of The Gila And Salt River
Meridian, Maricopa County, Arizona,
More Particularly Described As Follows;
Commencing At The West Quarter
Corner Of Said Section 33, Marked By A
GLO Brass Cap, Also Being The
Northwest Corner Of Lot 130 Of
Horseshoe Trail Phase II, As Shown In
Book 423 Of Plat Maps, Page 2, M.C.R.,
From Which The Northwest Corner Of
Said Section, Marked By A GLO Brass
Cap, Bears North 00 Degrees 30 Minutes
21 Seconds East (Basis Of Bearing), A
Distance Of 2,641.88 Feet; Thence Along
North Line Of Said Lot 130, South
89°29'26" East, A Distance Of 330.43

602-417-9900

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FAX 602-417-9910

Feet, To The Northwest Corner Of Said Parcel No. 2; Thence Continuing Along Said Line, South 89°29'26" East, A Distance Of 330.30 Feet, To The Northeast Corner Of Said Parcel; Thence Along The East Line, South 00°29'20" West, A Distance Of 582.17 Feet, To The Point Of Beginning (P.O.B.); Thence Continuing South 00°29'20" West, A Distance Of 263.72 Feet; Thence North 89°29'03" West, A Distance Of 330.36 Feet, Thence North 00°29'36" East, A Distance Of 263.71 Feet; Thence South 89°29'05" East, A Distance Of 330.34 Feet, To The Point Of Beginning. Together With An Easement Parallel To And 20.00 Feet East Of The West Property Line For Ingress/Egress Access And Utilities Easement.
6/20, 6/27, 7/2, 7/11/25

RR-3939062#

TS#: 2250430052
Notice of Trustee's Sale
Recorded: 06/05/2025 Loan #: 3840 N 43rd Ave Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/11/2024 and recorded on 6/27/2024 as Instrument # 20240345182, 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 9/4/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 3840 N 43rd Ave Apt 38, Phoenix, AZ 85031 A.P.N.: 107-22-096 Original Principal Balance: \$127,500.00 Name and address of original trustor: (as shown on the Deed of Trust) Capital Tristate, LLC, An Arizona limited liability company 39270 Paseo Padre Pkwy Fremont, CA 94538 Name and address of beneficiary: (as of recording of Notice of Sale) LLH Development and Real Estate, LLC, an Arizona Limited Liability Company 7137 E. Rancho Vista Dr., Ste B05 Scottsdale, AZ 85251 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: 6/5/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona/ss County of Maricopa) On 6/5/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Unit 38, Building 5, Of El Sermo, According To The Declaration Of Horizontal Property Regime Recorded May 02, 2000 As 2000-0331898, Of Official Records And Per Map Recorded May 10, 1982 As Book 241 Of Maps, Page45, The Office Of The County Recorder 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. Except That Part Of El Sereno, According To Book 241 Of Maps, Page 45. Records Of Maricopa County, Arizona, In The Northeast Quarter Of Section 28, Township 2 North, Range 2 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Lying East Of The Line Described As Follows; Commencing At The Northeast Corner Of Sa Id Northeast Quarter; Thence South Along The East Line Thereof A Distance Of 52.2.18 Feet To An Orthogonal Line Designated Herein As Line "A"; Thence South Along Said East Line A Distance Of 400.00 Feet To An Orthogonal Line Designated Herein As Line "B"; Thence South Along Said East Line A Distance Of 199.83 Feet; Thence West A Distance Of 40 Feet To The Point Of Beginning; Thence Northerly To The Intersection Of Said Line "B" With The West Line Of The East 45 Feet Of Said Northeast Quarter; Thence Northerly To The Intersection Of Said Line "A" With The West Line Of The East 60 Feet Of Said Northeast Quarter And The Terminus; Together With That Part Described As Follows: Beginning At The Intersection Of The Above Described Line With The South Right Of Way Line Of Indianola Avenue; Thence Westerly Along Said South Rightofwaylineadistance Of 7 Feet; Thence Southeasterly To A Point In Said Described Line Which Is 7 Feet Southerly From The Point Of Beginning; Thence To The Point Of Beginning. Except From The Whole Herein, Those Portions Lying Within Dedicated Street And Alley Right Of Way As Condemned To The City Of Phoenix, A Municipal Corporation In Instrument Recorded February 24, 1989 In Document No. 89-084420, Of Official Records.
6/20, 6/27, 7/2, 7/11/25

