

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 REMODELING LLC
FILE NUMBER: 23841440
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 OSORIO 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 OSORIO member
7938 W GEORGIA AVE GLENDALE, AZ 85303
6/23, 6/25, 6/27/25

RR-3939709#

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#

CIVIL

SUMMONS

CASE NUMBER: CV2025-011603
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Residential Property Investment and Management, LLC
Name of Plaintiff
AND

Robert Raasch

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: Robert Raasch

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 01, 2025

JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

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

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

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

6/25, 7/2, 7/9, 7/16/25

RR-3941144#

SUMMONS

CASE NO. CC2025075719RC
EAST MESA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E Javelina Avenue, Suite C * Mesa,
AZ 85210

A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
STEVE A ABITONG AND DOE
ABITONG, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Steve A Abitong And Doe Abitong
6 2 0 2 E Minton P
Mesa, AZ 85215

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

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

3. This court is located at (physical address): 222 E Javelina Avenue, Suite C * Mesa, AZ 85210; (602) 506-8117.

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
6/25, 7/2, 7/9, 7/16/25

RR-3941143#

SUMMONS

CASE NO. CC2025081656RC
NORTH MESA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E. Javelina Avenue, Ste. B * Mesa,
AZ 85210
GALT VENTURES, LLC

Plaintiff,

vs.
TARIKA LATRICE FIELDS AND DOE
FIELDS, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Tarika Latrice Fields And Doe Fields
3 2 4 S Horne Apt 2053
Mesa, AZ 85204

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

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

3. This court is located at (physical address): 222 E. Javelina Avenue, Ste. B * Mesa, AZ 85210; (602) 372-4900.

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

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

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

Date: 4-10-25

/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
6/25, 7/2, 7/9, 7/16/25

RR-3941134#

SUMMONS

CASE NUMBER: CV2025-015682
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

KVC Investors, LLC

Name of Plaintiff

AND

Don Fito's Taqueria, LLC, et al.

Name of Defendant

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

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

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, 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 02, 2025

JOSEPH W. MALKA
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, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149x204.
6/25, 7/2, 7/9, 7/16/25

RR-3941128#

SUMMONS

CASE NUMBER: CV2025-015682
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

KVC Investors, LLC

Name of Plaintiff

AND

Don Fito's Taqueria, LLC, et al.

Name of Defendant

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

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

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PUBLIC NOTICES

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 02, 2025

JOSEPH W. MALKA
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, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.

6/25, 7/2, 7/9, 7/16/25

RR-3941126#

SUMMONS
CASE NO.: FN2024-004452
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Jose Antonio Gutierrez
Name of Petitioner / Party A
And
Irma Leticia Gutierrez
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: Irma Leticia Gutierrez

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.

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 OCT 11 2024

CLERK OF SUPERIOR COURT
By G. FARLER
Deputy Clerk of Superior Court

6/25, 7/2, 7/9, 7/16/25

RR-3941118#

SUMMONS Case No. FC2025-070298 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY YVETTE M AGUIRRE Petitioner, and EDGAR E SANCHEZ SILLAS 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: EDGAR E SANCHEZ SILLAS 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court at one of the addresses listed below: Central Court Building, 201 West Jefferson Street, 1st Floor, Phoenix, AZ 85003 Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, Arizona 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032

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

4. You can get a copy of the court papers filed in this case from the Petitioner/Attorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at: Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210 Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374 Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032 Customer Service Center, 601 West Jackson, Phoenix, AZ 85003 5. If this is an action for dissolution(divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (5) judicial days in advance of the scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled proceeding. SIGNED AND SEALED this date: MAR 12 202 Clerk of the Court By G. FARLER Deputy Clerk

6/25, 7/2, 7/9, 7/16/25

RR-3941108#

SUMMONS
CASE NO. CC2025-073816RC
EL CENTRO JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs. MOHAMED A MOHAMED AND DOE MOHAMED, a married couple. Defendants.

THE STATE OF ARIZONA TO: Mohamed A Mohamed And Doe Mohamed 3230 E Roosevelt Street, Apt 204 Phoenix, AZ 85008

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

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

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

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

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

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

Date: 3/28/25

/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

6/25, 7/2, 7/9, 7/16/25

RR-3941101#

ORDER TO SHOW CAUSE-CHANGE OF NAME
CASE NUMBER: 25CU027033C
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

PETITION OF:

Denise Lynn Wallman AKA Genice Lynn Harrington-Sandoval

TO ALL INTERESTED PERSONS:

1. Petitioner: Denise Lynn Wallman AKA Genice Lynn Harrington-Sandoval filed a petition with this court for a decree changing names as follows:

Present name
Denise Lynn Wallman AKA Genice Lynn Harrington-Sandoval
To Proposed name
Genice Lynn Sandoval

2. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

a. Date: July 21, 2025 Time: 8:30 AM Dept: 61

b. The address of the court is: 330 West Broadway, San Diego CA 92101
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/ find-my-court.htm.)

3. a. A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation: printed in the county in which petitioner resides or, if no county, in the local subdivision or territory where petitioner resides. Record Reporter (CCP1277)(a) 2)(b)(i))

Date: MAY 23 2025

/s/Maureen F. Hallahan

JUDGE OF THE SUPERIOR COURT

6/25, 7/2, 7/9, 7/16/25

RR-3941042#

DCS'S NOTICE OF HEARING ON FIRST AMENDED PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521356
(Related to Case 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: GARY WOOD 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 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 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 First Amended Petition 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 19th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940723#

Summons
Case Number: CV2025-012683
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

ADAM WEINGART
Name of Plaintiff
AND
RYAN RAFIDI, 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 RAFIDI

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: APRIL 09, 2025

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

STATEMENT OF COUNSEL
Case No.: CV2025-012683
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA IN AND FOR THE
COUNTY OF MARICOPA
ADAM WEINGART, a married man,
Plaintiffs,

vs.
RYAN RAFIDI, et vir., et al.
Defendant
TO: RYAN RAFIDI and JANE DOE
RAFIDI, husband and wife
A copy of the Complaint may be obtained by contacting Plaintiff's counsel as indicated below:

Paul J. Sacco, Esq.
LAW OFFICES OF PAUL J. SACCO,
P.C.
4500 South Lakeshore Drive, #540
Tempe AZ 85282
480/777-0600

DATED this 19th day of June 2025.
LAW OFFICES OF PAUL J. SACCO,
P.C.
By: /s/ Paul J. Sacco
Paul J. Sacco, Esq.
4500 South Lakeshore Drive, #540
Tempe AZ 85282
Attorneys for Plaintiff
6/25, 7/2, 7/9, 7/16/25

RR-3940620#

SUMMONS
CASE NUMBER: CV2025-012683
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Adam Weingart
Name of Plaintiff
AND
Ryan Rafidi, 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: Ryan Rafidi

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

the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

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

SIGNED AND SEALED this Date: April 09, 2025
JEFF FINE
Clerk of Superior Court
By: N. TORRES
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

STATEMENT OF COUNSEL
Case No.: CV2025-012683
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA IN AND FOR THE
COUNTY OF MARICOPA
ADAM WEINGART, a married man,
Plaintiffs,

vs.
RYAN RAFIDI, et vir., et al.
Defendant
TO: RYAN RAFIDI and JANE DOE
RAFIDI, husband and wife
A copy of the Complaint may be obtained by contacting Plaintiff's counsel as indicated below:

Paul J. Sacco, Esq.
LAW OFFICES OF PAUL J. SACCO,
P.C.
4500 South Lakeshore Drive, #540
Tempe AZ 85282
480/777-0600

DATED this 19th day of June 2025.
LAW OFFICES OF PAUL J. SACCO,
P.C.
By: /s/ Paul J. Sacco
Paul J. Sacco, Esq.
4500 South Lakeshore Drive, #540
Tempe AZ 85282
Attorneys for Plaintiff
6/25, 7/2, 7/9, 7/16/25

RR-3940616#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION**
NO. JD536400
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JASON HARLEY CORNISH
d.o.b. 05/07/2009
Person under 18 years of age.
TO: MELISSA MARTINEZ ROMERO
A.K.A. MELISSA COLE, and RONALD
DALE CORNISH, parents 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 15th day of September, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964 #, before the Honorable Peter Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody,

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/ PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Nikki Kanakis and may be reached by telephone at (480) 656-4157.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 19th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940571#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP**
NO. JS521363
(Related to Case JD19755)
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ARIANNA JEAN SWART A.K.A. ARIANNA SWART A.K.A. NOT NAMED SWART
d.o.b. 09/03/2023
Person under 18 years of age.
TO: BRANDON MOORE, JOHN DOE, A FICTICIOUS 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 4th day of September, 2025, at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOSEPH BCAL, Office of the Attorney General, CFP/ PSS, 2005 N. Central

Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Nicole Aldrete and may be reached by telephone at (480) 584-6437.

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 18th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Joseph Bacal
JOSEPH BCAL
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940563#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION**
NO. JD530404 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:
NOT NAMED DYGERT
d.o.b. 05/16/2025
Person under 18 years of age.
TO: STACEY ALIDA DYGERT, BENJAMIN LAMBE, 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 20th day of August, 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 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MADISON JONES, Office of the Attorney General, CFP/ PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Annabella Hepler and may be reached by telephone at (602) 255-4459.
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 18th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Madison Jones
MADISON JONES
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940535#

Summons/Elad Gotlib
Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: admin@pmblaw.org Attorney for: Lawyer's Bar Number: 023090, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-008767 Arizona Biltmore Estates Village Association Name of Plaintiff And Elad Gotlib, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Elad Gotlib 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: March 10, 2025 Jeff Fine Clerk of Superior Court By: M. Farrow Deputy Clerk A If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the pleadings for CV2025-008767 may be obtained by contacting Kathryn A. Battock, at Phillips, Maceyko And Battock, PLLC, (602) 560-2410. 6/25, 7/2, 7/9, 7/16/25

RR-3940519#

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ROSALINDA MARIE MARTINEZ
d.o.b. 05/08/2011
Person(s) under 18 years of age.
TO: RACHEL RENEE NAVARRETE
A.K.A. RACHEL MARTINEZ A.K.A.
RACHEL MCQUAIN and MANUEL
CORRALES, parents 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 19th 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 281-904-752#,
before the Honorable Marvin Davis for
the purpose of determining whether
any parent or guardian named herein is
contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by
publication, you may obtain a copy of the
Dependency Petition, Notice of Hearing,
and Temporary Orders by submitting a
written request to: MICHAEL SAYEGH,
Office of the Attorney General, CFP/
PSS, 120 W. 1st Avenue, 2nd Floor,
Mesa, Arizona 85210 The assigned case
manager is Casey Allen and may be
reached by telephone at (602) 255-3134.

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 18th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Michael Sayegh
MICHAEL SAYEGH
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940296#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD03932 REAC/SUPP**
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
MALICHY JOSEPH HERNANDEZ
d.o.b. 01/08/2025
Person under 18 years of age.
TO: CYNTHIA ROSE GARCIA-
HERNANDEZ, parents and/or guardians

of the above-named child.

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

2. The Court has set a hearing on the
15th 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 298-623-248#,
before the Honorable Jay Adelman 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
Kary Ridenhour and may be reached by
telephone at (602) 774-9752.

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 18th day of June, 2025.
KRISTIN K. MAYES
Attorney General
MICHAEL FITZGERALD
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940282#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536444**
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
MIA STARR GONZALES-BRENNECKA
d.o.b. 12/27/2010
Person under 18 years of age.
TO: DEXTER ROGER BRENNECKA,
JR., 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 17th day of September,

2025 at 11:30 a.m., at the Maricopa
County Superior Court, Juvenile Court
Southeast Facility, 1810 South Lewis
Street, Mesa, Arizona 85210, call-in
number (917) 781-4590, conference ID
944-331-655#, before the Honorable Jay
M Polk for the purpose of determining
whether any parent or guardian named
herein is contesting the allegations in
the Petition.

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

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

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

6. If you are receiving this Notice by
publication, you may obtain a copy of the
Dependency Petition, Notice of
Hearing, and Temporary Orders by
submitting a written request to: AMELIA
ZURBRIGGEN, Office of the Attorney
General, CFP/PSS-Mesa Unit, 2005
N. Central Avenue, Phoenix, Arizona
85004 The assigned case manager is
Jacklyn Neitzelt and may be reached by
telephone at (602) 478-9009.

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 18th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbruggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940280#

**DCS'S NOTICE OF HEARING ON
PETITION FOR TERMINATION OF
PARENT-CHILD RELATIONSHIP
NO. JS22515**
Related to Case JD30932 REAC/SUPP
(Honorable Gregory Como)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
MALICHY JOSEPH HERNANDEZ
d.o.b. 01/08/2025
Person under 18 years of age.
TO: CYNTHIA ROSE GARCIA-
HERNANDEZ, 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 an initial hearing
on the 15th 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

298-623-248#, before the Honorable Jay
Adelman 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: MICHAEL
FITZGERALD, Office of the Attorney
General, CFP/PSS, 2005 N. Central Ave.
C007AG, Phoenix, Arizona 85004. The
assigned child safety worker is Derek
Lujan and may be reached by telephone
at (602) 774-9764.

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 18th day of June, 2025.
KRISTIN K. MAYES
Attorney General
MICHAEL FITZGERALD
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940276#

Summons/Ryan Cook
Person Filing: Kathryn Battock Address
(if not protected): 11445 E. Via Linda
Suite 2-628 City, State, Zip Code:
Scottsdale, AZ 85259 Telephone:
(602)560-2410 Email Address: admin@
pmblaw.org Attorney for: Lawyer's Bar
Number: 023090, Issuing State: AZ
Superior Court Of Arizona In Maricopa
County Case Number: CV2025-008870
Arizona Biltmore Estates Village
Association Name of Plaintiff And
Ryan Cook, et al. Name of Defendant
Summons Warning: This is an official
document from the court that affects
your rights. Read this carefully. If you
do not understand it, contact a lawyer
for help. From The State Of Arizona To:
Ryan Cook 1. A lawsuit has been filed
against you. A copy of the lawsuit and
other court papers are served on you
with this "Summons". 2. If you do not
want a judgment or order taken against
you without your input, you must file an
"Answer" or a "Response" in writing with
the court and pay the filing fee. If you
do not file an "Answer" or "Response"
the other party may be given the relief
requested in his/her Petition or
Complaint. To file your "Answer" or
"Response" take, or send, the "Answer"
or "Response" to Clerk of the Superior
Court, or electronically file your Answer
through one of Arizona's approved
electronic filing systems at <http://www.azcourts.gov>
or <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.

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: D. Araujo Deputy
Clerk A If you would like legal advice from
a lawyer, contact Lawyer Referral Service
at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County
Bar Association. A copy of the pleadings
for CV2025-008870 may be obtained by
contacting Kathryn A. Battock, at Phillips,
Maceyko and Battock, PLLC, (602) 560-
2410.
6/25, 7/2, 7/9, 7/16/25

RR-3940276#

SUMMONS
CASE NUMBER: CV2025-007923
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mesa Airlines
Name of Plaintiff
AND
Ryker Jenkins, 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:
Ryker Jenkins

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

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

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

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

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

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

SIGNED AND SEALED this Date: March
04, 2025

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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, Robert Weeks, at Zwillinger Wulkan PLC, 2020 N. Central Ave. Suite 675, Phoenix, AZ 85004, (602)962-5778. 6/25, 7/2, 7/9, 7/16/25

RR-3940257#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD532783 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:
ERIN LASHAWN SPRINGS WORLEY
d.o.b. 05/26/2025
Person under 18 years of age.
TO: ASHLEY YVETTE WORLEY, and AARON LASHAWN SPRINGS, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 26th day of August, 2025 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Lexi Young and may be reached by telephone at (602) 542-1023.

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 18th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Kinda V. Johnson-Hurd
KINDA JOHNSON-HURD
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940208#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45145
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of:
ALAIJA ELIZABETH RUBIO
d.o.b. 10/25/2024
GAEL EDWIN BENCOMO
d.o.b. 06/09/2022
Person(s) under 18 years of age.

TO: EDWIN RODOLFO BENCOMO-TORRES, parent and/or guardian 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 18, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHELLE PARIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Shelby Dillenbeck and may be reached by telephone at (623) 587-3693.

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 18 day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Michelle Paris
MICHELLE PARIS
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3940203#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536392
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of:
CARLOS CACERES SANCHEZ
d.o.b. 07/16/2010
Person under 18 years of age.

TO: LIXI CACERES, JORGE RIGOBERTO, 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 15th 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 Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Emanuel Ruiz and may be reached by telephone at (480) 659-8745.

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 14th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Amelia A. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3939983#

**AVISO DE DCS SOBRE LA AUDIENCIA DE SUSPENSION DE PATRIA POTESTAD
NO. JD536392
(Honorable Jay M Polk)
EN EL TRIBUNAL SUPERIOR DEL ESTADO DE ARIZONA
EN Y POR EL CONDADO DE MARICOPA**

En la causa de:
CARLOS CACERES SANCHEZ
FDN: 16/07/2010
Persona menor de 18 años.
A: LIXI CACERES, JORGE RIGOBERTO, padres y/o tutores del menor antes mencionado.

1. La Agencia Protectora de Menores ha radicado una Petición para Suspensión de la Patria Potestad, conforme al Título 8 de las Leyes Revisadas de Arizona 4.1 y 4.2 del Código de Procedimiento Civil y la Regla 329 del Código de Procedimiento de Arizona para el Tribunal de Menores.

2. El tribunal ha programado la continuación de audiencia inicial para el día 15 de septiembre del 2025 a las 10:30 a.m., en el Tribunal Superior del condado de Maricopa, Tribunal de Menores Complejo Sureste, 1810 South Lewis Street, Mesa, Arizona 85210, número para llamar (917) 781-4590, número de conferencia 944-331-655#, ante el honorable Jay M Polk con el propósito de determinar si algún padre o tutor nombrado en el presente impugna las acusaciones en el pedimento.

3. Usted y su hijo tienen el derecho de tener un abogado presente durante la audiencia. Usted puede contratar su propio abogado o, si no puede contratar a uno y quiere que un abogado le represente, el juez le puede asignar uno.

4. Usted tiene el derecho de comparecer como parte en este procedimiento. Se le notifica que, si usted no comparece personalmente en el tribunal para la audiencia inicial, consulta preparatoria, consulta procesal o juicio de suspensión de la patria potestad sin justa causa, esto puede resultar en fallo de que usted ha renunciado a sus derechos legales y ha admitido las acusaciones en la Petición. Además, si usted no comparece sin justa causa, la audiencia puede proseguir en su ausencia y podría resultar en un juicio de extinción de sus derechos parentales, o el establecimiento de una tutela permanente con base en las actas y las pruebas presentadas en el tribunal, así como también una orden de paternidad, custodia, o cambio de custodia en un caso consolidado del derecho de familia y una orden de alimentos para los hijos si se ha establecido paternidad.

5. Se le notifica que la DCS se propone probar cualquier acusación de maltrato y/o desatención contenida en la Petición de suspensión de la patria potestad para incluirlas en el Registro Central de la DCS. Este Registro Central es una lista confidencial de las conclusiones de la DCS que monitorea el maltrato y desatención. Si el juez resuelve que su hijo queda a cargo del estado con base en las acusaciones de abuso y/o maltrato, contenidas en la Petición de suspensión de la patria potestad, usted será incluido en el Registro Central de la DCS. Consulte el A.R.S. § 8-804.

6. Si usted ha recibido esta Notificación por edicto, puede obtener una copia de la Petición de Suspensión de la Patria Potestad, y Ordenes Provisionales presentando una solicitud por escrito a: AMELIA ZURBRIGGEN, Fiscalía General del Estado, CFP/PSS-Unidad de Mesa, 2005 N. Central Avenue, Phoenix, Arizona 85004. El asistente social asignado al caso es Emanuel Ruiz y puede localizarlo al (480) 659-8745.

7. Las partes deberán solicitar al Tribunal adaptaciones razonables para personas con discapacidades, por lo menos tres días antes a la diligencia programada, y se puede hacer por teléfono al (602) 506-2544.

8. Usted tiene el derecho de solicitar o hacer una petición con anterioridad, para que cualquier diligencia quede cerrada al público.

FECHADO este día 14 de mayo del 2025.

KRISTIN K. MAYES
Fiscal General del Estado
[firmado por:] Amelia A. Zurbriggen
AMELIA ZURBRIGGEN Fiscal General Adjunta
6/25, 7/2, 7/9, 7/16/25

RR-3939981#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521261
(Related to Case JD534307)
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of:
CHEYENNE ARIELLE BOONCHOO
d.o.b. 05/01/2013
Person under 18 years of age.
TO: CHUDCHAI EMANUEL BOONCHOO, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 11th day of September, 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 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MICHAEL E. BOYD, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Courtney Small and may be reached by telephone at (602) 771-0654.