RR-3939061#

Trustee Sale No. 34183-058
Notice Of Trustee's Sale
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Samira Soleey Uriarte Zamudio and Efrain Uriarte Cuen and recorded on 08/20/2024 at Instrument No. 2024-0442930, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 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: 3919 W. Sheridan St, Phoenix, AZ 85009 Tax parcel number: 108-29-126 Original principal balance: \$220,500.00 Name and address of Beneficiary: BFSR5, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Samira Soleey Uriarte Zamudio Efrain Uriarte Cuen 9125 W. Miami St. Tolleson, AZ 85353 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 23rd 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 126, of Encanto Village, as per Map recorded in Book 78, page 1, of Maps, in the Office of the County Recorder of Maricopa County, Arizona. APN: 108-29-126
6/20, 6/27, 7/2, 7/11/25

RR-3939060#

Trustee Sale No. 34183-057
Notice Of Trustee's Sale
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 05/03/2022 at Instrument No. 2022-0385291, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 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: 7702 E. Thomas Road, Scottsdale, AZ 85251 Tax parcel number: 130-30-012 Original principal balance: \$693,750.00 Name and address of Beneficiary: BFSR4, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 7702 E. Davenport Drive Scottsdale, AZ 85260 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 23rd 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 12, Cavalier Vista Unit One, according to Book 66 of Maps, Page 48, records of Maricopa County, Arizona. APN: 130-30-012
6/20, 6/27, 7/2, 7/11/25

RR-3939059#

Trustee Sale No. 34183-056
Notice Of Trustee's Sale
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 04/01/2022 at Instrument No. 2022-0295431, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 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: 8707 E. Oak St., Scottsdale, AZ 85257 Tax parcel number: 131-48-005 Original principal balance: \$764,100.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 20311 E. Stonecrest Dr. Queen Creek, AZ 85142 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 23rd 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

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 2206, of Scottsdale Estates Twelve, according to Book 91 of Maps, Page 22, records of Maricopa County, Arizona. APN: 131-48-005
6/20, 6/27, 7/2, 7/11/25

RR-3939057#

Trustee Sale No. 34183-055
Notice Of Trustee's Sale
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 03/25/2022 at Instrument No. 2022-0270987, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 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: 8602 N. 56th Dr., Glendale, AZ 85302 Tax parcel number: 148-19-231 Original principal balance: \$405,000.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 20311 E. Stonecrest Drive Queen Creek, AZ 85142 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 23rd 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

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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 230, of Pace West, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 143 of Maps, Page 5. APN: 148-19-231 6/20, 6/27, 7/2, 7/11/25

RR-3939056#

TS#: Toone V Nguyen
Notice of Trustee's Sale
Recorded: 05/21/2025 Loan #: Nguyen
The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/22/2021 and recorded on 12/22/2021 as Instrument # 20211358189, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/02/2025 at 11:30 AM of said day: Lot 114, Chris Gilligan's Cox Villa Unit 2, according to Book 71 of Maps, page 47, records of Maricopa County, Arizona. According To The Deed Of Trust Or Upon Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. Section 33-808(C): Street address or identifiable location: 5201 N. 11th Ave. Phoenix, AZ 85013 A.P.N.: 156-43-120 Original Principal Balance: \$448,500.00 Name and address of original trustor: (as shown on the Deed of Trust) Danny Nguyen, Trustee of the Arcana Trust dated March 15, 2021 4400 N. Scottsdale Rd., Ste. 9-918 Scottsdale, Arizona 85251 Name and address of current trustor: Matthew Phi LLC, an Arizona limited liability company 4400 N. Scottsdale Rd., Ste. 9-918 Scottsdale, AZ 85251 Name and address of beneficiary: (as of recording of Notice of Sale) Michael J. Toone and Carol H. Toone 817 N. York Circle Mesa, AZ 85213 The successor trustee herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona Department of Real Estate, Real Estate Broker as required by ARS Section 33-803, Subsection A(3). Name of Trustee's Regulator: Arizona Department of Real Estate Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions 1 W. Deer Valley Road, Suite 103 Phoenix, Arizona 85027 623-434-5560 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 19th day of May, 2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an Arizona Corporation /s/ By: Randy S. Newman, Designated Broker Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of California) ss County of