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 16th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/Michael E. Boyd
MICHAEL E. BOYD
Assistant Attorney General
6/25, 7/2, 7/9, 7/16/25

RR-3939945#

**SUMMONS
CASE NUMBER: CV2025-009904
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

Northstar Communications Inc. Barry Entrekin
Name of Plaintiff
AND
Choice Financial Inc., 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: Remis & Associates LLC

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a

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

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

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

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

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

SIGNED AND SEALED this Date: MARCH 18, 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.

If you wish to obtain a copy of the pleading referenced in this publication, please contact Zerbe, Miller, Fingeret, Frank & Jadav, LLP at nguyen@zmflaw.com and (713) 350-3529
6/25, 7/2, 7/9, 7/16/25

RR-3939915#

SUMMONS
Case Number: CV2025-009904
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Northstar Communications Inc. Barry Entreklin

Name of Plaintiff

AND

Choice Financial Inc., 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: Choice Financial Inc.

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

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

access to the document in this case.

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

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

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

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

SIGNED AND SEALED this Date: MARCH 18, 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.

If you wish to obtain a copy of the pleading referenced in this publication, please contact Zerbe, Miller, Fingeret, Frank & Jadav, LLP at nguyen@zmflaw.com and (713) 350-3529
6/25, 7/2, 7/9, 7/16/25

RR-3939913#

SUMMONS Case No.: FC2025-001310
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Gina Pino Name of Petitioner / Party A And Javier Vega Aguilar 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: Javier Vega Aguilar 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons." 2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address 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 APR -4 2025 CLERK OF SUPERIOR COURT By L. GUTIERREZ Deputy Clerk of Superior Court
6/18, 6/25, 7/2, 7/9/25
RR-3938954#

SUMMONS
CASE NO. CC2025030447RC
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
Canvas Credit Union,

Plaintiff,

vs.
Joselito Baculo Legaspi and Jane Doe t/n Joanne Legaspi, a married couple,

Defendant(s).

THE STATE OF ARIZONA TO:
Joselito Baculo Legaspi and Jane Doe t/n Joanne Legaspi, a married couple
Last known address:
Joselito Baculo Legaspi
4551 N 93rd Dr
Phoenix, AZ 85037
Joanne Legaspi
4551 N 93rd Dr
Phoenix, AZ 85037

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.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 2/7/25

/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
6/18, 6/25, 7/2, 7/9/25

RR-3938952#

SUMMONS
CASE NO. CC2025063372RC
IN THE JUSTICE COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA ARROWHEAD PRECINCT
14264 W. TIERRA BUENA LANE
SURPRISE AZ 85374

Wheels Financial Group, LLC dba Loanmart,

Plaintiff,

vs.
Tyler Jensen Deane and John/Jane Doe, a married couple,

Defendant(s).

THE STATE OF ARIZONA TO:
Tyler Jensen Deane and John/Jane Doe, a married couple
Last known address:
Tyler Jensen Deane and John/Jane Doe
12320 N 72nd Dr
Peoria, AZ 85381

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

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.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

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

Date: 3/18/25

/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
6/18, 6/25, 7/2, 7/9/25

RR-3938855#

SUMMONS

CASE NO. CC2025072705RC
WEST MESA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E Javeline, Suite D * Mesa, AZ
85210

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
KAREN OCHOA-ZAZUETA AND DOE OCHOA-ZAZUETA, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Karen Ochoa-Zazueta And Doe Ochoa-Zazueta
1450 W Pepper Place
Mesa, AZ 85201

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

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

3. This court is located at (physical address): 222 E Javeline, Suite D * Mesa, AZ 85210; (602) 506-8100.

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 3/27/25

/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
6/18, 6/25, 7/2, 7/9/25

RR-3938849#

SUMMONS

CASE NO. CC2025072678RC
WEST MESA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E Javeline, Suite D * Mesa, AZ
85210

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.
MICHAEL ELIJAH JONES AND DOE JONES, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Micheal Elijah Jones And Doe Jones
2240 W University Drive, #206
Mesa, AZ 85201

1. You are summoned to respond to this complaint by filing an answer with this

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.

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

3. This court is located at (physical address): 222 E Javeline, Suite D * Mesa, AZ 85210; (602) 506-8100.

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: 3/27/25

/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 6/18, 6/25, 7/2, 7/9/25

RR-3938847#

SUMMONS
CASE NO. CC2025072989RC
NORTH VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,
vs.
BRENDA JEAN HUNT AND DOE HUNT,
a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Brenda Jean Hunt And Doe Hunt
16630 N 43rd Ave Apt 172
Glendale, AZ 85306

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: 03/27/25

/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 6/18, 6/25, 7/2, 7/9/25

RR-3938843#

SUMMONS
CASE NO. CC2025049745RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix., AZ
85032

LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,
vs.
ELIJAH JOHNSON AND DOE JOHNSON, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Elijah Johnson And Doe Johnson
8330 N 19th Ave Unit 3119
Phoenix, AZ 85021

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

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

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

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: FEB 28 2025

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 6/18, 6/25, 7/2, 7/9/25

RR-3938842#

CIVIL SUMMONS
CASE NO.: CC2025089097RC
IN THE MCDOWELL MOUNTAIN
JUSTICE COURT
IN AND FOR THE COUNTY OF
MARICOPA

18380 N 40th St #130, Phoenix, AZ
85032 (602) 372-7000
PHOENIX TITLE LOANS, LLC, an
Arizona Limited Liability Company,

Plaintiff
v.

DANIEL RAY MUCCIOLO, an individual;
JANE DOE MUCCIOLO, an individual,
Defendant(s)

THE STATE OF ARIZONA TO THE
ABOVE-NAMED DEFENDANT: FOR
SERVICE:
DANIEL RAY MUCCIOLO
10450 E BRANGUS LN APT A
DEWEY, AZ 86327

1. YOU ARE SUMMONED to respond to this complaint by filing a written ANSWER with this Court and paying the required filing fee to the Court named above. If you cannot afford to pay the fee, you may request the Court either waive or defer the fee.

2. If you were served with this Summons in the State of Arizona, the Court must receive your Answer within twenty (20) calendar days from the date you were served. If 20th day is a Saturday, Sunday or legal holiday, the time runs out at the end of the next working day. If you were served outside the State of Arizona, the Court must receive your Answer within thirty (30) calendar days from the date you were served.

3. Your Answer must be in writing. The court will provide an Answer form or you can download a form here JusticeCourts.Maricopa.gov

IF YOU LIVE OUTSIDE OF ARIZONA
YOU HAVE 30 DAYS TO FILE YOUR
ANSWER FROM THE DATE OF
SERVICE

*****WARNING*****
*****WARNING*****

IF YOU FAIL TO ANSWER, Judgment may be entered against you as requested on the complaint.

REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSON(S) WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE, AS SOON AS POSSIBLE, BY PARTIES AT LEAST 3 JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE IN 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.
4-16-25
Date

/s/Michele Reagan
Judge

FOR SERVICE:
DANIEL RAY MUCCIOLO
10450 E BRANGUS LN APT A
DEWEY, AZ 86327

A copy of the Summons and Complaint may be obtained by contacting Plaintiff, Phoenix Title Loans, LLC, 6250 E Cheney Drive, Paradise Valley, AZ 85253, 480-507-2892 or McDowell Mountain Justice Court. 6/18, 6/25, 7/2, 7/9/25

RR-3938437#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD536253**
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
ALEXA MEZA-ESTRADA
d.o.b. 10/20/2011
Person under 18 years of age.

TO: FERNANDA ESTRADA, and ALEXIS MEZA, 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 12th day of September,

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 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, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Elizabeth Villalpando and may be reached by telephone at (602) 771-3034.

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 12th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Anna Jacob
ANNA JACOB
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3938300#

Summons/Rosalio Hernandez/Jane Doe Hernandez

Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-9100X1004 Email Address: courtffiling@cantlaw.com Attorney for: Lawyer's Bar Number: 004751, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-016365 American Family Mutual Insurance Company Name of Plaintiff And Rosalio Hernandez, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Rosalio Hernandez; Jane Doe Hernandez 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons . 2. If you do not want a judgment or order taken against you without your input, you must file an Answer or a Response in writing with the court and pay the filing fee. If you do not file an Answer or Response the other party may be given the relief requested in his/her Petition or Complaint. To file your Answer or Response take, or send, the "Answer"

or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your Response or Answer to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this Summons and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your Response or Answer must be filed within Twenty (20) Calendar Days from the date you were served. If this Summons and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days 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 08, 2025 Joseph W. Malka Clerk of Superior Court By: A. Nasui Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the summons may be obtained by writing to: The Law Offices of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100. 6/18, 6/25, 7/2, 7/9/25

RR-3938245#

SUMMONS
CASE NUMBER: CV2025-012504
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Carolina Reynoso Gonzalez, et al.
Name of Plaintiff
AND
Samantha Morfin 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 Morfin

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

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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 08, 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: Freddy A. Saavedra at Saavedra Law Firm, 706 E. Bell Rd., Ste. 111, Phoenix, AZ 85022, (602)753-8917. 6/18, 6/25, 7/2, 7/9/25

RR-3938228#

SUMMONS
CASE NUMBER: CV2025-012504
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Carolina Reynoso Gonzalez, et al.
Name of Plaintiff
AND
Samantha Morfin, 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: Samantha Morfin

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 08, 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: Freddy A. Saavedra at Saavedra Law Firm, 706 E. Bell Rd., Ste. 111, Phoenix, AZ 85022, (602)753-8917. 6/18, 6/25, 7/2, 7/9/25

RR-3938223#

SUMMONS
CASE NUMBER: CV2024-035409
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Mesa Airlines
Name of Plaintiff
AND
Emil Schaffroth, 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: Emil Schaffroth

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: 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, Robert Weeks, Zwillingner Vulkan PLC, 2020 N. Central Ave. Suite 675, Phoenix, AZ 85004, (602)962-5778. 6/18, 6/25, 7/2, 7/9/25

RR-3938036#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD534413 SUPP
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
GABRIEL AMOS JAURE
d.o.b. 04/07/2012
Person under 18 years of age.
TO: CARISSA JANE RAMBLER and JUSTIN EDWARD JAURE, 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 20th day of August, 2025, at 1:30 p.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, status conference, or termination adjudication, without good cause shown, may result in a finding 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 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Jianying Wang and may be reached by telephone at (602) 741-3060.

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. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937962#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521342
(Related to Case JD535543)
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SERENA MARIE HIGUERA
d.o.b. 08/31/2016
Person under 18 years of age.
TO: MARIO MORENO, and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-

Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a publication hearing on the 3rd day of September, 2025, at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Jianying Wang and may be reached by telephone at (602) 741-3060.

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. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937957#

SUMMONS
CASE NO.: FC2025-001284
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

VANESSA ANDERSON
Name of Petitioner / Party A
And
JASON DAVID ANDERSON
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: JASON DAVID ANDERSON

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

Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a publication hearing on the 3rd day of September, 2025, at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Jianying Wang and may be reached by telephone at (602) 741-3060.

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. Zurbriggen
AMELIA ZURBRIGGEN
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937957#

SUMMONS
CASE NO.: FC2025-001284
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

VANESSA ANDERSON
Name of Petitioner / Party A
And
JASON DAVID ANDERSON
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: JASON DAVID ANDERSON

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

602-417-9900

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FAX 602-417-9910

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 APR 3 2025

CLERK OF SUPERIOR COURT
By G FARLER
Deputy Clerk of Superior Court
6/18, 6/25, 7/2, 7/9/25

RR-3937950#

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

In the Matter of:
JANIE JOY SMITH A.K.A. JANIE HARCOURT
d.o.b. 06/19/2024
Person under 18 years of age.
TO: WHITNEY JOY SMITH A.K.A. WHITNEY JOBIN, SCOTT WILLIAM ANTHONY JOBIN, and RYAN HARCOURT, 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 1st day of August, 2025 at 8:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining

whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, 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 First Amended 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 Rakia Worthey and may be reached by telephone at (480) 634-8824.

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 11th day of June, 2025.

KRISTIN K. MAYES
Attorney General
KINDA JOHNSON-HURD
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937870#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD535543
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
GEORGIE ANDRETTI MAGDELANO
d.o.b. 10/08/2019
Person under 18 years of age.
TO: EMMA BERENICE HIGUERA, and ROMAN SCOTT MAGDELANO, 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 and publication hearing on the 3rd day of September, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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, 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: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Jianying Wang and may be reached by telephone at (602) 741-3060.

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
6/18, 6/25, 7/2, 7/9/25

RR-3937831#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD535543
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:
SERENA MARIE HIGUERA
d.o.b. 08/31/2016
Person under 18 years of age.

TO: EMMA BERENICE HIGUERA, 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 publication hearing on the 3rd day of September, 2025, at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Jianying Wang and may be reached by telephone at (602) 741-3060.

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
6/18, 6/25, 7/2, 7/9/25

RR-3937829#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD531690 SUPP
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
HARMONY TANAE DAVIS
d.o.b. 12/11/2012

HEAVEN RENEE DAVIS
d.o.b. 12/11/2012
Person(s) under 18 years of age.

TO: LASHON ALONDA BROWN, ALLEN DAVIS, 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 3rd day of September, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 Petition.

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Samantha Wilson and may be reached by telephone at (480) 634-5413.

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 10th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937755#

SUMMONS
CASE NUMBER: CV2024-032133
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

CHRISTOPHER MONTGOMERY

Name of Plaintiff

AND

CAR BANANA AUTO SALES, 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 ARTEAGA

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

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

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

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

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

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

SIGNED AND SEALED this Date: 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

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PUBLIC NOTICES

Bar Association.
A copy of the Summons and Complaint may be obtained by contacting PLAINTIFF'S ATTORNEY: MATTHEW FEINMANT AT LERNER & ROWE PLC, 2701 E. CAMELBACK ROAD, STE. 140, PHOENIX, AZ 85016, (602)977-1900. 6/18, 6/25, 7/2, 7/9/25

RR-3937750#
SUMMONS
CASE NUMBER: CV2024-032133
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
CHRISTOPHER MONTGOMERY
Name of Plaintiff
AND
CAR BANANA AUTO SALES, 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: GUSTAVO J. ARTEAGA
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: MATTHEW FEINMANT AT LERNER & ROWE PLC, 2701 E. CAMELBACK ROAD, STE. 140, PHOENIX, AZ 85016, (602)977-1900. 6/18, 6/25, 7/2, 7/9/25

RR-3937749#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD535774
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LUCY SEVERANCE
d.o.b. 05/29/2012
Person under 18 years of age.
TO: AMANDA ROMERO, DANIEL SEVERANCE, 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 26th 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 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, 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: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned case manager is Alexis Zavala and may be reached by telephone at (480) 822-0362.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 10th day of July, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25
RR-3937741#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536404
(Honorable Joshua Rogers)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ZOEY ELLIANA SALAS OROZCO
d.o.b. 05/03/2021
Person under 18 years of age.
TO: EVELYN MARIXA OROZCO, JESSIE SALAS, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 9th day of 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 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Tyler Robinson and may be reached by telephone at (602) 771-0746.
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 11th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg
DAVID L. SEIDBERG
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25
RR-3937717#
DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD32769 SUPP/REAC
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
HAISLEY ROSE SAMPLEY
d.o.b. 06/05/2017
Person under 18 years of age.
TO: TAMARI ROSE MERTSCH, JOSEPH RYAN SAMPLEY, 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 13th day of August, 2025 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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: MCKENZIE A. IZEN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Jessica Zarate and may be reached by telephone at (602) 774-5831.
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 10th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ McKenzie Ann Izen
MCKENZIE A. IZEN
Assistant Attorney General
6/18, 6/25, 7/2, 7/9/25

RR-3937658#
SUMMONS
CASE NUMBER: CV2025-005893
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Karel De La Vega Batista, et al.
Name of Plaintiff
AND
Juan Verdugo Pulido, 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 Verdugo Pulido
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

Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 14, 2025
JEFF FINE
Clerk of Superior Court
By: 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, Jose Oliveros, at Rasmussen Injury Law PLLC, 1755 S. Val Vista Drive Ste. 200, Mesa, AZ 85204, (480)637-5757.
6/18, 6/25, 7/2, 7/9/25
RR-3937587#
SUMMONS
CASE NUMBER: CV2025-005893
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Karel De La Vega Batista, et al.
Name of Plaintiff
AND
Juan Verdugo Pulido, 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: Juan Verdugo Pulido
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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

publication.

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

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

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

SIGNED AND SEALED this Date:
February 14, 2025

JEFF FINE

Clerk of Superior Court

By: 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, Jose Oliveros, at Rasmussen Injury Law PLLC, 1755 S. Val Vista Drive Ste. 200, Mesa, AZ 85204, (480)637-5757.

6/18, 6/25, 7/2, 7/9/25

RR-3937586#**SUMMONS****CASE NO. CC2024252344RC**IN THE JUSTICE COURT OF THE
STATE OF ARIZONAIN AND FOR THE COUNTY OF
MARICOPA MCDOWELL MOUNTAIN
PRECINCT18380 N. 40TH ST PHOENIX AZ 85032
Banner Federal Credit Union,

Plaintiff,

vs.

Naomi Adjirackor and John/Jane Doe, a
married couple,

Defendant(s).

THE STATE OF ARIZONA TO:
Naomi Adjirackor and John/
Jane Doe, a married couple
Last known address:
Naomi Adjirackor and John/Jane Doe
5121 E Pershing Ave
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: 11-20-2024

/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
6/18, 6/25, 7/2, 7/9/25

RR-3937570#**SUMMONS****CASE NO. CC2025073939RC**

NORTH MESA JUSTICE COURT,

MARICOPA COUNTY, ARIZONA

222 E. Javelina Avenue, Ste. B * Mesa,
AZ 85210A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
STEPHANIE M GUTIERREZ AND DOE
GUTIERREZ, a married couple.

Defendants.

THE STATE OF ARIZONA TO:
Stephanie M Gutierrez
And Doe Gutierrez
1224 E Evergreen St Apt 222
Mesa, AZ 85203

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

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

3. This court is located at (physical address): 222 E. Javelina Avenue, Ste. B * Mesa, AZ 85210; (602) 372-4900.

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: 3-28-2025

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/11, 6/18, 6/25, 7/2/25

RR-3935877#**SUMMONS****CASE NO. CC2025079694RC**

UNIVERSITY LAKES JUSTICE COURT,

MARICOPA COUNTY, ARIZONA

201 E. Chicago St. * Chandler, AZ 85225

A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.
WADE D WATKIN AND DOE WATKIN, a
married couple,

Defendants.

THE STATE OF ARIZONA TO:
Wade D Watkin And Doe Watkin
1251 E Hermosa Dr
Tempe, AZ 85282

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

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

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

Date: 4-7-25

/s/Illegible

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/11, 6/18, 6/25, 7/2/25

RR-3935876#**SUMMONS****CASE NO. CC2025075590RC**

WEST MESA JUSTICE COURT,

MARICOPA COUNTY, ARIZONA

222 E Javeline, Suite D * Mesa, AZ

85210

A SPEEDY CASH CAR TITLE LOANS,
LLC.

Plaintiff,

vs.

CARLOS GERMAN RAMIREZ BURGER
AND DOE RAMIREZ BURGER, a
married couple,

Defendants.

THE STATE OF ARIZONA TO:
Carlos German Ramirez Burger
And Doe Ramirez Burger
1124 N Cherry
Mesa, AZ 85201

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

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

3. This court is located at (physical address): 222 E Javeline, Suite D * Mesa, AZ 85210; (602) 506-8100.

4. Your answer must be in writing. (a) You may obtain an answer 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
6/11, 6/18, 6/25, 7/2/25

RR-3935651#**SUMMONS****CASE NO. CC2025025658RC**

IN THE JUSTICE COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA NORTH VALLEY PRECINCT14264 W. TIERRA BUENA LN
SURPRISE AZ 85374

OneAZ Credit Union,

Plaintiff,

vs.

Teysa L. Tabb and John/Jane Doe, a
married couple,

Defendant(s).

THE STATE OF ARIZONA TO:
Teysa L. Tabb and John/
Jane Doe, a married couple
Last known address:
Teysa L Tabb and John/Jane Doe
3535 W Tiera Buena Ln #233
Phoenix, AZ 85053

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

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

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

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

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

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

COMPLAINT.