San Diego) On this 19 day of May, 2025 before me, Notary Public, personally appeared Randy S. Newman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Kimberly Alise Lokey Notary Public My Commission Expires: 5/20/28 6/20, 6/27, 7/2, 7/11/25

RR-3939055#

NOTICE OF TRUSTEE'S SALE Title No. 2600498AZD Trustee's Sale No. 182224 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 01/30/2023 in Instrument No. 20230047227, 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 07/22/2025 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 19 AND NORTH 10.00 FEET OF LOT 20, OF NEIGHBORS ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 44 OF MAPS, PAGE 17 PURPORTED STREET ADDRESS: 6601 N. 59th Dr, Glendale, AZ 85301 TAX PARCEL NUMBER(S): 144-11-060 ORIGINAL PRINCIPAL BALANCE: \$201,100.00 Name and Address of Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as the Trustee of ADMT 2023-NQM2 899 W Cypress Creek Rd. Fort Lauderdale, FL 33309 Name and Address of Original Trustor: Michael 23, LLC, An Arizona Limited Liability Company 4400 W Riverside Dr Burbank, CA 91505 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 4/18/25 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-4841345 06/20/2025, 06/27/2025, 07/02/2025, 07/09/2025 6/20, 6/27, 7/2, 7/19/25

RR-3937734#

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, 7/17/25

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 die 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. 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 Pintoresco, Tucson, Arizona 85745 Name and Address of Trustor(s): AZ. Cactus & Tree Service, L.L.C. c/o Patricia Patton, 1209 S. 11th Avenue, Tucson, Arizona 85713 Name, Address and Telephone Number of Trustee: James M. Sakrison, Attorney at Law, 4801 E. Broadway, Suite 301, Tucson, Arizona 85711, Phone (520) 624-6691, or Paulette Francen, Legal Assistant, Phone (520) 289-8408. Signature of Trustee: /s/ James M. Sakrison Manner of Trustee Qualification: Member of and regulated by the State Bar of Arizona. State Of Arizona) ss. County Of Pima) The foregoing instrument was acknowledged before me this 1st Day of May, 2025 by James M. Sakrison in his capacity as Trustee, having full authority so to do. /s/ Paulette Francen Notary Public 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 1: 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 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 6167, 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. Sakrisson, 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. Sakrisson in his capacity as Trustee, under the Deed of Trust recorded on January 3, 2020 at Recording No. 20200030662. /s/ Paulette Francher 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 SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT THE public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 8/21/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 4425 N. Arcadia Ln, Phoenix, AZ 85018 A.P.N.: 172-30-016 Original Principal Balance: \$3,100,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Arcadia LN, LLC, an Arizona limited liability company 19475 N. Grayhawk Dr. Unit #1164 Scottsdale, Arizona 85255 Name and address of beneficiary: (as of recording of Notice of Sale) CIG Arcadia Lane Holdings, LLC, an Arizona limited liability company as to an undivided 100.00% beneficial interest c/o Colonial Capital, LLC 4222 E. Thomas Road, Suite 370 Phoenix, AZ 85018 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 5/22/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina 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, YOU MUST FILE AN ACTION AND OBTAIN A 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 Goretski 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 1265.47 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, YOU MUST 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 Parcel Number: 121-78-014-B Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 2524 E 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/ Makenzie 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, YOU MUST 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Original Principal Balance: \$210,000.00
Tax Parcel Number: 144-61-115
Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 5009 N 63rd Ave, Glendale Az 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, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 153, Paradise Village Parkway Unit Three, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, in Block 202 of Maps, 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 Mortgagee, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: UNIT 113, ARBOR WALK AMENDED, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2003-0871857, AND RE-RECORDED IN DOCUMENT NO. 2003-1077069, AND AMENDED IN DOCUMENTS NO. 2003-1325010, AND DECLARATION OF ANNEXATION RECORDED IN DOCUMENT NO. 2004-0758272, AND ACCORDING TO PLAT RECORDED IN BOOK 644 OF MAPS, PAGE 33, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2003-1325009, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT Purported Street address: 477 N Alder Ct, Gilbert, AZ 85233 Tax Parcel # 302-14-873 Original Principal Balance \$303,600.00 Name and Address of Beneficiary: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726. Name and Address of Original Trustor: Trevell Quinley, an unmarried man, 159 West Laurel Court, Gilbert, AZ 85233 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA) } ss. COUNTY OF MARICOPA) The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, 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. 1983-0001689, IN DOCUMENT NO. 1983-0025489, IN DOCUMENT NO. 1983-0054033, IN DOCUMENT NO. 1983- 0078760, IN DOCUMENT NO. 1983-0091553, IN DOCUMENT NO. 1983-0108629, IN DOCUMENT NO. 1983-0152148, IN DOCUMENT NO. 1983-0152149,