Date: 1/31/25

/s/Gerald A. Williams

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
6/11, 6/18, 6/25, 7/2/25

RR-3935646#**SUMMONS****CASE NUMBER: CV2025-007194**

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

Canvas Credit Union

Name of Plaintiff

AND

Cynthia Flores, 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: Cynthia Flores

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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.
6/11, 6/18, 6/25, 7/2/25

RR-3935645#

CIVIL SUMMONS
CASE NUMBER: CC2024-280064RC
Maricopa County Justice Courts, Arizona
Agua Fria Justice Court 10420 W. Van Buren St. #101, Avondale, AZ 85323
602-372-8001
VTLG Sunset Farms Land Co., LLC
4343 South 103rd Avenue
Tolleson, Arizona 85353
Plaintiff(s) Name/Address/Email/Phone
Angel Herrera, Dania Leon
4343 South 103rd Avenue
A p a r t m e n t 0 0 1
Tolleson, Arizona 85353
Defendant(s) Name/Address/Email/Phone

Be in court at least 15 minutes before the scheduled hearing.
YOU MUST CHECK IN AT THE FRONT COUNTER BEFORE ENTERING THE COURT ROOM.
(Este en el tribunal por lo menos 15 minutos antes de la audiencia programada.)
(DEBE REGISTRARSE EN EL MOSTRADOR DELANTERO ANTES DE ENTRAR EN LA SALA DEL TRIBUNAL)
REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES SHOULD BE MADE TO THE COURT AS SOON AS POSSIBLE.

(LAS SOLICITUDES PARA ARREGLOS O ADAPTACIONES RAZONABLES PARA PERSONAS CON DISCAPACIDADES SE DEBEN PRESENTAR ANTE EL TRIBUNAL LO MAS ANTES POSIBLE.)
If an interpreter is needed, please contact the court listed above to request an interpreter be provided.
(En caso de necesitarse un intérprete, favor de comunicarse con el Tribunal antes mencionado para solicitar que se brinden los servicios de un intérprete.)
THE STATE OF ARIZONA TO THE ABOVE-NAMED DEFENDANT(S):

1. YOU ARE SUMMONED to respond to this complaint by filing a written ANSWER with this Court and by paying the required fee. If you cannot afford to pay the required fee, you can request the Court either waive or defer the fee.
2. If you were served with this summons in the State of Arizona, the Court must receive your answer 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 within thirty (30) calendar days from the date you were served. If the last day is a Saturday, Sunday, or legal 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. Your answer must be in writing.
(a) You may obtain an answer form from this Court.
(b) You may also obtain an answer form from the Form section of the Maricopa County Justice Courts website at <http://justicecourts.maricopa.gov/>
4. Provide a copy of your answer to the Plaintiff(s) or to the Plaintiff's attorney in accordance with JCRCP Rule 120.
5. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THIS COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU.
Date 12-24-24

/s/illegible
Justice of the Peace

You are required to keep the court advised of your current address and telephone number. The clerk can provide you with a Notice of Change of Address form.
A copy of the Summons and Complaint may be obtained by contacting the plaintiff specified above.
6/11, 6/18, 6/25, 7/2/25

RR-3935207#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD44889
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
BRIAN JAMES, JR.
d.o.b. 07/25/2018
Person under 18 years of age.
TO: BRIAN JAMES, 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 11th day of August, 2025 at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 and may be reached by telephone at.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 28th day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfas
ILANA ZORFAS
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3935133#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD43766 SUPP
(Honorable Suzanne Cohen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
EVVIEE PATRON
d.o.b. 05/15/2025

Person under 18 years of age.
TO: JENNIFER EVE CHAVEZ, RICHARD PATRON, SR., 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 27th day of August, 2025 at 9:30 a.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 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Karen Parra and may be reached by telephone at (602) 774-9516.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 5th day of June, 2025.

KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3935089#

SUMMONS
CASE NUMBER: CV2025-019418
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Babylon Holdings, LLC
Name of Plaintiff
AND

Autumn Cycle, Ltd., 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: Autumn Cycle, Ltd.

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: June 03, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: A. 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, Ryan E Kessler, 9237 E. Via De Ventura, Ste. 230, Scottsdale, AZ 85258, (480)644-0093.
6/11, 6/18, 6/25, 7/2/25

RR-3935085#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. 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: HAILEY SIERRA LOOTANS, parent and/or guardian of the above-named child.

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

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

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Melony Radier 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 Zorfas
ILANA ZORFAS
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3935073#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD30958 REAC
(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ABRAHAM LASTRA PEREZ, JR.
d.o.b. 07/14/2010
Person under 18 years of age.

TO: JESSICA ISABEL PEREZ, 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 25th day of August, 2025 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: MCKENZIE A. IZEN, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Diana Mora and may be reached by telephone at (602) 771-4008. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 5th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ McKenzie Ann Izen
MCKENZIE A. IZEN
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3935066#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD37460**
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
KAMIYA LAVON UNDERWOOD
d.o.b. 06/22/2011
KEVIN FRANCIS UNDERWOOD, JR.
d.o.b. 08/07/2016
KAMORA TAHARI UNDERWOOD
d.o.b. 12/09/2017
Person(s) under 18 years of age.
TO: KEVIN FRANCIS UNDERWOOD,
IHEANY NNAMDI AMANWANNE,
parents and/or guardians of the above-named children.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure, and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on August 13, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: 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 5th day of June, 2025. KRISTIN K. MAYES
Attorney General
/s/ Michelle Paris
MICHELLE PARIS
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3935031#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD44914**
(Honorable Gregory Comoro)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
LOGAN JOSIAH CRESPO
d.o.b. 11/13/2008
Person under 18 years of age.
TO: AMBER MARIE MONTANEZ AND OSCAR ALONSO CRESPO, 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 9:30 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 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 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: JOHN L. HUMPHRIES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Johnny Gabaldon and may be reached by telephone at (602) 774-9751. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 5th day of June, 2025. KRISTIN K. MAYES
Attorney General
JOHN L. HUMPHRIES
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3934961#

Summons/Cory Stilton Erickson/Jane Doe Erickson
Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-9100X1004 Email Address: courtfiling@candglaw.com Attorney for: Lawyer's Bar Number: 004751, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-015469 American Family Mutual Insurance Company Name of Plaintiff And Cory Stilton Erickson, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Pamela Lee Earnhardt 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. Signed And

Sealed this Date: May 01, 2025 Joseph W. Malka Clerk of Superior Court By: N. Torres Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the summons may be obtained by writing to: The Law Offices of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100. 6/11, 6/18, 6/25, 7/2/25

RR-3934904#

Summons/Pamela Lee Earnhardt
Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: admin@pmlaw.org Attorney for: Lawyer's Bar Number: 023090, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-010653 Biagio Condominiums Homeowners Association Name of Plaintiff And Pamela Lee Earnhardt, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Pamela Lee Earnhardt 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. Signed And Sealed this Date: March 24, 2025 Jeff Fine Clerk of Superior Court By: D. Araujo Deputy Clerk A 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. copy of the pleadings may be obtained by contacting Kathryn A. Battock, at Phillips, Maceyko and Battock, PLLC, (602) 560-2410 6/11, 6/18, 6/25, 7/2/25

RR-3934902#

Summons/Joy M. Ringhofer
Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: admin@pmlaw.org Attorney for: Lawyer's Bar Number: 023090, Issuing State: AZ

Superior Court Of Arizona In Maricopa County Case Number: CV2025-008728 Arizona Biltmore Estates Village Association Name of Plaintiff And Joy M. Ringhofer, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Joy M. Ringhofer 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served. 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: March 10, 2025 Jeff Fine Clerk of Superior Court By: M. Farrow Deputy Clerk A If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the pleadings may be obtained by contacting Kathryn A. Battock, at Phillips, Maceyko and Battock, PLLC, (602) 560-2410 6/11, 6/18, 6/25, 7/2/25

RR-3934901#

**SUMMONS
CASE NUMBER: CV2025-016730
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

C.A.G. Acceptance, LLC
Name of Plaintiff
AND
Percynthia M Miller, 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: Percynthia M Miller
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk

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

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

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

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

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

SIGNED AND SEALED this Date: May 12, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: C. MCWHORTHER
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.

NOTICE RE PUBLICATION

A copy of the Summons and Complaint in the matter of C.A.G. Acceptance, LLC vs. Percynthia M. Miller, case number (CV2025-016730) can be obtained at Germaine Law Office, PLC at 4634 North 44th Street, Phoenix, Arizona 85018, phone number 602-953-5588, fax number 602-953-5590 and e-mail sgermaine@germaine-law.com.

DATED this 5th day of June, 2025.

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

6/11, 6/18, 6/25, 7/2/25

RR-3934852#

SUMMONS
CASE NO.: FN2025-000294
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Christian Michael Quezada
Name of Petitioner / Party A
And
Aries Dayana Garcia Madrigal
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: ARIES DAYANA GARCIA MADRIGAL

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

4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032

222 East Javelina Avenue, Mesa, Arizona 85210

14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

SIGNED AND SEALED this date FEB 03 2025

CLERK OF SUPERIOR COURT
By V. GIGANTE
Deputy Clerk of Superior Court
6/11, 6/18, 6/25, 7/2/25

RR-3934801#

SUMMONS
CASE NUMBER: CV2025-007207
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

John Pisuththa-Armonth, et al.
Name of Plaintiff
AND
Tim L. Nguyen, 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: Tim L. Nguyen

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, Benjamin Gottlieb, at Gottlieb Law, PLC, 2375 E. Camelback Road Suite 600, Phoenix, AZ 85016, (602)899-8188.

6/11, 6/18, 6/25, 7/2/25

RR-3934728#

CIVIL SUMMONS
CASE NO.: CC2023087838RC
IN THE SAN MARCOS JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

201 E Chicago St # 103, Chandler, AZ 85284 (602) 372-3400

PHOENIX TITLE LOANS, LLC, an Arizona limited liability company, Plaintiff

v. DOUGLAS JOHN WILLIAMS an individual; JANE DOE WILLIAMS, an individual. Defendant(s)

THE STATE OF ARIZONA TO THE ABOVE-NAMED DEFENDANT: FOR SERVICE:

DOUGLAS JOHN WILLIAMS
26014 S BEECH CREEK DR
SUN LAKES, AZ 85248

1. YOU ARE SUMMONED to respond to this complaint by filing a written ANSWER with this Court and paying the required filing fee to the Court named above. If you cannot afford to pay the fee, you may request the Court either waive or defer the fee.

2. If you were served with this Summons in the State of Arizona, the Court must

receive your Answer within twenty (20) calendar days from the date you were served. If 20th day is a Saturday, Sunday or legal holiday, the time runs out at the end of the next working day. If you were served outside the State of Arizona, the Court must receive your Answer within thirty (30) calendar days from the date you were served.

3. Your Answer must be in writing. The court will provide an Answer form or you can download a form here JusticeCourts.Maricopa.gov.

IF YOU LIVE OUTSIDE OF ARIZONA YOU HAVE 30 DAYS TO FILE YOUR ANSWER FROM THE DATE OF SERVICE

*****WARNING*****
*****WARNING*****

IF YOU FAIL TO ANSWER, Judgment may be entered against you as requested on the complaint.

REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSON(S) WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE, AS SOON AS POSSIBLE, BY PARTIES AT LEAST 3 JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE IN 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.

4/17/25
Date

/s/Illegible Judge

FOR SERVICE:
DOUGLAS JOHN WILLIAMS
26014 S BEECH CREEK DR
SUN LAKES, AZ 85248

A copy of the Summons and Complaint may be obtained by contacting Plaintiff, Phoenix Title Loans, LLC, 6250 E Cheney Drive, Paradise Valley, AZ 85253, 480-507-2892 or San Marcos Justice Court.

6/11, 6/18, 6/25, 7/2/25

RR-3934662#

SUMMONS
CASE NO.: FN2023-070855
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Tabitha Lynn Blakely
Name of Petitioner / Party A
And
Carl Edric Blakely Jr.
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: Carl Edric Blakely Jr.

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

2. If you do not want a judgment or order entered against you without your input, you must file 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 OCT 27 2023

CLERK OF SUPERIOR COURT
By A. PLASCENCIA
Deputy Clerk of Superior Court
6/11, 6/18, 6/25, 7/2/25

RR-3934573#

SUMMONS
CASE NO. FC2025-001246
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

EDNA P JUAREZ, Petitioner,

and DENNYS JUAREZ ORTIZ, 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: DENNYS JUAREZ ORTIZ

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

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

Central Court Building, 201 West Jefferson Street, 1st Floor, Phoenix, AZ 85003

Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, Arizona 85210

Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374

Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner/ Attorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at: Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210

Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374
Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032
Customer Service Center, 601 West Jackson, Phoenix, AZ 85003

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

6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least five (5) judicial days in advance of the scheduled proceeding.

7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled proceeding.
SIGNED AND SEALED this date: APR -1 2025

Clerk of the Court
By T. VARELA
Deputy Clerk

6/11, 6/18, 6/25, 7/2/25

RR-3934529#**SUMMONS**

CASE NUMBER: CV2025-014775
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Trenton J. Malone

Name of Plaintiff

AND

Jose Luis Carrizo Villareal, 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 Villareal

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 25, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: N. TORRES
Deputy Clerk

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Jonathan O'Steen at O'Steen MacLeod Combs, PLC, 300 W. Clarendon Ave., Ste. 400, Phoenix, AZ 85013, (602)252-8888.
6/11, 6/18, 6/25, 7/2/25

RR-3934468#**SUMMONS**

CASE NUMBER: CV2025-014775
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Trenton J. Malone

Name of Plaintiff

AND

Jose Luis Carrizo Villareal, 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 Luis Carrizo Villareal

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 25, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: N. TORRES
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 Jonathan O'Steen at O'Steen MacLeod Combs, PLC, 300 W. Clarendon Ave., Ste. 400, Phoenix, AZ 85013, (602)252-8888.
6/11, 6/18, 6/25, 7/2/25

RR-3934466#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD20761**

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

In the Matter of:

MORGAN GRACE MCHENRY

d.o.b. 01/29/2015

Person under 18 years of age.

TO: CATHERINE ANNE MCHENRY,
CHARLES STANLEY, 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 27, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by

submitting a written request to: LISA M. TIBBEDEAUX, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Christopher Oglesby and may be reached by telephone at (928) 546-9953.

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 4th day of June, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Lisa M. Tibbadeaux

LISA M. TIBBEDEAUX

Assistant Attorney General

6/11, 6/18, 6/25, 7/2/25

RR-3934454#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD30339**

(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

RYLEI WILLIAMS

d.o.b. 06/28/2010

Person under 18 years of age.

TO: CELIA MADELEINE WILLIAMS,
WILLIAM HANNIS, 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 15th day of September, 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 Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Jacqueline Perez Acuna and may be reached by telephone at (602) 771-1019.

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 4th day of June, 2025.

KRISTIN K. MAYES

Attorney General

/s/Debbie Oelze

DEBBIE M. OELZE

Assistant Attorney General

6/11, 6/18, 6/25, 7/2/25

RR-3934436#

**DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION
NO. JD28820 REAC**

(Honorable Marischa Gilla)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

JEREMIAH JAHDINCE LOZADA

LEDESMA

d.o.b. 11/12/2014

JOSHIAH JAHDINCE LEDESMA LOZADA

d.o.b. 09/21/2011

ISAIHA JAHDINCE LEDESMA LOZADA

d.o.b. 01/10/2013

Person(s) under 18 years of age.

TO: LESLEY PARAMO LOZADA A.K.A.
LESLEY LOZADA, SANTOS LEDESMA
A.K.A. SANTOS LEDEZMA, 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 9:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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 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: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Nadiyah Caudillo and may be reached by telephone at (602) 771-1194.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court

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PUBLIC NOTICES

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 4th day of June, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Ilana Zorfas
ILANA ZORFAS
Assistant Attorney General
6/11, 6/18, 6/25, 7/2/25

RR-3934351#

SUMMONS
CASE NUMBER: CV2025-008805
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Thomas Jacobson, et al.
Name of Plaintiff
AND
Nalani Alexis Joy Curry
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: Alexis Joy Curry
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 10, 2025
JEFF FINE
Clerk of Superior Court
By: A. MARQUEZ
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Amara Edblad at Amara & Associates, LLC, 2 N. Central Ave., Ste. 1936, Phoenix, AZ 85004, (623)471-8881.
6/11, 6/18, 6/25, 7/2/25

RR-3934321#

SUMMONS
CASE NO. CC2025-023821RC
ARCADIA BILTMORE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
BRANDON M FIRST AND DOE FIRST, a married couple,
Defendants.

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

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1/28/2025

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

RR-3933312#

SUMMONS
CASE NO. CC2025024966RC
MANISTEE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise, AZ 85374
A SPEEDY CASH CAR TITLE LOANS, LLC
Plaintiff,
vs.
UBON KANLAYANAYO AND DOE KANLAYANAYANO, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Ubon Kanlayanayano And Doe Kanlayanayano
5 0 8 N 7 3 r d R
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.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: JAN 30 2025

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

RR-3933311#

SUMMONS
CASE NO. CC2025042251RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINA AVENUE, SUITE A * MESA, AZ 85210
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
CHRISTOPHER D NAVARRO AND DOE NAVARRO, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Christopher D Navarro And Doe Navarro
6 3 4 W Naranja Ave
Mesa, AZ 85210
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 222 E JAVELINA AVENUE, SUITE A * MESA, AZ 85210; (602) 372-8300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 04/04/25

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

RR-3933309#

A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: FEB 20 2025

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

RR-3933310#

SUMMONS
CASE NO. CC2025078331RC
DREAMY DRAW JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix, AZ 85032
A SPEEDY CASH CAR TITLE LOANS, LLC.
Plaintiff,
vs.
ERIC SCOTT HOWARD AND DOE HOWARD, a married couple,
Defendants.

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

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 18380 N. 40th Street * Phoenix, AZ 85032; (602) 372-7000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 04/04/25

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

RR-3933309#

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

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

THE STATE OF ARIZONA TO:
Larry Chris Caballero And Doe Caballero
40 E Sunland Av Apt #140
Phoenix, AZ 85040

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 3/28/2025

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

RR-3933308#

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

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

THE STATE OF ARIZONA TO:
Jessica Lares And Doe Lares
5 3 4 0 W Lewis Ave
Phoenix, AZ 85035

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W. Van Buren St. *

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Avondale, AZ 85323; (602) 372-8002.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 4/10/25

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

RR-3933307#

SUMMONS
CASE NO. CC2025-055244RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA EL CENTRO JUSTICE COURT
620 W. JACKSON ST. PHOENIX AZ 85003

Banner Federal Credit Union,
vs.
Andrew C. Fleming and John/Jane Doe, a married couple

Defendant(s).
THE STATE OF ARIZONA TO:
Andrew C. Fleming and John/ Jane Doe, a married couple
Last known address:
Andrew C Fleming and John/Jane Doe
1202 E Mckinley St #2
Phoenix, AZ 85205

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. JACKSON ST. PHOENIX AZ 85003 Phone No: (602)372-6300
4. Your answer must be in writing. (a) You may obtain an answer from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.