IN DOCUMENT NO. 1983- 0234642, IN DOCUMENT NO. 1983-0280967, IN DOCUMENT NO. 1983-0339366, IN DOCUMENT NO. 1983-0361185, IN DOCUMENT NO. 1983-0387980, IN DOCUMENT NO. 1983- 0419706, IN DOCUMENT NO. 1983-0419707, IN DOCUMENT NO. 1983-0466294, IN DOCUMENT NO. 1983-0468344, IN DOCUMENT NO. 1983-0492639, IN DOCUMENT NO. 1984- 0000816, IN DOCUMENT NO. 1984-0000817, IN DOCUMENT NO. 1984-0050011, IN DOCUMENT NO. 1984-0050012 AND IN DOCUMENT NO. 1984-0079221, AND PLAT RECORDED IN BOOK 241 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANNEXATIONS THERETO. END OF LEGAL DESCRIPTION PURPORTED STREET ADDRESS: 409 W Pontiac Dr Unit 1, Phoenix, AZ 85027 TAX PARCEL NUMBER(S): 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 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-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 Douglas Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title, NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/28/2025 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#

TS#: 135159-AZ Order #: 3468744 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/25/2022 and recorded on 4/26/2022, as Instrument No. 20220365906, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 10, COPPER LEAF DEVELOPMENT UNIT 2, A SUBDIVISION RECORDED IN BOOK 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

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PUBLIC NOTICES

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 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: 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 of 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, the 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 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 (877) 353-2146 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 5/27/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48171929 SDI-33655) 6/6, 6/13, 6/20, 6/27/25

RR-3932063#

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 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,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
5/30, 6/6, 6/13, 6/20/25

RR-3931485#

TS#: 1256711-AZ Order #: 8792535 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/4/2007 and recorded on 10/17/2007, as Instrument No. 20071129359, and a Deed of Partial Release and Partial Reconveyance recorded on 03/05/2015 as Instrument No. 20150147409, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. PARCEL NO. 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WESTERLY OF THE CENTER LINE OF NEW RIVER ROAD AS SAID ROAD IS SHOWN ON PLATS RECORDED IN BOOK 171 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA. PARCEL NO. 2: THE EAST 25 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 25 FEET THEREOF. EXCEPTING THEREFROM LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE CENTER OF SAID SECTION 21 BEARS SOUTH 89°53'39" EAST, A DISTANCE OF 2649.38, FEET; THENCE SOUTH 89°53'39" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 809.87 FEET TO THE EXISTING CENTERLINE OF NEW RIVER ROAD; THENCE DEPARTING SAID SOUTH LINE NORTH 00°46'32" EAST ALONG SAID CENTERLINE OF NEW RIVER ROAD, A DISTANCE OF 702.64 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 3818.91 FEET; THENCE NORTHERLY, ALONG SAID CENTER LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'44", FOR AN ARC DISTANCE OF 138.56 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE DEPARTING SAID CENTERLINE OF NEW RIVER ROAD NORTH 87°08'44" WEST, A DISTANCE OF 40.00 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NEW RIVER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°08'44" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 03°09'17" EAST, A DISTANCE OF 40.63 FEET; THENCE SOUTH 86°32'43" EAST, A DISTANCE

OF 20.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF NEW RIVER ROAD AND THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 86°32'43" EAST, A DISTANCE OF 3858.91 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'00", FOR AN ARC DISTANCE OF 40.42 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 809 SQUARE FEET OR 0.0186 ACRES, MORE OR LESS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 211-71-026T STREET ADDRESS OR IDENTIFIABLE LOCATION: 40404 N NEW RIVER RD PHOENIX, AZ 85086 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MICHAEL KAY BURROWS 40404 N NEW RIVER RD PHOENIX, AZ 85086 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$394,725.00 CURRENT BENEFICIARY: PHH MORTGAGE CORPORATION 1661 Worthington Road Suite #100 West Palm Beach, FL 33409 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 5/20/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAY 20, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
5/30, 6/6, 6/13, 6/20/25

RR-3931414#

TS#: 134524-AZ Order #: 250168166-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/4/2022 and recorded on 10/4/2022, as Instrument No. 20220756260, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL

PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 89, OF TARRINGTON PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 693 OF MAPS, PAGE 22. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 143-19-479 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 YORK MELLON AS TRUSTEE FOR MAPLE ACQUISITION TRUST c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 5/20/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAY 20, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
5/30, 6/6, 6/13, 6/20/25

RR-3931413#

TS#: 136283-AZ Order #: 250278749-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/25/2021 and recorded on 10/29/2021, as Instrument No. 20211168311, and re-recorded 9/06/2024 as instrument no. 20240476390, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE

TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. PARCEL 1 OF PARCEL MAP, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1434 OF MAPS, PAGE 18. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-67-004A STREET ADDRESS OR IDENTIFIABLE LOCATION: 3151 5W BUCHANAN ST BUCKEYE, AZ 85326 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: CHRIS STEVEN WIESELMAN 3151 5W 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

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 10:00 AM of said day: LOT 6, PALERMO, ACCORDING TO THE AMENDED FINAL PLAT RECORDED IN BOOK 1673 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 7927 N 86TH LN GLENDALE, AZ 85305 A.P.N.: 142-31-189 Original Principal Balance: \$356,792.00 Name and address of original trustee: (as shown on the Deed of Trust) ANTONIO RAMIREZ RAMIREZ, A SINGLE MAN 3827 N 59TH AVE PHOENIX, AZ 85033 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS LAW, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 04/24/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 04/24/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43831 Pub Dates 05/30, 06/06, 06/13, 06/20/2025
5/30, 6/6, 6/13, 6/20/25

RR-3931005#

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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR 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. Patridge Road, #B Tucson, AZ 85746 Current Trustor: Julio Miguel Real 10320 S. Summit Creek Rd. Tucson, AZ 85756 Current Beneficiary: Jack Goretski 26600 S. Canoa Road Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 8th day of May, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar State of Arizona)) ss. County of Pima) The foregoing instrument was acknowledged before me this 8th day of May, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: (Parcel 2D) A portion of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Beginning at the Southeast