Date: 3/10/25
/s/illegal
Clerk/Judge's Signature
REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED PROCEEDING. REQUESTS FOR AN INTERPRETER FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING THE INTERPRETER AND/OR TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
6/4, 6/11, 6/18, 6/25/25

RR-3933306#

SUMMONS
CASE NUMBER: CV2025-014897
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
JONATHAN JOSHUA SALAZAR MORALES
Name of Plaintiff
AND
MARIO CASTRO MEZA, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO:
JANE DOE MEZA

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/ her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED This Date: April 28, 2025
JOSEPH W. MALKA
Clerk of Superior Court

By: C. MCWHORTER
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Timothy A. LeDuc, at Phillips Law Group, 3101 North Central Avenue Suite 1500, Phoenix, AZ 85012, (602)258-8900.
6/4, 6/11, 6/18, 6/25/25

RR-3933303#

SUMMONS
CASE NO. CC2025-052586RC
IN THE JUSTICE COURT, AGUA FRIA PRECINCT
COUNTY OF MARICOPA, STATE OF ARIZONA
10420 West Van Buren Street, Avondale, Arizona 85323 (602) 372-8003
WESTERN AMERICAN LOAN, INC. an Arizona corporation,

Plaintiff,
vs.
SHAWNNDRA LYLE and DOE SPOUSE LYLE, a marital community; DION JONES and DOE SPOUSE JONES, a marital community,

Defendant(s).
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
DION JONES
DOE SPOUSE JONES

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 West Van Buren Street, Avondale, Arizona 85323 (602) 372-8003.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff's attorney identified above. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 03/05/2025

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

RR-3933301#

SUMMONS
CASE NO. CC2025-052586RC
IN THE JUSTICE COURT, AGUA FRIA PRECINCT
COUNTY OF MARICOPA, STATE OF ARIZONA
10420 West Van Buren Street, Avondale, Arizona 85323 (602) 372-8003
WESTERN AMERICAN LOAN, INC. an Arizona corporation,

Plaintiff,
vs.
SHAWNNDRA LYLE and DOE SPOUSE LYLE, a marital community; DION JONES and DOE SPOUSE JONES, a marital community,

Defendant(s).
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
S H A W N D R A L Y L E
DOE SPOUSE LYLE

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

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

RR-3933300#

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

In the Matter of:
YHEMANI RAY RENEJA SANCHEZ
d.o.b. 10/14/2016
Person under 18 years of age.
TO: CORDELL JOHNSON AND JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 21st day of August, 2025, at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ONISE SILAS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Victoria Forbis and may be reached by telephone at (602) 771-9974.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 29th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/Onise Silas
ONISE SILAS
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932873#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536417
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SHAWNRAI TERREL EARL
d.o.b. 04/17/2025
Person under 18 years of age.
TO: SHALYN LANISA EARL,, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 6th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated

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family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave, C051AG, Phoenix, Arizona 85004. The assigned case manager is Makenna Faulkner and may be reached by telephone at (480) 904-4692.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 29 day of May, 2025.
KRISTIN K. MAYES
Attorney General
s/Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932835#

SUMMONS
CASE NUMBER: CV2025-006444
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Amelia Altamirano, et al.
Name of Plaintiff
AND
Ma'Lik Daquan Sanders, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Ma'Lik Daquan Sanders
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by Publication is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: January 31, 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: Justin R. Synder at Lerner & Rowe PLC, 2701 E. Camelback Road, Ste. 140, Phoenix, AZ 85016, (602)977-1900
6/4, 6/11, 6/18, 6/25/25

the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 20, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Blaine D. McHone at McHone Law, PLLC, 1837 S. Mesa Dr., Ste. A-102, Mesa, AZ 85210, (480)737-7391.
6/4, 6/11, 6/18, 6/25/25

RR-3932780#

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

In the Matter of:
LUIS DAVID FELIPE GOMEZ
d.o.b. 12/04/2012
Person under 18 years of age.
TO: JOSE DAVID FELIPE OROZCO, JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 12th day of August, 2025, at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave, C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Jonathan Croff and may be reached by telephone at (602) 771-0667.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 28th day of May, 2025.
KRISTIN K. MAYES
Attorney General
s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932647#

SUMMONS
CASE NUMBER: CV2024-035045
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
LAKEVIEW LOAN SERVICING, LLC
Name of Plaintiff
AND
VINCENT WATSON, ET AL.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: VINCENT WATSON
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by Publication is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: DECEMBER 05, 2024
JEFF FINE
Clerk of Superior Court
By: M. OWEN
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the 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: KRISTIN E. MCDONALD AT MCCARTHY HOLTHUS LLP, 8502 E. VIA DE VENTURA, STE 140, SCOTTSDALE, AZ 85258, (619)752-2347
6/4, 6/11, 6/18, 6/25/25

RR-3932637#

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

Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: NADINE WATSON
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by Publication is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: DECEMBER 05, 2024
JEFF FINE
Clerk of Superior Court
By: M. OWEN
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the 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: KRISTIN E. MCDONALD AT MCCARTHY HOLTHUS LLP, 8502 E. VIA DE VENTURA, STE 140, SCOTTSDALE, AZ 85258, (619)752-2347
6/4, 6/11, 6/18, 6/25/25

RR-3932635#

SUMMONS
CASE NUMBER: CV2025-004104
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Ruebyn Vanwinkle, et al.
Name of Plaintiff
AND
Erick Villanueva, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Jane Doe Villanueva
1. A lawsuit has been filed against you.

A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by Publication is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: January 31, 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: Justin R. Synder at Lerner & Rowe PLC, 2701 E. Camelback Road, Ste. 140, Phoenix, AZ 85016, (602)977-1900
6/4, 6/11, 6/18, 6/25/25

RR-3932617#

SUMMONS
CASE NUMBER: CV2025-004104
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Ruebyn Vanwinkle, et al.
Name of Plaintiff
AND
Erick Villanueva, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Erick Villanueva
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

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

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

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

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

SIGNED AND SEALED this Date: JANUARY 31, 2025

JEFF FINE

Clerk of Superior Court

By: M. OWEN

Deputy Clerk

Requests for an interpreter for persons with limited English proficiency must be made to the 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: Justin R. Snyder at Lerner & Rowe PLC, 2701 E. Camelback Road, Ste. 140, Phoenix, AZ 85016, (602)977-1900.

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

RR-3932612#

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

NO. JD509154 REAC

(Honorable Chuck Whitehead)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:

MAURICE DENNIS ROGERS

d.o.b. 05/30/2008

Person under 18 years of age.

TO: BOBBILYN DIAHANNE ROGERS, and MAURICE DERSHANE DENNIS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 18th day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: JORDAN A. IGO, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Alicia Perkins and may be reached by telephone at (602) 774-9554.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 28th day of May, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Jordan A. Igo

JORDAN A. IGO

Assistant Attorney General

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

RR-3932540#

SUMMONS

CASE NO.: FN2024-003593
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Socorro Palafox Cobarrubias

Name of Petitioner / Party A

And

Luz Del Alba Armenta

Name of Respondent / Party B

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

FROM THE STATE OF ARIZONA TO: Luz Del Alba Armenta

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

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

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

Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR

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

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

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within 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 AUG 16 2024

CLERK OF SUPERIOR COURT

By J. BERNAL

Deputy Clerk of Superior Court

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

RR-3932520#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP

NO. JD44418

(Honorable Marischa Gilla)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the matter of:

NOT NAMED TAPIA A.K.A. BABY GIRL

TAPIA

d.o.b. 09/17/2024

Person under 18 years of age.

TO: ALIZHA MONIQUE TAPIA, parent and/or guardian of the above-named child.

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

2. The Court has set a hearing on the 29th day of July, 2025, at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

in termination of your parental rights based upon the record and the evidence presented to the Court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Breanna West and may be reached by telephone at (623) 932-8048.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 29th day of April, 2025.

KRISTIN K. MAYES

Attorney General

/s/ Ilana Zorfias

ILANA ZORFAS

Assistant Attorney General

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

RR-3932507#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP

NO. JS521218

Related to Case JD535773

(Honorable Suzanne Cohen)

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of:

AMELIA KAY FULTON

d.o.b. 08/20/2020

Person under 18 years of age.

TO: JOHN DOE, a fictitious name, parent of the above-named child.

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

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

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

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

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

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 2nd day of May, 2025.

KRISTIN K. MAYES
Attorney General
/s/Fredian Tuyisenge
FREDIAN TUYISENGE
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25

RR-3932506#

SUMMONS

CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Phoenix Metro, LLC

Name of Plaintiff

AND

712 South San Pedro, LLC, et al.

Name of Defendant

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

FROM THE STATE OF ARIZONA TO: Jane Doe Arshadnia

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

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

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

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

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

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

SIGNED AND SEALED this Date: March 17, 2025

JEFF FINE

Clerk of Superior Court

By: A. MARQUEZ

Deputy Clerk

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

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

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

RR-3932455#

SUMMONS

CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Phoenix Metro, LLC

Name of Plaintiff

AND

712 South San Pedro, LLC, et al.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Avi Arshadnia, AKA Ebrahim Avi Arshadnia
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 17, 2025
JEFF FINE
Clerk of Superior Court
By: A. MARQUEZ
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.
6/4, 6/11, 6/18, 6/25/25
RR-3932453#

SUMMONS
CASE NUMBER: CV2025-009708
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Phoenix Metro, LLC
Name of Plaintiff
AND
712 South San Pedro, LLC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: 712 South San Pedro, LLC
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and

pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 17, 2025
JEFF FINE
Clerk of Superior Court
By: A. MARQUEZ
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan J Bird, at Gilbert Bird Law Firm, PC, 10575 North 114th Street Suite 115, Scottsdale, AZ 85259, (480)767-6149X204.
6/4, 6/11, 6/18, 6/25/25
RR-3932450#

SUMMONS
CASE NUMBER: CV2024-035603
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Mesa Airlines
Name of Plaintiff
AND
Joel Marquez
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Joel Marquez
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: December 10, 2024
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Robert Weeks, at Zwilling Wulkan PLC, 2020 N. Central Ave, Suite 675, Phoenix, AZ 85004, (602)962-5778.
6/4, 6/11, 6/18, 6/25/25
RR-3932373#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS25242
Related to Case JD41930
(Honorable Adele Ponce)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JOSEPH TORRES
d.o.b. 09/20/2014
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 20th day of August, 2025, at 10:00 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency

petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ASHTON COLEMAN, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Veronica Morales and may be reached by telephone at (520) 858-8613.
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 27th day of May, 2025.
KRISTIN K. MAYES
Attorney General
/s/ Joti K. Sangha
JOTI SANGHA
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25
RR-3932098#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536413
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
SHYLA VALENCIA FAY-LYNN RAMON
d.o.b. 03/10/2017
ZAYNE STEVEN RAMON
d.o.b. 05/27/2022
Person(s) under 18 years of age.
TO: JANETTE PAULINE CHIAGO, STEVEN STANLEY RAMON, JR., parents and/or guardians of the above-named children.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 25th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency

petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ASHTON COLEMAN, Office of the Attorney General, CFP/ PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Veronica Morales and may be reached by telephone at (520) 858-8613.
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 1st day of May, 2025.
KRISTIN K. MAYES
Attorney General
ASHTON COLEMAN
Assistant Attorney General
6/4, 6/11, 6/18, 6/25/25
RR-3932067#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536411
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JORDAN RAIN CRAWFORD
d.o.b. 05/05/2009
RYLAN ALLEN SOLEIL CRAWFORD
d.o.b. 03/15/2012
ARION LIGHTNING CRAWFORD
d.o.b. 02/12/2015
JASPER SKY CRAWFORD
d.o.b. 12/30/2016
RORY MICHAEL START CRAWFORD
d.o.b. 03/22/2021
Person(s) under 18 years of age.
TO: NAOMI DAWN MORENO, COREY CRAWFORD, parents and/or guardians of the above-named children.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 30th day of July, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Bernardo Cortez-Paniagua and may be reached by telephone at (480) 659-5673.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 28th day of May, 2025.

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

RR-3932066#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD15529
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LAYLA BANISTER
d.o.b. 04/24/2024
Person under 18 years of age.
TO: ASHLEY MARIE BANISTER A.K.A. ASHLEY MARIE YOUNG, DARIUS CLINTO NEWSOM, JR., parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on August 1, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/ Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: BART T. GARBUTT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case

manager is Allyson Green, Mela Lewis-Moss and may be reached by telephone at (602) 265-0612, (602) 774-9750.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 28 day of May, 2025.

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

RR-3932010#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD37736 R SUPP
(Honorable Jay M Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ADRIANNA LOVE DAY
d.o.b. 04/23/2018
XAVIER RYAN DAY
d.o.b. 01/25/2024
Person(s) under 18 years of age.
TO: KATELYNN RENÉE DAY, EMMANUEL BALDERAS, JOSE MIGUEL RIVERA, 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 publication hearing on the 31st day of July, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Jamel Williams and may be reached by telephone at (602) 774-8359.

7. Requests for reasonable accommodation for persons with

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 28th day of May, 2025.

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

RR-3932008#

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

Plaintiff,

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

Defendants.

THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):

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

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

3. This court is located at (physical address): 620 W JACKSON STREET PHOENIX AZ, 85003 PH. 602-372-6300.

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

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

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

Date: 05/14/2025
/s/SCOTT CAMPBELL, PRO TEM
Judge's Signature

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

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

RR-3932003#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 1, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 070 GH 274 F0698 01C PROJECT NO 070-A(226)T TERMINI GLOBE – LORDSBURG HWY (US 70) LOCATION MEDICINE WAY RD to MP 275.7 The amount programmed for this contract is \$ 4,951,000.00. The location and description of the proposed work

are as follows: The proposed project is located in US 70 about 25 miles southeast of Globe and in the San Carlos Indian Reservation, it consists of construction of an eastbound passing lane and 5 foot shoulder on US 70 from MP 274.57 to MP 275.59, within the SE District, in Graham County. Proposed work consists of placing micro-surfacing on top of asphaltic concrete and aggregate base on the passing lane and fog coat on top of asphaltic concrete and aggregate base on the 5' shoulder. Additional work includes some drainage work, replacing pavement markings and other miscellaneous work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/25, 7/2/25

RR-3941063#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 8, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 MO LHV T043501C PROJECT NO LHV-0(215) T TERMINI LAKE HAVASU CITY LOCATION VARIOUS LOCATIONS The amount programmed for this contract is \$830,000. The location and description of the proposed work are as follows: The proposed project is located in Mohave County within the Lake Havasu City at various locations. The work consists of installing speed feedback signs and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/25, 7/2/25

RR-3941060#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 08, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 387 PN 002 F0642 01C PROJECT NO 387-A(206) T TERMINI CASA GRANDE 1-10 – COOLIDGE HIGHWAY (SR 387) LOCATION VIOLA ST AND PINAL AVE The amount programmed for this contract is \$841,000. The location and description of the proposed work are as follows: The proposed project is located on SR 387 (Pinal Avenue), at the intersection with Viola St within the city of Casa Grande in Pinal County. The work consists of the installation of a Pedestrian Hybrid Beacon, ADA ramp improvements, a box culvert extension, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/25, 7/2/25

RR-3941058#

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 36 foot 11-inch light pole telecommunications tower at the approx. vicinity of 5 West 2nd Street in Mesa, Maricopa County, Arizona 85201 (lat: 33-25-10.0164, long: -111-49-53.976). Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Taylor Blackburn, t.blackbourn@trileaf.com, 2121 West Chandler Blvd, Suite 208, Chandler, Arizona 85224, 480-850-0575.

6/25/25

RR-3940860#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 8, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 YU YUM T0455 01C PROJECT NO YUM-0(227)T TERMINI City of Yuma LOCATIONS Ave C & Central Drain and 32nd St & Michigan Ave The amount programmed for this

contract is \$1,167,000. The location and description of the proposed work are as follows: The proposed project is located in the City of Yuma within Yuma County. The proposed work is located at Avenue C & Central Drain (north of 22nd Lane) and 32nd Street & Michigan Avenue. The work consists of the installation of pedestrian hybrid beacon equipment, miscellaneous concrete, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/18, 6/25/25

RR-3939044#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 01, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 093 MO 048 F0552 01C PROJECT NO 093-A(210) T TERMINI HOOVER DAM-KINGMAN HWY (US-93) LOCATION SANCTUARY ROAD TO I-40 The amount programmed for this contract is \$70,103,000. The location and description of the proposed work are as follows: The proposed project is located in Mohave County on US 93 near Kingman, between MP 48 and MP 71.40. The proposed work consists of pavement rehabilitation. The work includes mill and fill of existing asphaltic concrete of roadway mainline, shoulders, and milled asphalt concrete treatment at designated paved and unpaved median crossovers. The work also includes ADA upgrades to current standards, bridge repair comprised of deck overlay and sealant, expansion joint replacement, bridge barrier replacement, removing and replacing guardrail, applying pavement marking, installing ground-in rumble strips, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/18, 6/25/25

RR-3938973#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 19, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 191 CH 052 F0383 01C PROJECT NO 191-A(205) T TERMINI DOUGLAS – WILLCOX HIGHWAY (US-191) LOCATION COCHISE RAILROAD OVERPASS The amount programmed for this contract is \$41,250,000. The location and description of the proposed work are as follows: The proposed project is located in Cochise County, on US 191 between mileposts 62.5 and 63.2, near Cochise. The work consists of constructing a concrete girder bridge over the Union Pacific Railroad (UPRR), removing existing bridge, and constructing a new reinforced concrete box culvert at Walnut Wash. This work also includes surcharging realigned roadway to reduce long term settlements, culvert extensions and removals, guardrail, signing, striping, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.

6/18, 6/25/25

RR-3938971#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 5, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 999 SW 000 F0771 01C PROJECT NO 999-A(648) T TERMINI STATEWIDE LOCATION VARIOUS PORTS OF ENTRY The amount programmed for this contract is \$1,350,550. The location and description of the proposed work are as follows: The proposed work is located at Ports of Entry in the following counties: Apache, Cochise, La Paz, Mohave, and Yuma. The work consists of replacing

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existing signs, posts, and foundations. The proposed work also includes pavement markings and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
6/18, 6/25/25

RR-3938970#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 01, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 999 MA 107 F074101C PROJECT NO 999-A(573)T TERMINI QUARTZSITE-WICKENBURG-PHOENIX HWY(US 60) LOCATION WICKENBURG AREA The amount programmed for this contract is \$850,000. The location and description of the proposed work are as follows: The proposed project is located in Maricopa County on US 60 between MP 107.67 and MP 111.03, in the Wickenburg area. The work consists of improving ramps, sidewalks and driveways to comply with ADA requirements. The work includes curb, curb and gutter, driveway, sidewalk ramp, and sidewalk replacement, pavement marking, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
6/18, 6/25/25

RR-3938969#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 5, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 MA PEO T0366 01C PROJECT NO PEO-0(230)T TERMINI CITY OF PEORIA LOCATION 107TH AVENUE AND ROSE GARDEN LANE The amount programmed for this contract is \$893,048. The location and description of the proposed work are as follows: The proposed project is located in Maricopa County, at the intersection of 107th Avenue and Rose Garden Lane, in the City of Peoria. The work consists of installing traffic signal equipment. The work also includes crack filling, two-pass micro-surfacing, pavement marking and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
6/18, 6/25/25

RR-3938968#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 08, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 NA SLW T059101C PROJECT NO SLW-0(207) T TERMINI CITY OF SHOW LOW LOCATION SR 260 MULTI-USE PATH: PINE OAKS TO FAWN BROOK The amount programmed for this contract is \$1,192,900. The location and description of the proposed work are as follows: The proposed project is located in Navajo County on State Route (SR) 260 between E Pine Oaks Drive and Fawn Brook Drive, in City of Show Low. The work in this project includes installing a detached multi-use path for pedestrian access. The work also includes sidewalk installation, Retaining wall, ADA ramps and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
6/18, 6/25/25

RR-3938967#

NOTICE OF INTENT TO WAIVE HEARING TO ADJUST RATES AND CHARGES Case No.: 2025-EMS-T0298-DHS (EMS 6NG814160R-25) BEFORE THE DIRECTOR OF THE ARIZONA DEPARTMENT OF HEALTH SERVICES In the Matter of: Town of Gilbert dba Gilbert Fire and Rescue Department

Applicant PURSUANT to an application filed on June 26, 2024 ("Application"), Town of Gilbert dba Gilbert Fire and Rescue Department ("Applicant"), requests an adjustment (increase) to current approved rates and charges by joining a group of certificate holders in Maricopa County with a uniform general public rate established according to Arizona Revised Statutes ("A.R.S.") §§ 36-2239(I) and Arizona Administrative Code ("A.A.C.") R9-25-1102, -1106 and -1107. PURSUANT to A.R.S. §§ 36-2232(A)(1), -2234(C), and -2239, the Director of the Arizona Department of Health Services ("Director") may adjust rates and charges and waive the hearing required by A.R.S. § 36-2234(A) for such action. THE DIRECTOR GIVES NOTICE that unless a written request for hearing regarding this Application is received by the Clerk of the Department, Office of Administrative Counsel and Rules, Arizona Department of Health Services, 150 North 18th Avenue, Room 540, Phoenix, Arizona 85007, by 5:00 p.m., July 16, 2025, the Director may allow the requested rates and charges adjustment based upon the following information and other evidence currently on file: 1. The Applicant holds a current Certificate of Necessity ("CON") No. 149, which expires on February 13, 2027. 2. The Applicant's current approved rates and charges became effective on June 1, 2023. 3. The current approved rates and charges which have not been amended since the above date are as follows: A. ALS Base Rate \$1,059.65 B. BLS Base Rate \$ 944.32 C. Mileage Charge (Patient Loaded Miles) \$ 18.34 D. Standby/Waiting Charge (Per Hour, After 15 Minutes to Load and/or Unload) \$ 236.09 E. Subscription Rate N/A F. Disposable Medical Supplies Charges Authorized 4. The Application to amend its current rates and charges was initially received by the Department on June 26, 2024, and additional information was submitted on August 29, 2024 and November 21, 2024. In the Application, the Applicant requested to join a group of the certificate holders in Maricopa County with established uniform general public rate and align to the following rates and charges of this group: A. ALS Base Rate \$1,176.85 B. BLS Base Rate \$1,048.31 C. Mileage Charge (Patient Loaded Miles) \$ 24.40 D. Standby/Waiting Charge (Per Hour, After 15 Minutes to Load and/or Unload) \$ 262.07 E. Subscription Rate N/A F. Disposable Medical Supplies Charges Authorized 5. The Bureau of Emergency Medical Services & Trauma System ("BEMSTS") conducted an analysis of the proposed application, including a review of the applicant's Ambulance Revenue and Cost Report and the factors required to establish a mileage rate, ALS base rate, and BLS base rate as defined in A.R.S. § 36-2239(I), A.A.C. R9-25-1106, and R9-25-1107. The results were submitted to the Applicant for review and acceptance. BEMSTS recommended the applicant to join a group of the certificate holders in Maricopa County with established uniform general public rate and the following rates, including a \$24.40 mileage rate consistent with the rate calculation factors that must be considered to maximize Medicare reimbursement according to A.A.C. R9-25-1107, and a \$1,176.85 ALS and \$1,048.31 BLS base rate consistent with the applicant requesting a 2.6% rate of return according to A.A.C. R9-25-1106. The Applicant has reviewed and accepted the following rates as analyzed and recommended by the Bureau in accordance with the regulatory requirements in A.R.S. § 36-2239(I), A.A.C. R9-25-1106, and R9-25-1107: A. ALS Base Rate \$1,176.85 B. BLS Base Rate \$1,048.31 C. Mileage Charge (Patient Loaded Miles) \$ 24.40 D. Standby/Waiting Charge (Per Hour, After 15 Minutes to Load and/or Unload) \$ 262.07 E. Subscription Rate N/A F. Disposable Medical Supplies Charges Authorized 6. The Applicant's justification for the request to join a group of the certificate holders in Maricopa County with established uniform general public rate in addition to proposed rates and rate increase, as described in its Application filed with the BEMSTS on June 26, 2024, is as follows: "First and most importantly, we are seeking

an increase to improve the quality of ambulance services provided to our residents. Since going full service in 2021, Gilbert Fire and Rescue has seen a dramatic increase in both calls for service (13.76%) and transports (12.81%). Gilbert Fire and Rescue Department currently operates six 24-hour units; with this general rate increase, Gilbert Fire and Rescue intends to add an additional 24-hour unit to its system. Within the EMT ranks, the turnover is 28-30% since Gilbert went full service in 2021. Due to this increased demand, there is also a correlation to the increase in salary that is competitive at the EMT and paramedic levels. The second struggle that Gilbert Fire and Rescue is experiencing currently involves the escalating cost of supplies due to inflationary pressure. Another issue is that our current rate creates a disparity in the region regarding ambulance rates. Often, there are situations where family members receive different bills due to the different rates in the immediate area even when from the same incident. We aim to bring consistency to the region as it relates to ambulance rates." 7. Details of the Applicant's request for a general rate adjustment are open to the public and are contained in its Application on file with the Clerk of the Department, Office of Administrative Counsel and Rules, Arizona Department of Health Services, 150 North 18th Avenue, Room 540, Phoenix, Arizona 85007. Dated this 11th day of June, 2025. ARIZONA DEPARTMENT OF HEALTH SERVICES Kimberly Reid Director's Designee
6/25, 7/2/25