corner of the West half of the Southeast quarter of said Section 6; Thence Northerly along the East line of said West half, North 00°08'35" East, 335.64 feet; Thence South 88°31'00" West, 649.12 feet to the West line of the East half of said West half; Thence North 00°10'49" East along said West line, 776.35 feet; Thence continue North 00°10'49" East along said West line, 259.03 feet; Thence North 88°31'00" East, 168.19 feet to the Point Of Beginning; Thence continue North 88°31'00" East 168.19 feet; Thence South 00°08'35" West, 259.03 feet; Thence South 88°31'00" West, 168.27 feet; Thence North 00°09'42" East 259.03 feet to the Point Of Beginning. Parcel 2: A 30-foot wide easement for ingress, egress, and utility (both public and private) purposes, over, under, and upon all that certain real property situate in the County of Pima, State of Arizona, being a part of a parcel of land recorded in Docket 9969, Page 1494, records of said Pima County, described as a part of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows: Beginning at the Southeast corner of said recorded parcel, being the Southeast corner of the West half of the Southeast quarter of said Section 6, marked by an accepted aluminum capped pin stamped RLS 7599; Thence from said Point Of Beginning, Northerly along the East line of said recorded parcel, being the East line of the West half of the Southeast quarter of said Section 6, North 00°08'35" East, 2264.77 feet to a calculated point thereon, marked by a 1/2" rebar with registration tag RLS 26932; Thence leaving said East line, Westerly along a line being parallel with the North line of the Southeast quarter of said Section 6, South 88°34'27" West (record), 127.15 feet to a calculated point thereon, said point being the True Point Of Beginning of easement herein described; Thence from said True Point Of Beginning, continuing Westerly along said parallel 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 Northwesterly along the boundary of said recorded parcel, North 24°09'14" West, 32.52 feet to a calculated angle point; Southerly, South 00°10'49" West, 988.42 feet to a calculated angle point; Northeasterly, North 88°31'00" East, 279.53 feet to a calculated angle point; Northerly, North 00°09'42" East, 1211.97 feet to a calculated angle point; Southwesterly, South 88°34'25" West, 648.28 feet to a calculated angle point; Northerly, North 00°11'55" East, 687.52 feet to a calculated angle point; Northeasterly, North 88°24'27" East, 30.01 feet to calculated angle point; Southerly, South 00°11'55" West, 657.51 feet to a calculated angle point; Northeasterly, North 88°34'25" East, 618.25 feet to a calculated angle point; Northerly, North 00°09'42" East, 657.49 feet to a calculated angle point; Northeasterly, North 88°34'27" East, 30.01 feet to the True Point Of Beginning; Except any portion thereon lying within Parcel 1 herein. Reserving Unto The Grantor, their heirs, successors and/or assigns, an easement for ingress, egress, and utilities over that portion of Parcel 1 lying within Parcels 2 and 3 herein. Parcel 4: Together With And Subject To a 6 foot wide utility easement, described as follows: Beginning at the Southeast corner of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona; Thence North 00°08'36" East, 2264.77 feet; Thence South 88°34'27" West, 338.93 feet to a point on the West line of and existing 30 foot wide easement; Thence South 00°09'42" West, 672.49 feet to the Point Of Beginning of the East line of a 6 foot wide utility easement lying 6 feet West of said East line; Thence continue South 00°09'42" West 480.61 feet to the End of said East line. Parcel 5: Together With a 6 foot wide utility easement, described as follows: A portion of the West half of the Southeast quarter of Section 6, Township 16 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona; Beginning at the Southeast corner of the West half of the Southeast quarter of said Section 6; Thence Northerly along the East line of said West half, North 00°08'35" East 335.64 feet; Thence South 88°31'00" West 649.12 feet to the West line of the East half of said West half; Thence North 00°10'49" East along said West line, 776.35 feet; Thence continue North 00°10'49" East along said West line, 212.09 feet; Thence South 88°32'46" West, 208.83 feet; Thence North 00°10'49" East, 247.97 feet to the Point Of Beginning of the North line of a 6 foot wide utility easement, said easement lying 6 feet South of said North line; Thence North 88°34'25" East, 545.15 feet to the End of said North line. 5/30, 6/6, 6/13, 6/20/25

RR-3930995#

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,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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.) 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. 20211118475, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA

RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. PARCEL 1: LOT ONE HUNDRED SIXTY-FIVE (165), MESA VISTA AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS, PAGE 6. TOGETHER WITH PARCEL 2: THAT PORTION OF LOT 164 AND PART OF THE ROAD BETWEEN LOTS 164 AND 165, MESA VISTA AMENDED, AS REPLATTED, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 165, THEN NORTHEASTERLY 25 FEET TO SUB CORNER SOUTHEASTERLY 140 FEET M/L TO PART OF TANGENCY ON WEST LINE OF LOT 164, THEN SOUTHWESTERLY ALONG CURVE OF ROAD 20 FEET THROUGH LOT 164 TO NORTH LINE OF 6TH STREET EXTENDED, THEN SOUTHWESTERLY TO POINT 53 FEET NORTHEASTERLY FROM SOUTHWEST CORNER OF LOT 165, THEN NORTHERLY 126.01 FEET ALONG LOT LINE TO POINT OF BEGINNING. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 135-36-151 & 135-36-158 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1842 W 6TH ST MESA, AZ 85201-4506 in accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): 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 Book 561 of Maps, Page 37 and Certification of Correction recorded as 2001-1154417, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 12522 W Valentine Ave, El Mirage, AZ 85335 TAX PARCEL NUMBER(S): 509-08-132 5 ORIGINAL PRINCIPAL BALANCE: \$212,657.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: 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