RR-3938591#

MARICOPA COUNTY

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: June 25, 2025 End of 30-day Public Comment Period: July 25, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed applications for the following facilities and is proposing to issue air quality permits. Facility ID: F053688, Permit Number P0013039, Costco Fuel Facility, 1111 W Pecos Rd, Chandler 85286, Gasoline Resale, Volatile Organic Compounds, Hazardous Air Pollutants, Facility ID F000048, Permit Number P0011658, City of Mesa Northwest Water Reclamation Plant, 960 N Riverview, Mesa 85201, Water Treatment Plant, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants, Facility ID F053018, Permit Number P0012925, Amazon Data Services Inc PHX065, 10464 E Pecos Rd, Mesa 85212, Data Center, Products of Combustion. The applications, proposed Technical Support Documentation, and proposed permits may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.
6/25, 7/2/25

RR-3940598#

DISPLAY NOTICE FOR TOWN OF GUADALUPE BUDGET
6/18, 6/25/25

RR-3938994#

Maricopa County Air Quality Department Notice Of Public Hearing and Public Comment Start of Public Comment Period: June 18, 2025 End of Public Comment Period: July 23, 2025 Date and Time: Monday, July 21, 2025; 3:00 p.m. (virtual) Location: Microsoft Teams (virtual) events.gcc.teams.microsoft.com/event/feb7dfec-b8a6-4642-8056-b6f11604dd62@30cd35d4-9951-4a72-978e-89655075c17f After registering, you will receive a confirmation email containing information about how to join and participate in the webinar. Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed an application for the following facility and is proposing to issue an air quality permit. Proposed Permit No. P0011682 Facility Information: F000040 APS Redhawk Generating Facility 11600 S 363rd Ave Arlington, AZ 85322 Facility Type: Power Plant Pollutants: Products of Combustion The permit application, proposed Technical Support Documentation, and proposed permit may be reviewed online at Maricopa.Gov/1624. Additional information may be obtained by contacting the department at 602-506-6010 or submitting a public records request online at Maricopa.Gov/5073. In accordance with Arizona Revised Statutes (A.R.S.) §§ 49-426 and 49-480.02, any person may submit written comments to the Permitting Division Manager at 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003 within 30 days after the start of the public comment period or via email at AQPermits@Maricopa.Gov. Any written comment shall state the name, email, and/or mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in A.R.S. §§ 49-426, 49-480, or 49-481. Title V permits are subject to review by the U.S. Environmental Protection Agency (EPA). If the EPA does not object in writing to the issuance of this proposed title V permit, any person may petition the EPA within 60 days after the expiration of the EPA's 45-day review period to make such objection. Any such petition shall be based only on objections to the permit that were raised with reasonable specificity during the public comment period. See 40 CFR 70.8 for additional information. In accordance with Maricopa County Air Pollution Control Regulations Rule 210 § 303.6, any person who petitions the EPA under 40 CFR 70.8(d) shall notify the Control Officer by certified mail of such petition as soon as possible, but in no case more than 10 days following such petition. Such notice shall include the grounds for objection and whether such objections were raised during the public comment period. Members of the public may comment in person at the hearing through oral or written statements. In addition to providing oral or written comments at the hearing, any person may submit written comments to the department at its address above provided they are received no later than Wednesday, July 23, 2025, 5:00 p.m. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: 602-506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: 602-506-6443.
6/18, 6/25/25

RR-3938309#

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: June 18, 2025 End of 30-day Public Comment Period: July 18, 2025 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed applications for the following facilities and is proposing to issue air quality permits. Facility ID F006581, Permit Number P0012501, Georgia-Pacific Corrugated LLC, 7506 W Lincoln St, Tolleson 85353, Pulp and Paper Plant, Products of Combustion, Particulate Matter, Volatile Organic Compounds, Hazardous Air Pollutants, Facility ID F001642, Permit Number P0011637, Patrician Marble, 3333 W Osborn Rd, Phoenix 85017, Cultured Marble Manufacturing, Hazardous Air Pollutants. The applications, proposed Technical Support Documentation, and proposed permits may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson

St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento a personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.
6/18, 6/25/25

RR-3938266#

PROBATE

NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103
In the Matter of the:
THOMAS J. AND KATHERINE MCSWEENEY TRUST, dated August 20, 2018,
KATHERINE MCSWEENEY, Deceased.
NOTICE IS HEREBY GIVEN that KATHERINE MCSWEENEY, Trustor of the THOMAS J. AND KATHERINE MCSWEENEY TRUST, dated August 30, 2018, and the SURVIVOR'S TRUST created thereunder, passed away on May 02, 2025. GEORGE PETER SPELSON was appointed to serve as Successor Trustee ("Trustee") and is the acting Trustee of the Trust. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801, or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Morris Hall, PLLC, 7250 North 16th Street, Suite 201, Phoenix, Arizona 85020.
DATED this 19th day of June, 2025.

/s/Theron M Hall, Jr.
MORRIS HALL, PLLC
7250 North 16th Street, Suite 201
Phoenix, Arizona 85020

RR-3941142#

NOTICE TO CREDITORS
NO. PB2025-004789
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of DAVID MAYER, Deceased.
NOTICE IS HEREBY GIVEN that DAVID MAYER passed away on October 16, 2024. SHERRY S. MAYER has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or their claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to SHERRY S. MAYER, the Personal Representative, at 5602 E. Redbird Road, Scottsdale, AZ 85266.
DATED this 16th day of June 2025.

/s/Sherry S. Mayer
SHERRY S. MAYER
5602 E. Redbird Road
Scottsdale, AZ 85266
Personal Representative
PLATTNER, SCHNEIDMAN & SCHNEIDER, P.C.
By: /s/Jeff Schneidman
Jeff Schneidman
9141 East Hidden Spur Trail
Scottsdale, Arizona 85255
602-274-7955

Attorneys for the Personal Representative, Sherry S. Mayer
6/25, 7/2, 7/9/25

RR-3941129#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

CASE NO. PB2025-004382
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
CHRISTINA BROWN

WARNING

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

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

PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT

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

DATE and TIME: Tuesday, July 29, 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/jbzmcpbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc02 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>

6/25, 6/27, 6/30/25

RR-3941111#**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINTMENT OF CONSERVATOR
AND APPROVAL OF MINOR'S
SETTLEMENT**

CASE NO. PB2025-004381
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of

E D I N S E B A S T I A N
TO: CLAUDIO LOPEZ MORALES - FATHER

WARNING

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

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

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

(1) the court may grant the relief requested in the petition 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 **MARTHA ELENA SEBASTIAN LOPEZ** 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, September 8, 2025 at 1:45 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/jbzmcpbc01 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/jbzmcpbc01 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>
6/25, 6/27, 6/30/25

RR-3941088#**NOTICE TO CREDITORS**

NOTICE IS GIVEN that **RICHARD FRANCIS SNODGRASS** died on April 17, 2025 in Maricopa County, Arizona. All assets of **RICHARD FRANCIS SNODGRASS** are held in the **SNODGRASS FAMILY TRUST**, as amended and restated. **MELISSA AHLERS** is the currently acting Trustee. This Estate is not subject to probate. All persons having claims against the Estate of **RICHARD FRANCIS SNODGRASS** 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 or to **Newman & Ahlers PLLC**, 2650 N. Country Club Road, Tucson, AZ 85716.
6/25, 7/2, 7/9/25

RR-3940727#**NOTICE TO CREDITORS**

Pursuant to A.R.S. §§14-6103 and 14-3801, NOTICE IS HEREBY GIVEN that **Eva Fowler** and **Paula D. Amator** are the Successor Co-Trustees of the **Penelope L. Baker Revocable Trust** dated February 17, 2014. **Penelope L. Baker** died on June 2, 2025. All persons having claims against **Penelope L. Baker** or her trust 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 Trustee, **Eva Fowler and Paula D. Amator**, c/o **Allyson J. Teply, Esq.**, Teply Law, PLLC, 4300 N. Miller Road, Suite 250, Scottsdale, AZ 85251.
DATED this 19th day of June, 2025.

TEPLY LAW, PLLC
BY: /s/ALLYSON J. TEPLY, ESQ.
Attorney for Successor Co-Trustees
6/25, 7/2, 7/9/25

RR-3940707#**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-004683**

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
Linda N. Myers
an Adult, deceased

NOTICE IS GIVEN THAT:
1. Personal Representative: **Jamie Kirk Scallan** has been appointed Personal Representative of this Estate on .

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 **280 W Rock Creek Pl.** Casa Grande, AZ 85122

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: June 19, 2025

/s/Jamie Kirk Scallan
Personal Representative
6/25, 7/2, 7/9/25

RR-3940692#**NOTICE TO CREDITORS**

In the Matter of the Estate of:
ARTHUR ARNOLDT, deceased.

NOTICE IS HEREBY GIVEN that **ARTHUR ARNOLDT** died on June 1, 2025. No probate of Decedent's estate is anticipated. **CARMELA ARNOLDT** has been appointed Trustee of the **ARNOLDT LIVING TRUST**, dated December 21, 1998. In accordance with A.R.S. § 14-6103, all persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or within sixty days after the mailing

or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented to the Trustee, c/o **BRADLEY & LESUEUR, P.C.**, 14301 N. 87th Street, Suite 208, Scottsdale, AZ 85260. DATED this 19th day of June, 2025 .

CARMELA ARNOLDT, Trustee
/s/J. Leon LeSueur
Attorney for Trustee
14301 North 87th Street, Suite 208
Scottsdale, Arizona 85260
Leon@BLSAZLaw.com
(480) 584-3517

6/25, 7/2, 7/9/25

RR-3940691#**NOTICE TO CREDITORS**

CASE NO. PB2025-004658
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:
JACK D. FLETCHER, Deceased.

NOTICE IS HEREBY GIVEN that **COVENTRY, VERNON & ROBERTS, LLC** (LICENSED FIDUCIARY NO. 20470) was 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 17215 North 72nd Drive, Glendale, AZ 85308 or attorney listed above.
DATED June 19, 2025.

FORRESTER & WORTH, PLLC
/s/JOHN R. WORTH
ATTORNEYS FOR COVENTRY,
VERNON, & ROBERTS, LLC, AS
PERSONAL REPRESENTATIVE
6/25, 7/2, 7/9/25

RR-3940687#**NOTICE TO CREDITORS**

TRUST AND ESTATE OF MICHAEL V. CONGER
NOTICE IS GIVEN to all creditors of the Trust or Estate of **Michael V. Conger** as follows:

1. **Michael V. Conger** died on Marach 27, 2025.

2. **Meghan B. Conger** is the Trustee of the **Michael V. Conger and Meghan B. Conger Revocable Trust** dated December 7, 2022.

3. Claims against the **Michael V. Conger Estate** or the **Michael V. Conger and Meghan B. Conger Revocable Trust** dated December 7, 2022 must be presented within four months after the date of the first publication of this notice or be forever barred.

4. Claims may be presented by delivering or mailing a written statement of the claim to **Meghan B. Conger**, c/o **Mark A. Bregman, Dyer Bregman Ferris Wong & Carter, PLLC**, 3003 N. Central Avenue, Suite 2600, Phoenix, Arizona 85012.
DATED this June 17, 2025.

/s/ M Bregman
Mark A. Bregman, Attorney for the Trustee
6/25, 7/2, 7/9/25

RR-3940681#**NOTICE TO CREDITORS**

NO. PB2025-001039
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of:
Jonathan D Heacock, Deceased.

Notice is given that **Kristin Ann Troutman** was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address: **Kristin Ann Troutman**
c/o **Dynasty Law PLC**
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6-19-25

DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
John Holman, Esq.
Attorneys for Kristin Ann Troutman
6/25, 7/2, 7/9/25

RR-3940636#**NOTICE TO CREDITORS**

NO. PB2022-090617

(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of:
KEITH JOSEPH GORETSKI, Deceased.

Notice is given that **Makenna Castel** was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address: **Makenna Castel**
c/o **Dynasty Law PLC**
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6-19-2025

DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
John Holman, Esq.
Attorneys for Makenna Castel
6/25, 7/2, 7/9/25

RR-3940601#**NOTICE TO CREDITORS**

(TRUST)
the Matter of the Trust & Estate of:
MARGARET K. CAMPOS, an adult
D e c e a s e d .

NOTICE IS HEREBY GIVEN THAT: 1. Pursuant to A.R.S. § 14-6103 that **THERESA L. CAMPOS-MELSON** is serving as Trustee under the **MARGARET CAMPOS REVOCABLE TRUST** Dated January 17, 2007 ("Trust"), wherein **Margaret K. Campos** was the Settlor. **Margaret K. Campos** died on May 12, 2025. No probate proceedings are anticipated because of the existence of the Trust. 2. Notice is further given that all persons having claims against the estate of **Margaret K. Campos** or the Trust are required to present their claims within sixty (60) days following the mailing of this Notice, if mailed to the Creditor, or otherwise 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 to the Successor Trustee, c/o **BRUECKNER SPITLER SHELTS PLC**, 8355 East Hartford Drive, Suite 200 Scottsdale, Arizona 85255.
DATED this 2nd day of June, 2025

By **Theresa L. Camps-Melson**
THERESA L. CAMPOS-MELSON
P.O. Box 25624
Phoenix, Arizona 85255

BRUECKNER SPITLER SHELTS PLC
By: /s/ illegible
Andrew C. Spitler
Andrew E. Smith
Attorneys for Successor Trustee
6/25, 7/2, 7/9/25

RR-3940589#**NOTICE TO CREDITORS**

CASE NO. PB2025-004720
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
RICH MORAINÉ, Deceased.

NOTICE IS HEREBY GIVEN that **JOSH MORAINÉ** 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, if notice is given as prescribed in A.R.S. Section 14-3801A, or within sixty (60) days after mailing or other delivery of this notice, whichever is later, or the claims will be forever barred. See A.R.S. Section 14-3803(A). Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the Law Office of **Joseph W. Charles, P.O. Box 1737, Glendale, Arizona 85311**.
DATED this JUNE13 2025.

/s/Joseph W. Charles
Attorney for Personal Representative
6/25, 7/2, 7/9/25

RR-3940572#

Notice To Known Creditors For Publication/Edwin George Anderson
Theut Scaringelli & Kupiszewski Paul J.
Theut, Esq. SBN 011998 Lawrence F.
Scaringelli, Esq. SBN 014036 Jennifer L.
Kupiszewski, Esq. SBN 019916 Stephen

J.P. Kupiszewski, Esq. SBN 013290
James X. Theut, Esq. SBN 036699
Kiernan S. Curley, Esq., Of Counsel
SBN 027227 Roger D. Curley, Esq., Of
Counsel SBN 010590 8901 E. Mountain
View Road, Suite 114 Scottsdale, AZ
85258 Phone: (602) 830-0300 Email:
kupadmin@tsklawaz.com Attorneys for
Co-Personal Representatives, Melanie
Bristol and Brian Bristol In The Superior
Court Of The State Of Arizona In And For
The County Of Maricopa In the Matter of:
Edwin George Anderson, Deceased.
Case No.: PB2025-003198 Notice To
Known Creditors For Publication (The
Honorable Joseph Rhoades) Notice
is given that Melanie Bristol and Brian
Bristol were appointed Co-Personal
Representatives of this Estate of Edwin
George Anderson. All persons having
claims against the Estate are required to
present their claims within four
(4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must be
presented by delivering or mailing a
written statement of the claim to the
personal representative at: Theut
Scaringelli & Kupiszewski P.L.C. Jennifer
L. Kupiszewski, Esq. 8901 E. Mountain
View Road, Suite 114 Scottsdale, AZ
85258 Kupadmin@tsklawaz.com Dated
this 18th day of June, 2025. Theut
Scaringelli & Kupiszewski P.L.C. /s/
Jennifer L. Kupiszewski, Esq. Attorneys
for Co-Personal Representatives
6/25, 7/2, 7/19/25

RR-3940534#

**NOTICE OF HEARING ON MOTION
FOR GUARDIANSHIP
NO. JG513561**
(Honorable Harriet M. Bernick)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
DILLON JOSEPH SWEANEY
d.o.b. 1/23/2018
Person(s) Under Eighteen Years of Age
TO: KIMBERLY NICOLE GRISSOM
and MICHAEL DAVID SWEANEY parents of
the above-named child.

1. The Petitioners have filed a Title 14
Guardianship for the child Dillon Joseph
Sweaney has under the Arizona Revised
Statutes §14-5201-14-5213.
2. The Court has set a continued initial
guardianship hearing on the 30th day of
July, 2025 at 10:15 a.m. (Arizona Time)
at the Maricopa County Superior Court,
Mesa / Juvenile Division, 1810 South
Lewis, Mesa, Arizona 85210-6234, call in
number 1-917-781-4590 and conference
ID 248 804 623 #, before the Honorable
Harriet M. Bernick for the purpose of
determining what any parent named
herein is contesting the allegations in
the motion.

3. You 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
to this proceeding. You are advised that
your failure to personally appear in court
at the initial hearing, pretrial, conference,
settlement conference, status conference
or severance trial, 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 termination of your parental rights
based upon the record and evidence
presented to the court.

5. If you are receiving this Notice by
Publication, you may obtain a copy of
the Motion to Terminate your Parental
Rights by submitting a written request to:
Maureen Kottmer, PO Box 9639 Phoenix,
Arizona 85068. You can call my office
line at (602) 793-8635.

6. Requests for reasonable
accommodation for person 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 3rd day of June
/s/Maureen S. Kottmer
Maureen S. Kottmer

Counsel for Petitioner
6/25, 7/2, 7/19/25

RR-3940508#

**NOTICE TO CREDITORS
CASE NO. PB2025-004630**
(For Publication)
THE SUPERIOR COURT OF THE STATE
OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
DORIS J. GANGELHOFF,
Deceased.

NOTICE IS HEREBY GIVEN that
RONDA JEAN GANGELHOFF 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 9th day of June, 2025.

/s/Ronda Jean Gangelhoff
2818 East Lexington Court
Gilbert, Arizona 85234

RESPECTFULLY SUBMITTED this 9th
day of June, 2025.
BENEDICT LEGAL
By: /s/Benjamin D. Benedict
Benjamin D. Benedict, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Personal Representative
6/25, 7/2, 7/19/25

RR-3940475#

**NOTICE TO CREDITORS
NO.: PB2025-004224**
(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:
DARLENE P. COOK,

Deceased.