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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 Recorded on: 5/16/2025 TS No.: AZ-25-1012939-CL Order No. : 250217968-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/16/2022 and recorded 2/25/2022 as Instrument No. 20220176246 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: 8/26/2025 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 339, OF PALM VALLEY PHASE VIII NORTH PARCEL, ACCORDING TO BOOK 800 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 15886 W ASHLAND AVE, GOODYEAR, AZ 85395 Tax Parcel Number: 508-11-669 1 Original Principal Balance: \$825,000.00 Name and Address of Current Beneficiary: M&T Bank C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): JAY THOMAS, UNMARRIED MAN 15886 WEST ASHLAND AVENUE, GOODYEAR, AZ 85395 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-25-1012939-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012939-CL Dated: 5/16/2025 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 5/16/2025 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 #0248455 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/7, 7/11/25

RR-3930431#

Notice of Trustee's Sale Recorded on: 5/16/2025 TS No.: AZ-25-1014105-CL Order No. : 250247195-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/20/2023 and recorded 7/21/2023 as Instrument No. 20230381084 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: 8/28/2025 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 24, OF COBBLESTONE VILLAS, ACCORDING TO BOOK 1320 OF MAPS, PAGE 15, AND A CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 18, 2017 AS 2017-685348, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 1527 S LOREN LN, GILBERT, AZ 85296 Tax Parcel Number: 313-18-896 8 Original Principal Balance: \$536,476.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): JACOB LIVOVICH, A SINGLE MAN 2571 W TEMPLE ST, CHANDLER, AZ 85224 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-25-1014105-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1014105-CL Dated: 5/16/2025 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 5/16/2025 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 #0248456 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/7, 7/11/25

RR-3930429#

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 CANICA, 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 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

602-417-9900

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FAX 602-417-9910

of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4843857 05/30/2025, 06/06/2025, 06/13/2025, 06/20/2025
5/30, 6/6, 6/13, 6/20/25

RR-3930139#

Notice of Trustee's Sale Recorded on: 5/15/2025 TS No.: AZ-25-1007269-AB Order No. : 250047501-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/16/2019 and recorded 7/22/2019 as Instrument No. 20190554055 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: 8/21/2025 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 4, OF WHITE FENCE FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 133 OF MAPS, PAGE 22. EXCEPT 5/6 INTEREST IN ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AS EXCEPTED IN INSTRUMENT RECORDED IN DOCKET 2485, PAGE 286 AND IN DOCKET 2667, PAGE 503, RECORDS OF MARICOPA COUNTY, ARIZONA AS RECITED IN UNRECORDED AGREEMENT BETWEEN TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE TO MILTON E. CHRISTENSON AND KATHRYN C. CHRISTENSON, HIS WIFE. Purported Street Address: 9401 S 157TH PL, GILBERT, AZ 85234 Tax Parcel Number: 304-09-018 0 Original Principal Balance: \$576,000.00 Name and Address of Current Beneficiary: BRAVO Residential Funding Trust 2023-NQM5 c/o Citibank, N.A., not in its individual capacity but solely as owner trustee 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): SCOTT OBLINGER AND ATHENA OBLINGER HUSBAND AND WIFE 9401 S. 157TH PLACE, GILBERT, AZ 85234 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-25-1007269-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-25-1007269-AB Dated: 5/15/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248437 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/11/25

RR-3929965#

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, 7/7/25

RR-3928595#

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 7/14/2025 6/13, 6/20, 6/27, 7/1/25

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 Trstutor : 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: _____, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____,

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

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

RR-3924988#

TS No. 2025-00072-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 04/03/2020 and recorded on 04/09/2020 as Instrument No. 20200303807, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa

County Courthouse, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/09/2025 at 10:30 AM of said day; Legal Description: LOT 62, VALENCIA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 417 OF MAPS, PAGE 26, Purported Street Address: 7426 W LONE CACTUS DR, GLENDALE, AZ 85308 Tax Parcel Number: 200-21-906 Original Principal Balance: \$ 306,776.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trstutor : LOU ANNE J SPELLMAN AND KEVIN J HICKS, WIFE AND HUSBAND 7426 W LONE CACTUS DR, GLENDALE, AZ 85308 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE 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: _____, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____,

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. 2025-00116-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 Trstutor : 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: 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 Trstutor(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#