NOTICE IS HEREBY GIVEN that STACY
MATHIS has been appointed Personal
Representative of this Estate. All persons
having claims against the Estate are
required to present their claims within
four (4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must be
presented by delivering or mailing a
written statement of the claim to Stacy
Mathis, Personal Representative,
c/o John B. Even, Esq., SCHMITT
SCHNECK EVEN & WILLIAMS, P.C.,
1221 East Osborn Road, Suite 105,
Phoenix, Arizona 85014.
DATED this 21 day of May, 2025.

/s/STACY MATHIS
Personal Representative
2800 Driftwood Street
Conway, Arkansas 72034-8514

SCHMITT SCHNECK EVEN &
WILLIAMS, P.C.
By: /s/John B. Even, Esq.
1221 East Osborn Road, Suite 105
Phoenix, Arizona 85014-5540
Attorneys for Personal Representative,
Stacy Mathis
6/25, 7/2, 7/19/25

RR-3940426#

**AVISO DE VISTA INICIAL TOCANTE
A: PETITION FOR ADJUDICATION
OF INTESTACY, DETERMINATION
OF HEIRS, AND APPOINTMENT OF
PERSONAL REPRESENTATIVE
NÚMERO DE CASO PB2025-001496
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE
SUCESIONES**

En el asunto de
RONALD RALPH MACK

ADVERTENCIA

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

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

Toda réplica por escrito deberá
cumplir con la Regla 15(e) del Código

de Procedimiento de Sucesiones de
Arizona. Si no interpone una réplica
de manera oportuna o si no asiste a la
audiencia:

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

1. Se avisa que EAST VALLEY
FIDUCIARY SERVICES, INC ha
interpuesto lo siguiente:

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

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

FECHA: lunes, 04 de agosto de 2025
HORA: 10:15 AM
FUNCIONARIO JUDICIAL: la juez
Kerstin LeMaire

UBICACION: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 104

NUM. DE TELÉFONO: (602) 506-8245

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

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

3. COURT CONNECT y MICROSOFT
TEAMS

Si usted cuenta con una computadora
con cámara, un teléfono inteligente, o
una tableta, debe ir a la página web
tinyurl.com/jbazmc-pbj01 unos minutos
antes de la hora fijada para la Vista
Inicial. Para optimizar su experiencia,
elijá uno de los métodos a continuación
para descargar e instalar la aplicación
Microsoft Teams en su dispositivo antes
del comienzo de la Vista Inicial:

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

Si usted tiene un dispositivo con cámara,
pero no desea instalar la aplicación
Microsoft Teams, puede usar un
navegador de Internet. Para esta última
opción, ponga tinyurl.com/jbazmc-pbj01
en la barra de direcciones del navegador
unos minutos antes del comienzo de la
Vista Inicial. Tenga en cuenta que no
podrá acceder a todas las herramientas
si decide usar el navegador en lugar de
la aplicación Microsoft Teams.

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

Código de conferencia para la sala de
audiencia: 818 562 090#

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

<https://superiorcourt.maricopa.gov/court-connect>
6/23, 6/25, 6/27/25

RR-3940410#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
ADJUDICATION OF INTESTACY,
DETERMINATION OF HEIRS, AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE
CASE NO. PB2025-001496
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**

In the Matter of
RONALD RALPH MACK

WARNING

This is a legal notice; your rights may

be affected. Éste es un aviso legal. Sus
derechos podrían ser afectados.

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

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

(1) the court may grant the relief
requested in the petition 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 EAST VALLEY
FIDUCIARY SERVICES, INC 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 4,
2025 at 10:15 AM

JUDICIAL OFFICER: Judge Kerstin
LeMaire

PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 104

TELEPHONE NO: (602) 506-8245

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

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

3. COURT CONNECT / MICROSOFT
TEAMS

If you have a camera-enabled computer,
smartphone, or tablet device, you
should go to tinyurl.com/jbazmc-
pbj01 a few minutes before the Initial
Hearing is scheduled to begin. For the
best experience, download and install
the Microsoft Teams application on a
camera-enabled computer, smartphone,
or tablet device using either of the
following methods prior to the time set for
the Initial Hearing:

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

If you have a camera-enabled device, but
do not want to install the Microsoft Teams
application, you may use a web browser
simply by typing tinyurl.com/jbazmc-
pbj01 into your browser a few minutes
before the Initial Hearing is scheduled
to begin. Please note, however, that you
will not have access to all the features if
you use a web browser rather than the
Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-
4590

Courtroom Conference ID#: 818 562
090#

For more information about Court
Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/23, 6/25, 6/27/25

RR-3940408#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPROVAL OF DISTRIBUTION
TO ARIZONA DEPARTMENT OF
REVENUE
CASE NO. PB2023-002191
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**

In the Matter of
JAMES BLAUGH

WARNING

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

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

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

(1) the court may grant the relief
requested in the petition 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 COVENTRY,
VERNON, AND ROBERTS, LLC has filed
the following:

PETITION FOR APPROVAL OF
DISTRIBUTION TO ARIZONA
DEPARTMENT OF REVENUE

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: 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-
pbj01 a few minutes before the Initial
Hearing is scheduled to begin. For the
best experience, download and install
the Microsoft Teams application on a
camera-enabled computer, smartphone,
or tablet device using either of the
following methods prior to the time set for
the Initial Hearing:

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

If you have a camera-enabled device, but
do not want to install the Microsoft Teams
application, you may use a web browser
simply by typing tinyurl.com/jbazmc-
pbj01 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>
6/23, 6/25, 6/27/25

RR-3940396#

Notice To Creditors By Publication/
Wendy Lee Stearns
Andrew G. Morrison (SBN 031006)
Harowitz & Morrison, PLLC 1430 E.
Missouri Ave, Suite B269 Phoenix, AZ
85014 Phone: (480) 456-1144 Email:
service@hmlaw.com Pursuant To
A.R.S. §14-3801, §14-1060(A) and §14-
6103 Maricopa County In the Matter
of the Estate/Trust Administration of

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Wendy Lee Stearns, 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 16th day of June, 2025. Harowitz & Morrison, PLLC By: /s/ Andrew G. Morrison, Attorney for Estate/ Trust
6/25, 7/2, 7/9/25

RR-3940275#

Notice Of Initial Hearing Regarding: Petition For Termination Of Conservatorship Of A Minor/Tatum Jamie Nicole Nixon
Superior Court Of Arizona In Maricopa County Issued And Filed: 6/16/2025 Probate Court Administration In The Matter of Tatum Jamie Nicole Nixon Case No. PB2005-000333 Notice Of Initial Hearing Regarding: Petition For Termination Of Conservatorship Of A Minor 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 Elizabeth Cole has filed the following: Petition For Termination Of Conservatorship Of A Minor 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, July 23, 2025 at 1:45 PM 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 device, you should go to tinyurl.com/jbzmcpbc02 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>
6/25, 6/27, 6/30/25

RR-3940274#

Notice Of Initial Hearing Regarding: Petition To Remove Trustee, Compel Trust Accounting, Surcharge Trustee And For: 1. Breach Of Trust/Breach Of Fiduciary Duty, And 2. Unjust Enrichment/Timothy B. Billington Living Trust, The Superior Court Of Arizona In Maricopa County Issued And Filed: 6/16/2025 Probate Court Administration In The Matter of Timothy B. Billington Living Trust, The Case No. PB2025-004656 Notice Of Initial Hearing Regarding: Petition To Remove Trustee, Compel Trust Accounting, Surcharge Trustee And For: 1. Breach Of Trust/Breach Of Fiduciary Duty, And 2. Unjust Enrichment 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 Steven Billington has filed the following: Petition To Remove Trustee, Compel Trust Accounting, Surcharge Trustee And For: 1. Breach Of Trust/Breach Of Fiduciary Duty, And 2. Unjust Enrichment 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, August 25, 2025 at 10:45 AM Judicial Officer: Commissioner Sarah Selzer Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 108 Telephone No: (602) 372-0756 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled device, you should go to tinyurl.com/jbzmcpbc01 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-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/jbzmcpbc01 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>

6/25, 6/27, 6/30/25

RR-3940272#

NOTICE TO CREDITORS
No. PB2025-004761
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of: ABRAHAM GARCIA, Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, at the address below.
DATED this 17TH day of JUNE. /s/MARIA M. GARCIA
MARIA M. GARCIA
12414 WEST SOLEDAD STREET, LOT 7 EL MIRAGE, AZ 85335
760-675-7482
THIS DOCUMENT PREPARED BY ERLINDA M. YOUNT AZCLDP NO. 80989
Petitioner Pro Se
6/25, 7/2, 7/9/25

RR-3940267#

NOTICE TO CREDITORS
NO. PB2025-004764
(For Publication)
SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY
In the Matter of the Estate of: JACQUELINE BARDWELL Deceased.
Notice is given that Kristin Bardwell was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address: Kristin Bardwell
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6.18.25
DYNASTY LAW
By: /s/Austin T. Matheny, Esq. John Holman, Esq.
Attorneys for Kristin Bardwell
6/25, 7/2, 7/9/25

RR-3940054#

NOTICE TO CREDITORS
NO. PB2025-002435
(For Publication)
SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY
In the Matter of the Estate of: Pauline Van Meter Deceased.
Notice is given that Brenda Shelby was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address: Brenda Shelby
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6.18.25
DYNASTY LAW
By: /s/Austin T. Matheny, Esq. John Holman, Esq.
Attorneys for Brenda Shelby
6/25, 7/2, 7/9/25

RR-3940043#

NOTICE TO CREDITORS (FOR PUBLICATION)
In the Matter of the Trust of SUSAN MARIE PAILLIOTET, Deceased.
Notice is given that Susan Margaret Stable and Maryanne R. Corner were appointed as Successor Co-Trustee of this trust. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Co-Trustees at

The Richard L. Pailliotet and Susan M. Pailliotet
Susan Margaret Stable and Maryanne R. Corner, Successor Co-Trustees
C/O Pennington Law, PLLC
15331 West Bell Road, Suite 318
Surprise, Arizona 85374.
DATED: 06/17/25.
S/ Susan MARGaret Stable
Successor Co-Trustee
DATED: 06/17/25
S/ Maryanne R. Corner
Successor Co-Trustee
6/25, 7/2, 7/9/25

RR-3939910#

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/jbzmcpbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
6/20, 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/jbzmcpbc01 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-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/jbzmcpbc01 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-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

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PUBLIC NOTICES

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 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: 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/jbzm-c-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.
6/20, 6/23, 6/25/25

RR-3939856#

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 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 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 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/jbzm-c-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/jbzm-c-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-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 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 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/jbzm-c-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/jbzm-c-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 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 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/jbzm-c-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/jbzm-c-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 OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR INSTRUCTIONS (A.R.S. § 14-10201)
CASE NO. PB2025-004395
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JOELLE VANCEL
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 MANON KAPLAN has filed the following: VERIFIED PETITION FOR INSTRUCTIONS (A.R.S. § 14-10201)
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, August 20, 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/jbzm-c-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/jbzm-c-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>
6/23, 6/25, 6/27/25

RR-3939727#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN OF AN ADULT
CASE NO. PB2025-003914
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JAMES SCHROEDER
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 SHAD BLACKFORD has filed the following: PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN OF AN ADULT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 3, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

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

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

6/23, 6/25, 6/27/25

RR-3939719#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS CASE NO. PB2025-004729 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

STEPHANIE HILL

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 BERTHA ALICIA SERNA has filed the following:

PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS

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

DATE and TIME: Monday, August 18, 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](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-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>

6/23, 6/25, 6/27/25

RR-3939568#

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 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 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.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-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 Hearing Regarding Petition For Removal Of Co-Trustee/The Arnold P. Friedman And Marsha Friedman Revocable Living Trust Dated December 3, 2003/The Survivor's Trust, Created Under The Arnold P. Friedman And Marsha Friedman Revocable Living Trust, Dated December 3, 2023, As Amended

Dickinson Wright PLLC A Professional Limited Liability Company 1850 N. Central Avenue - Suite 1400 Phoenix, Arizona 85004-4568 Telephone: (602) 285-5059 Fax: (844) 670-6009 Firm Email address: courtdocs@dickinsonwright.com

Amber D. Hughes (#28871) A Hughes@dickinsonwright.com Attorneys for Dawn Friedman, Co-Trustee In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of: The Arnold P. Friedman And Marsha Friedman Revocable Living Trust Dated December 3, 2003 And The Survivor's Trust, Created Under The Arnold P. Friedman And Marsha Friedman Revocable Living Trust, Dated December 3, 2023, As Amended. Case No. PB2025-001370 Notice Of Hearing Regarding Petition For Removal Of Co-Trustee Read This Notice Carefully.

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. 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 seven (7) calendar days before the hearing date.

OR you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions: At least thirty (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 Dawn Friedman has filed a Verified Emergency Petition for Sale of Trust Property and Petition for Removal of Co-Trustee. 2. Court Hearing. A court hearing has been scheduled to consider the Petition as follows: Date and Time: September 3, 2025, at 1:30p.m. Place Maricopa County Superior Court 18380 North 40th Street - Courtroom E-109 Phoenix, Arizona 85032 Virtual Hearing Judicial Officer: Commissioner Vanessa N. Smith Telephone Number: 602.506.6086 Dated this 12th day of June, 2025, Dickinson Wright PLLC By: /s/ Amber D. Hughes 1850 N. Central - Suite 1400 Phoenix, Arizona 85004-4568 Attorneys for Co-Trustee, Dawn Friedman Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any controverted question of fact arises as to which any party has a constitutional right to trial by jury. 6/25, 7/2, 7/9/25

RR-3939464#

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 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-3939273#

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

Scott A. Erickson

Respondent/Counter-Petitioner Mary Martin

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

RR-3939273#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN THAT Geri C. Debrabant died on December 15, 2024, and that Renee C. Engwall is serving as Trustee of the DeBrabant Living Trust, dated August 10, 2010. All persons having claims against the DeBrabant Living Trust, dated August 10, 2010, or claims against the Estate of Geri C. Debrabant 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, Renee C. Engwall, c/o Daniel R. Klein, Attorney, 11811 N. Tatum Blvd., Suite 3031, Phoenix, AZ 85028.
DATED: June 11, 2025, Klein Law Firm, P.C.
/s/Daniel R. Klein
Daniel R. Klein
11811 N. Tatum Blvd., Suite 3031
Phoenix, AZ 85028
Attorney for Renee C. Engwall
6/18, 6/25, 7/2/25
RR-3938840#

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/jbazzmc-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/jbazzmc-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 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 RUSSELL 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/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>
6/20, 6/23, 6/25/25
RR-3938790#

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/jbazzmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install

the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-pbj04 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 | 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/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 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.
6/20, 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/jbazzmc-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/jbazzmc-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#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

SURVIVOR'S TRUST ESTABLISHED UNDER THE ROBERT B. KOHLMAYER AND JANICE M. KOHLMAYER REVOCABLE TRUST DATED SEPTEMBER 28, 2000, AS RESTATED

NOTICE TO CREDITORS
(For Publication)

NOTICE IS HEREBY GIVEN that ROBERT B. KOHLMAYER is the current Trustee of the Survivor's Trust. The Trust was created by ROBERT B. KOHLMAYER and JANICE M. KOHLMAYER as Trustors and Trustees. JANICE M. KOHLMAYER died on April 19, 2025.

All persons having claims against JANICE M. KOHLMAYER and/or the Trust are required to present their claims within four (4) months after the date of the first publication of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to ROBERT B. KOHLMAYER, Trustee c/o BRAUN CATHIE KRUZEL PC, 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona 85255.

This Notice to Creditors is made pursuant to A.R.S. §14-6103. Dated 6/12/25.

By: /s/ROBERT B. KOHLMAYER, Trustee

6/18, 6/25, 7/2/25

RR-3938474#

**NOTICE TO CREDITORS
CASE NO. PB2025-004038
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
RICHARD JOSEPH HOWARD,

Deceased.

And the Estate of:
KAREN MICHELLE HOWARD,

Deceased.

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

DATED: June 12, 2025.

COPPER CANYON LAW LLC
By: /s/D. Cody Huffaker

D. Cody Huffaker
Michael Shannon
Megan Williams

Attorneys for Personal Representative

6/18, 6/25, 7/2/25

RR-3938472#

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF TESTATE ESTATE AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-004442
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of

KARL SKIDMORE

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 KIM EDWARD

SKIDMORE has filed the following:
PETITION FOR FORMAL PROBATE OF TESTATE ESTATE AND FORMAL 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 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/jbazzmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-pbj04 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, 6/25, 7/2/25

RR-3938469#

**NOTICE TO CREDITORS
INTESTATE ESTATE
CASE NO. PB2025-004377
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In re the Estate of:
JEANNE M. COLBURN,

Decedent.

NOTICE IS HEREBY GIVEN that Thomas F. Gibson has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Thomas F. Gibson c/o Marilee Miller Clarke, Esq., Clarke Law Firm, PLC, 8141 E. Indian Bend Road, Suite 105, Scottsdale, Arizona 85250.

DATED this 29th day of May 2025.

CLARKE LAW FIRM, PLC
/s/Marilee Miller Clarke, Esq.

8141 E. Indian Bend Road, Suite 105
Scottsdale, AZ 85250

Attorney for Personal Representative

6/18, 6/25, 7/2/25

RR-3938466#

**NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-004540
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
KAREN NANCY SCOTT,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Brittany Nicole Scott-Membrilla 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 Brittany Nicole Scott-Membrilla, care of Cameron Cox of Guidant Law, PLC, 402 E. Southern Ave., Tempe, AZ 85282.

DATED this 28th day of May, 2025.

GUIDANT LAW, PLC
BY: CAMERON COX

402 E. Southern Ave.,
Tempe, AZ 85282

Counsel for Personal Representative

6/18, 6/25, 7/2/25

RR-3938455#

**NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
Case No. PB2025-004245
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
JOE M. PEREZ,

Deceased.

You are notified that:
1. Notice is being sent to those persons who have, or may have, some interest in the estate of Joe M. Perez ("Decedent"). Decedent died on April 8, 2025.
2. Anthony Perez and Kelly Little filed an Application for Informal Appointment of Personal Representative and Probate of Will in the above-named court, requesting that Anthony Perez and Kelly Little be appointed personal representative of the estate and requesting the decedent's Will dated August 19, 2010 be admitted to probate. On May 30th 2025, the court appointed Anthony Perez and Kelly Little as personal representative of the estate and admitted the decedent's Will. Bond is not required. Papers relating to the estate are on file with the Court and are available for inspection.
DATED 6-12-2025

/s/Anthony Perez
2213 SW Granite Ct.
Blue Springs, MO 64015

/s/ Kelly Little
11322 Lenox Lane
Frisco, TX 75033

6/18, 6/25, 7/2/25

RR-3938451#

**NOTICE TO CREDITORS
CASE NO. PB2025-004245
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
JOE M. PEREZ,

Deceased.

NOTICE IS GIVEN that ANTHONY PEREZ AND KELLY LITTLE were appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative's attorney at 1060 S. Hazel Ct Gilbert, AZ 85296.

DATED 6-12-2025

/s/Anthony Perez
2213 SW Granite Ct.
Blue Springs, MO 64015

/s/ Kelly Little
11322 Lenox Lane
Frisco, TX 75033

6/18, 6/25, 7/2/25

RR-3938450#

**NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF PATRICIA A. SEMBACH AND THE ADMINISTRATION OF THE PATRICIA A. SEMBACH TRUST**

Pursuant to Arizona Revised Statutes Section 14-6103, notice is hereby given that Patricia A. Sembach died on April 28, 2025. Patricia A. Sembach was the Grantor of The Patricia A. Sembach

Trust, dated July 29, 2004 including all Restatements and Amendments thereto (hereinafter "Trust"). Kathleen Patricia Lemon is the Trustee of the Trust and the sub-trusts created thereunder. All persons having claims against the Estate, or the Trust of the Decedent, including the sub-trusts created thereunder are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, Attention Dwight O. Watland, Esq., Watland & Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532.

Dated: June 10, 2025
Kathleen Patricia Lemon
6810 West McKnight Loop
Glendale, AZ 85308

6/18, 6/25, 7/2/25

RR-3938388#

**NOTICE TO CREDITORS IN PROBATE
CASE NO.: PB2025-004440
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA**

In the Matter of the Estate of:
Thomas Hosack Hinman a/k/a Thomas Hinman a/k/a Tom Hinman,

Deceased.

NOTICE IS GIVEN:

1. Carl Edward Touhey a/k/a Carl E. Touhey, 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:

Carl Edward Touhey a/k/a Carl E. Touhey
3503 Oak Knoll Drive
Emerald Hills, California 94062

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: 5/21/25

/s/Carl Edward Touhey a/k/a Carl E. Touhey

6/18, 6/25, 7/2/25

RR-3938311#

**NOTICE TO CREDITORS FOR PUBLICATION
CASE NO. PB2025-004471
ARIZONA SUPERIOR COURT
MARICOPA COUNTY**

In the Matter of the Estate of:
RAYMOND RALPH GIBBS,

Deceased.

NOTICE IS HEREBY GIVEN that MICHAEL RAY GIBBS was appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: ANDERSEN PLLC

MICHAEL RAY GIBBS
C/O MARSHALL F. GREGGERSEN, ESQ.

17015 N. SCOTTSDALE RD., STE 225
SCOTTSDALE, AZ 85255

DATED 6/12/2025.

ANDERSEN PLLC
/s/C/O MARSHALL F. GREGGERSEN

ATTORNEYS FOR MICHAEL RAY GIBBS,

PERSONAL REPRESENTATIVE

6/18, 6/25, 7/2/25

RR-3938270#

**NOTICE TO CREDITORS
(ASSIGNED TO HON. JANETTE CORRAL)
CASE NO. PB 2025-001696
IN THE MARICOPA COUNTY
SUPERIOR COURT STATE OF
ARIZONA**

In the Matter of the Estate of:
JACQUELINE T. SORAD,

Deceased.
Notice is given that Coventry, Vernon, & Roberts LLC (Fiduciary License No. 202470) was appointed Personal Representative of the Estate of Jacqueline T. Sorad. 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 attorneys for the Personal Representative.

Berk Law Group, P.C.,
14220 N. Northsight Blvd., Suite 135,
Scottsdale, Arizona 85260

Attn: Daniel Z. Otsuki, Esq.
Minutes@BerkLawGroup.com

DATED this 12th day of June, 2025.

BERK LAW GROUP, P.C.
By: /s/illegible (for)

Daniel Z. Otsuki (#038385)

14220 N. Northsight Blvd., Suite 135
Scottsdale, Arizona 85260

Attorneys for Personal Representative,
Coventry, Vernon & Roberts, LLC

6/18, 6/25, 7/2/25

RR-3938268#

Notice To Creditors/Richard Patriarca
Jaburg & Wilk, P.C. 1850 N. Central Avenue, Suite 1200 Phoenix, AZ 85004 602.248.1000 Nichole H. Wilk (027377) naw@jaburgwilk.com Attorneys for Applicant Superior Court Of Arizona County Of Maricopa In The Matter of the Estate of Richard Patriarca, Deceased. Case No. PB2025-004586 Notice To Creditors Notice is hereby that John Patriarca was appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Jaburg & Wilk, P.C., 1850 N. Central Avenue, Suite 1200, Phoenix, Arizona 85004, Attn: Nichole H. Wilk. Dated this 6th day of June, 2025. Jaburg & Wilk, P.C. /s/ Nichole H. Wilk 1850 N. Central Avenue, Suite 1200 Phoenix, AZ 85004 Attorneys for Applicant

6/18, 6/25, 7/2/25

RR-3938240#

Notice To Creditors/Vera Couch Osborne
Michael P. Faith, #027177 Faith Law, PLC 1360 N. Bullard Ave., Suite 201 Goodyear, Arizona 85395 Phone: 623-932-0430 Fax: 623-932-1610 Email: mfaith@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 Vera Couch Osborne, Deceased. Case No. PB2025-004306 Notice To Creditors Notice Is Hereby Given that Kenneth W. Osborne 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 Michael P. Faith, Esq. at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 10th day of June, 2025. Faith Law, PLC By /s/ Michael P. Faith, Esq. 1360 N. Bullard Ave., Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative

6/18, 7/2/25

RR-3938239#

Notice To Creditors/Yvonne J. Van Slageren a/k/a Yvonne J. Vanslageren
Jaburg & Wilk, P.C. 1850 N. Central Avenue, Suite 1200 Phoenix, AZ 85004 (602) 248-1000 Nichole H. Wilk (027377) naw@jaburgwilk.com Attorney for Applicant Superior Court Of Arizona County Of Maricopa In The Matter of the Estate of Yvonne J. Van Slageren a/k/a Yvonne J. Vanslageren, Deceased. Case No. PB2025-004135 Notice To Creditors Notice is given that Jayme Van Slageren, f/k/a Jaymes Van Slageren a/k/a Jaymes Vanslageren was 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

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PUBLIC NOTICES

publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Jaburg & Wilk, P.C., 1850 N. Central Avenue, Suite 1200, Phoenix, Arizona 85004, Attn: Nichole H. Wilk. Dated this 20th day of May, 2025. Jaburg & Wilk, P.C. /s/ Nichole H. Wilk 1850 N. Central Avenue, Suite 1200 Phoenix, AZ 85004 Attorneys for Applicant
6/18, 6/25, 7/2/25

RR-3938238#

Notice To Creditors By Publication/ Carmen Singh
Joel K. Heriford (SBN 010277) Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 Phone: 602-274-7611 Direct Phone: (602) 234-8788 Email: JHeriford@bcatorneys.com Counsel for Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of Carmen Singh, Deceased. No. PB2025-002709 Notice To Creditors By Publication Notice Is Given to all creditors of the Estate that: 1. Diana Singh 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 Diana Singh, care of Joel K. Heriford of Burch & Cracchiolo, P.A., 1850 N. Central Avenue, Suite 1700, Phoenix, Arizona 85004. Dated this 5th day of June, 2025. Burch & Cracchiolo, P.A. By: /s/ illegible for Joel K. Heriford 1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 Counsel for Personal Representative
6/18, 6/25, 7/2/25

RR-3938237#

Notice To Creditors/Early William Laster II Name: Jennifer Laster Address: 883 E. Vermont Dr City, State, Zip: Gilbert, AZ 85295 Daytime Telephone No: 773-316-9291 Representing Self, Without a Lawyer Shannon Trezza AZCLDP #80880 AZ Statewide Paralegal AZCLDP #80890 Arizona Superior Court, Maricopa County In The Matter of the Estate of: Early William Laster II, Date of Birth: May 21, 1975 Deceased. Case No. PB2025-003936 Notice To Creditors Notice Is Hereby Given that Jennifer Laster 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 883 E. Vermont Dr, Gilbert, AZ 85295 Dated this 6 day of May, 2025 /s/ Jennifer Laster 883 E. Vermont Dr, Gilbert, AZ 85295
6/18, 6/25, 7/2/25

RR-3938236#

Notice To Creditors/William Boyd Rooney Jr.
Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 P: (480) 348-1590 F: 1 (866) 404-5085 firm@phoenixlawteam.com Emily B. Kile, Esq., #018819 Attorney for Co-Personal Representatives, Catherine E. Littleton and Susan R. Edgington In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of William Boyd Rooney Jr., Deceased. No. PB2025-001805 Notice To Creditors Notice is given that Catherine E. Littleton and Susan R. Edgington were appointed Co-Personal Representatives of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Co-Personal Representatives, c/o Emily B. Kile, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261. Dated this 11th day of June, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261 Attorney for Co-Personal Representatives
6/18, 6/25, 7/2/25

RR-3938235#

NOTICE TO CREDITORS BY PUBLICATION
Pursuant to A.R.S. 14-6103, NOTICE IS GIVEN to all creditors of the PAYTAS FAMILY REVOCABLE TRUST Agreement, dated September 18, 2015, and all Trusts created thereunder ("Trusts") that:
1. Trustors AUDREY A. PAYTAS and HENRY R. PAYTAS are deceased.
2. Kathy Paytas Burns and Dorothy Fritz have been appointed as Successor Co-Trustees of the Trusts.
3. Claims against the Trusts must be presented within four months after the date of the first publication of this notice or be forever barred, as prescribed in A.R.S. 14-3801.
4. Claims against the Trust may be presented by delivering or mailing a written statement of the claim to Kathy Paytas Burns, 648 Lausinda Avenue North Beach, CA 90803 or Dorothy Fritz, Trustee, 14122 East Geronimo Road Scottsdale, AZ 85259
DATED this 12th day of June, 2025
Edward Law Firm, PLLC
/s/ E. Jonathon Scibilia
6/18, 6/25, 7/2/25

RR-3938214#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Marsha Rohrs (the "Decedent") died on May 1, 2024. The undersigned it the Trustee of the Decedent's nontestamentary trust (the "Trustee"), The Shaw Trust Agreement (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.
DATED June 11th, 2025
/s/Garrett Prutez Trustee

6/18, 6/25, 7/2/25

RR-3938145#

NOTICE TO CREDITORS
NO. PB2025-004007
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:

KATHLEEN LYNN CUTLER

Deceased.
NOTICE IS HEREBY GIVEN that Connie R. Miller has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative c/o Platt & Westby, P.C., 2916 North 7th Avenue, Suite 100, Phoenix, AZ 85013.
DATED this 11 day of June, 2025.

PLATT & WESTBY, P.C.
/s/ CIERRA N. CHAON
Cierra N. Chaon
Attorney for Personal Representative
6/18, 6/25, 7/2/25

RR-3938143#

NOTICE TO CREDITORS
NO. PB2025-004435
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:

ERIK A. STRANDGARD,

Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o MICHAEL J. MCGREEVY, Attorney at Law, 9745 W. Bell Road, Suite 125, Sun City, Arizona, 85351

DATED this 5th day of June, 2025.
CERTIFIED FIDUCIARY SERVICES INC. (FLN 20373)
By /s/Kallie Knight, (FLN 209966) 9051 W. Kellon Lane, Suite 7 Peoria, AZ 85382

By /s/ Michael J. McGeevy Attorney for Personal Representative
6/18, 6/25, 7/2/25

RR-3938140#

NOTICE TO CREDITORS
(FOR PUBLICATION)
In the Matter of the Trust of GLADYS P. MENELEY

Deceased.
Notice is given that Eileen J. Meneley was appointed as Successor Trustee of this estate/trust. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at:

The Meneley Family Revocable Trust
Eileen J. Meneley, Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374

DATED: June 9, 2025

Eileen J. Meneley
By /s/ Eileen J. Meneley Successor Trustee

6/18, 6/25, 7/2/25

RR-3938132#

NOTICE TO CREDITORS BY PUBLICATION
The Angela Mannino Living Trust Dated June 28, 2024

NOTICE IS GIVEN THAT:

1. Angela Mannino, the Settlor, died on April 20, 2025.
2. Stephanie Bissonnette and John Mannino are the currently acting Co-Trustees.
3. Claims against the Trust must be presented within four (4) months after the date of the first publication of this notice or be forever barred.
4. Claims may be presented by delivering or mailing a written statement of the claim to:
Windrose Law Center PLC, 7047 E. Greenway Pkwy., Ste. 250, Scottsdale, AZ 85254.
DATED this June 11, 2025

/s/Kristin Moyé, Esq.
On behalf of Windrose Law Center PLC Attorney for Co-Trustees

6/18, 6/25, 7/2/25

RR-3938112#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVES AND OR INFORMAL PROBATE OF A WILL

CASE NO.: PB2025-004546
SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY

In the Matter of the Estate of: VIRGINIA M. NELL, an adult

Deceased.
NOTICE is given that Kenneth J. Scavarda has been appointed Personal Representative of this Estate on June 6, 2025. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the following address:
Windrose Law Center PLC
7047 E. Greenway Parkway
Suite 250
Scottsdale, AZ 85254
A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: June 11, 2025

/s/Kristin Moye, Esq.
Windrose Law Center PLC

6/18, 6/25, 7/2/25

RR-3938111#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/ OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2025-003428
SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In the Matter of the Estate of Susan Lynn Ward, deceased
NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE:

Sarah Ann Ward has been appointed Personal Representative of this Estate on May 19th 2025.
Address: 2609 w southern ave, lot 109, Tempe, AZ, 85282
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 2609 w southern ave, lot 109, Tempe, AZ, 85282
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: 6/11/256

/s/Sarah Ann Ward
Personal Representative

6/18, 6/25, 7/2/25

RR-3938081#

NOTICE TO CREDITORS
CASE NO: PB2025-003796
ARIZONA SUPERIOR COURT, MARICOPA COUNTY

In the Matter of the Estate of: DAPHNE JEAN ALFORD

An adult person, deceased
NOTICE IS HEREBY GIVEN that LAURIE SHIPP WHISENANT 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 LAURIE SHIPP WHISENANT C/O KATHLEEN A. NIELSEN, P.C., Kathleen A. Nielsen, Attorney, 4500 S. LAKESHORE DRIVE, SUITE 300, TEMPE, AZ 85282.
Dated: June 2, 2025
KATHLEEN A. NIELSEN, P.C.
/s/Kathleen A. Nielsen
By: KATHLEEN A. NIELSEN
Attorney for Personal Representative
6/18, 6/25, 7/2/25

RR-3938075#

NOTICE TO CREDITORS
CASE NO. PB2025-003854
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: SHARON K. REES,

Deceased.

NOTICE IS GIVEN THAT:

1. Stephanie Sanderson was appointed personal representative of this Estate on May 22, 2025.
2. Claims against the Estate are required to be presented within four (4) months after the date of the first publication of this notice or the claims will be forever barred. A.R.S. §§ 14-3801(A) and 14-3803(A)(2).
Claims against the estate must be presented by delivering or mailing a written statement of the claim to the personal representative:
Stephanie Sanderson
c/o Daniel A. Packard, Esq.
FRAZER, RYAN, GOLDBERG & ARNOLD, LLP
1850 N. Central Ave., Suite 1800
Phoenix, AZ 85004
DATED this 11th day of June, 2025.
FRAZER RYAN GOLDBERG & ARNOLD, L.L.P.
By: /s/Daniel A. Packard Daniel A. Packard, Esq.
1850 N. Central Avenue, Suite 1800
Phoenix, Arizona 85004
6/18, 6/25, 7/2/25

RR-3938022#

NOTICE TO CREDITORS
NO. PB2025-004622
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY

In the Matter of the Estate of DONETTAALICE TENNYSON,

Deceased.
Notice is given that MARK JAMES ROBINSON was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing

a written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374.
DATED: 6/5/2025.

PENNINGTON LAW, PLLC
By /s/Andre L. Pennington, Esq., Attorney for MARK JAMES ROBINSON
6/18, 6/25, 7/2/25

RR-3937946#

NOTICE TO CREDITORS
NO. PB 2025-002106
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: CAROLYN J. YATES,

Deceased.
NOTICE IS HEREBY GIVEN that CUSTOM CARE & FINANCIAL SOLUTIONS, LLC has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim as follows:
CUSTOM CARE & FINANCIAL SOLUTIONS, LLC
C/O DYER BREGMAN FERRIS WONG & CARTER, PLLC
3003 N. CENTRAL AVENUE, SUITE 2600
PHOENIX, ARIZONA 85012
DATED this 11 day of JUNE, 2025.
DYER BREGMAN FERRIS WONG & CARTER, PLLC
BY: /s/KHALIL C. SAIGH CHARLES M. DYER KHALIL C. SAIGH

ATTORNEYS FOR FIDUCIARY

6/18, 6/25, 7/2/25

RR-3937943#

NOTICE TO CREDITORS
CASE NO.: PB2025-002603
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: Sharon Rae Van Dyke,

Deceased.
1. PERSONAL REPRESENTATIVE: Heather Christine Perrin was appointed Personal Representative of this Estate on April 4, 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: Heather Christine Perrin
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 11, 2025.
Paulsen, Reissner, & Curtis, PLC
/s/Joel N. Reissner, Esq.
Attorney for Personal Representative(s)
6/18, 6/25, 7/2/25

RR-3937781#

NOTICE TO CREDITORS
CASE NO: PB2025004281
(For Publication)
SUPERIOR COURT OF ARIZONA MARICOPA COUNTY

In the Matter of the Estate of: MARY W. REYNOLDS,

Deceased
Notice is given that JACQUELINE JUDGE was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Copper Canyon Law, LLC, 1 West Main Street, Mesa, AZ 85201.
DATED This 11th day of May, 2025
COPPER CANYON LAW LLC
/s/Brian Fillmore
Cadeson J. Eagar
Brian Fillmore
Attorneys for Personal Representative
6/18, 6/25, 7/2/25

RR-3937757#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE TO CREDITORS**NO. PB2024-004150**IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPAIn the Matter of the Estate of
BARBARA S. DYER,

Deceased.

NOTICE IS HEREBY GIVEN that Erik Dyer 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, Erik Dyer, c/o Daniel R. Klein, Attorney, 11811 N. Tatum Blvd., Suite 3031, Phoenix, AZ 85028.

DATED: June 3rd, 2025,

Klein Law Firm, P.C.

/s/Daniel R. Klein

Daniel R. Klein

11811 N. Tatum Blvd., Suite 3031

Phoenix, AZ 85028

Attorney for Personal Representative

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

RR-3935875#**NOTICE TO CREDITORS****NO. PB2025-003681**IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPAIn the Matter of the Estate of
JON A. HEINTZ,

Deceased.

NOTICE IS HEREBY GIVEN that Michele Heintz 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, Michele Heintz, c/o Daniel R. Klein, Attorney, 11811 N. Tatum Blvd., Suite 3031, Phoenix, AZ 85028.

DATED: June 3rd, 2025,

Klein Law Firm, P.C.

/s/Daniel R. Klein

Daniel R. Klein

11811 N. Tatum Blvd., Suite 3031

Phoenix, AZ 85028

Attorney for Personal Representative

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

RR-3935874#**NOTICE TO CREDITORS****NO. PB2025-004391**SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTYIn the Matter of the Estate of
Nola E. Sullivan,

Deceased.

NOTICE IS HEREBY GIVEN that Teresa A. Kirkegaard and Debra L. Graulich have been appointed as Co-Personal Representatives of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative c/o BRUECKNER SPITLER SHELTS PLC, 8355 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255.

DATED this 13th day of May 2025.

By /s/Debra L. Graulich

12468 E. Gold Dust Avenue

Scottsdale, AZ 85259

By /s/Teresa A. Kirkegaard

5614 N. 79th Way, Unit 2

Scottsdale, AZ 85250

BRUECKNER SPITLER SHELTS PLC

By: /s/Illegible

Andrew C. Spitzer

Andrew E. Smith

Attorneys for Personal Representative

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

RR-3935873#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINTMENT OF SUCCESSOR
FORMAL SPECIAL ADMINISTRATOR**

CASE NO. PB2025-001601SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

PATRICIA ROBERSON

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 MARIA ALCALA has filed the following:
PETITION FOR APPOINTMENT OF
SUCCESSOR FORMAL SPECIAL
ADMINISTRATOR

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 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/jbazzmc-pbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

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

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

RR-3935653#**NOTICE TO CREDITORS****PURSUANT TO A.R.S. §14-6103**

In the Matter of the:

BLAUFUSS LIVING TRUST, dated June 19, 1997,

EDWARD A. BLAUFUSS, Deceased.

NOTICE IS HEREBY GIVEN that EDWARD A. BLAUFUSS, Trustor of the BLAUFUSS LIVING TRUST, dated June 19, 1997, passed away on February

23, 2025. MADELINE L. BLAUFUSS 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 North 16th Street, Suite 201, Phoenix, Arizona 85020.

DATED this 6th day of June 2025.

/s/West Hunsaker

MORRIS HALL, PLLC

7250 North 16th Street, Suite 201

Phoenix, Arizona 85020

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

RR-3935650#**NOTICE TO CREDITORS****PURSUANT TO A.R.S. §14-6103**

In the Matter of the:

VITELLI LIVING TRUST dated March 29, 2005,

SALVATORE VITELLI, Deceased.

NOTICE IS HEREBY GIVEN that SALVATORE VITELLI, Trustor of the VITELLI LIVING TRUST, dated March 29, 2005, passed away on March 25, 2025. MARIA VITELLI and PIETRO VITELLI are the acting Trustees 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 North 16th Street, Suite 201, Phoenix, Arizona 85020.

DATED this 5th day of June 2025.

/s/West Hunsaker

MORRIS HALL, PLLC

7250 North 16th Street, Suite 201

Phoenix, Arizona 85020

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

RR-3935648#**NOTICE TO CREDITORS****NO. PB2025004259**

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of

Roman Cordero

Date of Birth: October 4, 1948

Deceased.

Notice is given that Sarah Blake was appointed Personal Representative of this Estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, care of DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.

DATED: June 5, 2025

DOUG NEWBORN LAW FIRM, PLLC

/s/Douglas J. Newborn, Esq.

Attorney for Personal Representative

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

RR-3935165#**NOTICE TO CREDITORS****NO. PB 2022-070791**SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of

GLENDA JNE PUCILLO

Deceased.

NOTICE IS HEREBY GIVEN that JON PUCILLO 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:

Jon Pucillo

10505 E. Peace Court

Inverness, Florida 34450

DATED this 4th day of June, 2025.

/s/R. Joe Byer

Attorney for Personal Representative

R. Joe Byer

By: /s/R. Joe Byer

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

RR-3935122#**NOTICE TO CREDITORS****NO. PB2025004274**

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In the Matter of the Estate of

Edward Flynn

Date of Birth: 05/21/1968

Deceased.

Notice is given that James Shaw was appointed Personal Representative of this Estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, care of DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.

DATED: June 5, 2025

DOUG NEWBORN LAW FIRM, PLLC

/s/Douglas J. Newborn, Esq.

Attorney for Personal Representative

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

RR-3935052#

Notice To Creditors/David Polmateer
Paul E. Deloughery, # 022410 Sudden Wealth Protection Law, PLC 7600 N. 15th St., Ste. 150 Phoenix, AZ 85020 Ph: (602) 443-4888 info@suddenwealthprotectionlaw.com Attorney for Shawna Rosemary Tomlinson Superior Court Of Arizona, Maricopa County In the Matter of the Estate of: David Polmateer, Deceased. Case No. PB2025-003285 Notice To Creditors Notice is given that Shawna Rosemary Tomlinson was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within 4 months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Sudden Wealth Protection Law, 7600 N 15th St Ste 150, Phoenix, AZ 85020. Dated: May 28, 2025 Sudden Wealth Protection Law, PLC By: /s/ Paul E. Deloughery, # 022410 7600 N. 15 St., Ste. 150 Phoenix, AZ 85020 Attorney for Shawna Rosemary Tomlinson

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

RR-3935008#

Notice To Creditors/Jane Ann Brozek
Rita A. Daninger State Bar No. 019437 Rita A Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: Candace Brozek In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Jane Ann Brozek Deceased. PB2025-002698 Notice To Creditors Notice Is Herby Given that Candace Brozek has been appointed as Personal Representative of the above-captioned estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 3rd day of June 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative

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

RR-3934911#

Notice To Creditors/Carol A. Mekula
Roddy & Urness, PLLC 13951 N. Scottsdale Road, Suite 234 Scottsdale, AZ 85254 Telephone (623) 295-9839 michelle@roddyurness.com Michelle J. Roddy, Esq. Arizona State Bar No. 023984 Attorneys for Personal Representative Superior Court Of Arizona, Maricopa County In the Matter

of the Estate of: Carol A. Mekula, Deceased. Case No. PB2025-002817 Notice To Creditors Notice is given that Milan A. Sebesta was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Roddy & Urness, PLLC, c/o Michelle J. Roddy, 13951 N. Scottsdale Road, Suite 234, Scottsdale, AZ 85254. Dated: June 3, 2025. Roddy & Urness, PLLC /s/ Michelle J. Roddy Michelle J. Roddy, Esq. Attorney for Petitioner

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

RR-3934910#

Notice To Creditors/Sherry Melva Perez
Rita A. Daninger State Bar No. 019437 Rita A Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: Genevieve Renee Gonzalez In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Sherry Melva Perez Deceased. PB2025-002636 Notice To Creditors Notice Is Herby Given that Genevieve Renee Gonzalez has been appointed as Personal Representative of the above-captioned estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 3rd day of June 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative

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

RR-3934909#

Notice To Creditors/Robert T. Herschak
Clark A. Leuthold, #020877 Faith Law, PLC 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Phone: 623-932-0430 Fax: 623-932-1610 Email: cleuthold@faithlaw.com Attorneys for Personal Representatives In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Robert T. Herschak, Deceased. Case No. PB2025-004305 Notice To Creditors Notice Is Herby Given that Alexander S. Herschak has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Clark A. Leuthold, Esq. at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 3rd day of June, 2025. Faith Law, PLC By /s/ Clark A. Leuthold, Esq. 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative

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

RR-3934908#

Notice To Creditors/Glenda R. Daniel
Rita A. Daninger State Bar No. 019437 Rita A Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Personal Representative: Sammy Lee Daniel In The Superior Court Of The State Of Arizona In And For The County of Maricopa In the Matter of the Estate of: Glenda R. Daniel Deceased. PB2025-004358 Notice To Creditors Notice Is Herby Given that Sammy Lee Daniel 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 4th day of June, 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Personal Representative
6/11, 6/18, 6/25/25

RR-3934907#

Notice To Creditors By Publication/ Dorothy L. Moomaw
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave. Ste B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In The Matter of the Estate/Trust Administration of Dorothy L. Moomaw, 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 29th day of May, 2025. Harowitz & Morrison, PLLC By: /s/ Andrew G. Morrison, Attorney For Estate/ Trust
6/11, 6/18, 6/25/25

RR-3934906#

Notice To Creditors/The Glenda R. Daniel Living Trust Dated: May 30, 2006
Rita A. Daninger, State Bar No. 019437 Rita A Daninger Attorney at Law PLLC 10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Successor Trustee: Sammy Lee Daniel The Glenda R. Daniel Living Trust Dated: May 30, 2006 Notice To Creditors Notice Is Hereby Given that Sammy Lee Daniel is the Successor Trustee in the above captioned matter. 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 Successor Trustee in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 30 day of May 2025 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for the Successor Trustee
6/11, 6/18, 6/25/25

RR-3934905#

NOTICE TO CREDITORS
CASE NO. PB2025-004060
(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: RENE E UNDERWOOD, Deceased.

NOTICE IS HEREBY GIVEN THAT MICHAEL S. UNDERWOOD has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Caleb S. Lihn, Esq. at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382. RESPECTFULLY SUBMITTED this 5 day of June, 2025.

LIHN LAW GROUP, PLLC
By: /s/Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, Arizona 85382
Attorneys for Personal Representative
6/11, 6/18, 6/25/25

RR-3934872#

NOTICE TO CREDITORS
(For Publication)

In The Matter of
THE NINA ROSE FOUSHI REVOCABLE
LIVING TRUST, dated April 13, 2025,

A Trust.
NOTICE IS GIVEN to all creditors of the

Trust that:

1. Nina Rose Foushi was the settlor of The Nina Rose Foushi Revocable Living Trust, dated April 13, 2005 (the "Trust").
2. Nina Rose Foushi died on May 15, 2025.

3. Angela Ramsammy is now serving as the trustee of the Trust.
4. Claims against the Trust, or the estate of Nina Rose Foushi, must be presented within four (4) months after the date of the first publication of this notice or be forever barred. Claims against the Trust, or the estate of Nina Rose Foushi, may be presented by delivering or mailing a written statement of the claim to: Angela Ramsammy, trustee, c/o Starr Law Firm, PLLC, 1110 E. Missouri Avenue, Suite 160, Phoenix, Arizona 85014.
DATED this 4th day of June, 2025.

STARR LAW FIRM, PLC
By: /s/Brian S. Starr, attorney for Angela Ramsammy, Trustee
6/11, 6/18, 6/25/25

RR-3934715#

NOTICE TO CREDITORS
NO. PB2025004166
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In The Matter of the Estate of Patricia Volking
Date of Birth: 06/17/1954

Deceased.
Notice is given that Travis Volking was appointed Personal Representative of this Estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, care of DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: June 4, 2025

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, PLLC
Attorney for Personal Representative
6/11, 6/18, 6/25/25

RR-3934694#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-004404
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In The Matter of the Estate of PATRICIA KATHERINE SIMMONS, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Jeffrey Malcolm Simmons, Jr. 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 Jeffrey Malcolm Simmons, Jr., at 855 E. 7th St., Mesa, AZ 85203 with a copy sent to Counsel for the Personal Representative, Knight Law PLC at 4320 E. Brown Rd. Ste. 108, Mesa, AZ 85205.
DATED this 2nd day of June, 2025.

Signed: //Jeffrey Malcolm Simmons, Jr.,
Personal Representative//
6/11, 6/18, 6/25/25

RR-3934692#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2025-001918
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In The Matter of the Estate of MARY LOU KELLY-COSTA, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Danielle Thrall 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 Danielle Thrall, care of Lora G. Johnson of Johnson & Ashworth, P.L.L.C., 10320 West McDowell Road, Building D,

Avondale, AZ 85392.
DATED this 4th day of June, 2025.

JOHNSON & ASHWORTH, P.L.L.C.
By: /s/Lora G. Johnson
10320 West McDowell Road, Building D
Avondale, AZ 85392
Counsel for Personal Representative
6/11, 6/18, 6/25/25

RR-3934463#

Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will Notice Of Errata - Address/Jay M. Abramowitz Person Filing: Gregory A. Robinson Address: 4001 N. 3rd St., Ste. 118 City, State, Zip Code: Phoenix, AZ 85012 Telephone: 602-265-6666 Email Address: greg@lawfml.com Lawyer's Bar Number: 003100 Attorney for Petitioner Superior Court Of Arizona Maricopa County In The Matter of the Estate of: Jay M. Abramowitz an Adult, deceased Case Number: PB2025-004083 Notice To Creditors Of Informal Appointment Of Personal Representative And/Or Informal Probate Of A Will Notice Of Errata - Address Notice Is Given That: 1. Personal Representative: Joel D. Gerber has been appointed Personal Representative of this Estate on May 27 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 Farley, Robinson & Larsen Attn: Gregory A. Robinson 4001 N. 3rd St., Ste. 118 Phoenix, AZ 85012 4. Notice Of Appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors. Dated: 5/15/25 /s/ Joel D. Gerber Personal Representative
6/11, 6/18, 6/25/25

RR-3934422#

NOTICE TO CREDITORS
CASE NO.: PB2025-004110
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In The Matter of the Estate of: Wayne N. Koniaz, a.k.a. Wayne Koniaz, a.k.a. Wayne Neal Koniaz, a.k.a. Wayne Neale Koniaz,

Deceased.
Notice is given that Ruby S. Koniaz, a.k.a. Ruby Koniaz, a.k.a. Ruby Sue McMahan 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: Ruby S. Koniaz, Personal Representative, 8002 West Bloomfield Road, Peoria, AZ 85381.
DATED: MAY 15, 2025
/s/Ruby S. Koniaz, a.k.a. Ruby Koniaz, a.k.a. Ruby Sue McMahan
6/11, 6/18, 6/25/25

RR-3934387#

NOTICE TO CREDITORS
In The Matter of the Diane Grenier Johnson, Deceased and the Diane Johnson Revocable Trust, dated February 21, 2006
Diane Grenier Johnson passed on September 29, 2024 in Maricopa County, Arizona.
Bruce M. Bonds is appointed Successor Trustee.
Claims that are filed against the Trust/ Estate must be submitted within 120 days and may be sent to :
Bruce M. Bonds, C/o Yvette L. Ashworth, Johnson & Ashworth, PLLC, 10320 W. McDowell Rd Bldg D, Avondale, AZ 85392.
6/11, 6/18, 6/25/25

RR-3934360#

NOTICE TO CREDITORS
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In The Matter of:
THE HAROLD H. KERBER TRUST,
DATED APRIL 12, 2018 AND

RESTATEMENT DATED APRIL 9, 2021
Travis M. Kerber,

Successor Trustee.
Notice is given that Travis M. Kerber is the appointed Successor Trustee of The Harold H. Kerber Trust, Dated April 12, 2018 and Restatement Dated April 9, 2021. All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: June 4, 2025.

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn
Attorney for Successor Trustee
6/11, 6/18, 6/25/25

RR-3934355#

NOTICE TO CREDITORS
THE FRASER REVOCABLE TRUST
DATED OCTOBER 28, 2019
NOTICE IS HEREBY GIVEN to all creditors of the Trust as follows:
1. SANDRA J. FRASER died on January 10, 2025. At the time of her death, SANDRA J. FRASER was the Grantor of The Fraser Revocable Trust, Dated October 28, 2019.
2. RELIANCE FIDUCIARY, LLC is the Sole Trustee of The Fraser Revocable Trust, Dated October 28, 2019.
3. Claims against SANDRA J. FRASER and/or The Fraser Revocable Trust, Dated October 28, 2019, must be presented within four (4) months after the date of the first publication of this notice or be forever barred.
4. Claims must be presented by delivering or mailing a written statements of the claim to The Fraser Revocable Trust, Dated October 28, 2019, c/o RELIANCE FIDUCIARY, LLC, 9051 W. Kellton Lane, Suite #5, Peoria, Arizona 85382.
DATED this 4th day of June, 2025.

DYER BREGMAN FERRIS WONG & CARTER, PLLC
By: /s/CHARLES M. DYER
Attorney for Trustee
6/11, 6/18, 6/25/25

RR-3934347#

NOTICE TO CREDITORS
NO. PB2025-004252
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In The Matter of the Estate of: ANITA ROVERE,, Deceased.

NOTICE IS HEREBY GIVEN THAT CHARLES RANDAZZA 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 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 c/o CARRIE J. KULESH, 6501 E. Greenway Pkwy, #103-207, Scottsdale, AZ 85254.
DATED this 3rd day of June, 2025.

/s/CHARLES RANDAZZA

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

RR-3934323#

NOTICE TO CREDITORS
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY

In The Matter of:
THE LAURIE P. TORTORICE TRUST AGREEMENT DATED SEPTEMBER 21, 2017. FIRST AMENDED DATED AUGUST 12, 2019. SECOND AMENDMENT DATED APRIL 7, 2021. THIRD AMENDMENT ON NOVEMBER 17, 2021 AND FOURTH AMENDMENT DATED MARCH 9, 2022
Deborah Tortorice a.k.a. Deborah Vandervoort,

Successor Trustee.
Notice is given that Deborah Tortorice a.k.a. Deborah Vandervoort is the appointed Successor Trustee of The Laurie P. Tortorice Trust Agreement dated September 21, 2017, First Amended dated August 12, 2019, Second Amendment dated April 7, 2021, Third Amendment dated November 17, 2021 and Fourth Amendment dated March 9, 2022. All persons having claims against

the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: June 4, 2025.

DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn
Attorney for Successor Trustee
6/11, 6/18, 6/25/25

RR-3934313#

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: HILLCREST HOMES INC
Body Style: 12 X 60 MH
Model Year: 1968
VIN: S1673
Date and Time of Sale: 7/18/25 10:00:01 AM
Location of Sale: Space No. 161 CHAPARRAL A MHP LLC CHAPARRAL VILLAGE 400 W BASELINE ROAD TEMPE, AZ 85283
Name of landlord: CHAPARRAL A MHP LLC
Amount of Claimed Lien: \$7,653.00 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: May 1, 2014
Name(s) of Tenant(s): CARLOS G BUSTILLOS
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.
CHAPARRAL A MHP LLC
By: /s/illegible
Park Manager
Dated: June 13, 2025
6/25, 7/2/25

RR-3941147#

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: BELAIRE MANUFACTURED
Body Style: 10 X 55 MH
Model Year: 1964
M V R V I N : S E L S 9 8 4
ADOT Assigned VIN: AZ398482
Date and Time of Sale: 7/18/25 10:00:00 AM
Location of Sale: Space No. 109 BRIDGE WF II AZ FIESTA VILLAGE LLC FIESTA VILLAGE MHP 235 W SOUTHERN AVENUE

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

MESA, AZ 85210

Name of landlond: BRIDGE WF II AZ FIESTA VILLAGE LLC
Amount of Claimed Lien: \$8,000.00 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: April 6, 2017
Name(s) of Tenant(s): NABIL F MANSI, COLLEEN MICHELE GRIPPIN

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 FIESTA VILLAGE LLC

By: /s/Illegible
Park Manager
Dated: June 17, 2025
6/25, 7/2/25

RR-3941094#

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: PALM HARBOR MISER

Body Style: 14 X 65 MH

Model Year: 1986

VIN: AS14274

Date and Time of Sale: 7/11/25 10:00:00 AM

Location of Sale: Space No. 73
MHC DESERT SKIES, L.L.C.
DESERT SKIES MOBILE HOME PARK
19802 N. 32ND STREET
PHOENIX, AZ 85050

Name of landlord: MHC DESERT SKIES, L.L.C.

Amount of Claimed Lien: \$6,863.00 as of July 11, 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: November 1, 2019

Name(s) of Tenant(s): KEITH EDWARD GALLAGHER

Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023.

MHC DESERT SKIES, L.L.C.

By: /s/Illegible

Park Manager

Dated: June 5, 2025

6/18, 6/25/25

RR-3938854#

TRUSTEE'S SALES

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

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



EQUAL HOUSING
OPPORTUNITY

File # 25-029751 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 26, 2020 in Instrument No. 20200444157 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 25, 2025: LOT 100, AND AN UNDIVIDED 1/26TH INTEREST IN TRACT C, OF SUN CITY UNIT FIFTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 185 OF MAPS, PAGE 41. Purported Street address: 19213 North Signal Butte Circle, Sun City, AZ 85373 Tax Parcel # 200-96-100 Original Principal Balance \$92,328.00 Name and Address of Beneficiary: Southwest Stage Funding, LLC dba Cascade Financial Services, P.O. Box 15035, Chandler, AZ 85244. Name and Address of Original Trustor: John R. McAtee Jr., an unmarried man, 19213 North Signal Butte Circle, Sun City, AZ 85373 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: June 17, 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 June 17, 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.
6/25, 7/2, 7/9, 7/16/25

RR-3940831#

NOTICE OF TRUSTEE'S SALE Title No. 250276627 Trustee's Sale No. 183997 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 06/30/2021 in Instrument No. 20120718472, 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 09/18/2025 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: The West half of Lot 3, Block 102, TOLLESON-GOETZ TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 25 of Maps, Page 13. PURPORTED STREET ADDRESS: 9309 W Jefferson Street, Tolleson, AZ 85353 TAX PARCEL NUMBER(S): 101-10-034 6 ORIGINAL PRINCIPAL BALANCE: \$265,109.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: JOSUE LINARES CORTEZ, AN UNMARRIED MAN 9309 W Jefferson Street Tolleson, AZ 85353 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/17/25 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 dial 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-4846217 06/25/2025, 07/02/2025, 07/09/2025, 07/16/2025
6/25, 7/2, 7/9, 7/16/25

RR-3940830#

File # 25-029738 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 24, 2023 in Instrument No. 20230270298 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on September 25, 2025: Lot 174, PARKWOOD SUBDIVISION UNIT NO. 10, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 198 of Maps, Page 3. Except all gas, oil, metals and mineral rights as reserved in Deed recorded in Docket 9313, page 189, records of Maricopa County, Arizona. Purported Street address: 12440 North 50th Lane, Glendale, AZ 85304 Tax Parcel # 207-40-363 2 Original Principal Balance \$329,670.00 Name and Address of Beneficiary: Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Rikki Herrera Jr., a single man, and Magaly Teran, a single woman, 12440 North 50th Lane, Glendale, AZ 85304 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: June 17, 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 June 17, 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.
6/25, 7/2, 7/9, 7/16/25

RR-3940829#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010468890 Title Order No.: 250280120 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated July 14, 2003 and Recorded as Instrument No. 2003-1098942 on August 12, 2003 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder IN THE COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, in MARICOPA county, on 09/24/2025 at 10:00 AM of said day: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 147, OF POWER RANCH NEIGHBORHOOD

1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 518 OF MAPS, PAGE 11. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 4340 EAST MARSHALL AVENUE, GILBERT, AZ 85297 Tax parcel number: 313-02-509 5 Original Principal Balance: \$128,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): VERNON S. YEREBECK AND VIRGINIA I. YEREBECK, HUSBAND AND WIFE AS TENANTS IN COMMON, 10283 RUE CANNES, SAN DIEGO, CA 92131 Name and address of beneficiary (as of recording of Notice of Sale): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, C/O SELENE FINANCE 3501 OLYMPUS BLVD 5TH FLOOR, SUITE 500 DALLAS, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar, BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855) 286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S. Section 33-81 1(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: June 13, 2025 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per AR.S Section 33-803 (A)(2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales & Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4846117 06/25/2025, 07/02/2025, 07/09/2025, 07/16/2025
6/25, 7/2, 7/9, 7/16/25

RR-3940625#

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010415743 Title Order No.: 250169985 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 25, 2022 and Recorded as Instrument No. 20220368524 on April 27, 2022 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 at the Main Entrance to the Superior Court Building, in MARICOPA county, on 09/25/2025 at 10:00 AM of said day: UNIT 1413, OF RENAISSANCE VILLAS ON THE PARK CONDOMINIUM, ACCORDING TO DECLARATION RECORDED IN DOCUMENT NO.2006-424676, AND PER MAP RECORDED IN BOOK 812 OF MAPS, PAGE 10 AN AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 2002-720416, IN DOCUMENT NO. 2002-151996 AND IN DOCUMENT NO. 2006-532794, IN 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.ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 14250 W WIGWAM BOULEVARD, UNIT 1413, LITCHFIELD PARK, AZ 85340 Tax parcel number: 508-13-709 8 Original Principal Balance: \$269,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): TORRANCE KENYAN POWELL, AN UNMARRIED MAN, 14250 W WIGWAM BOULEVARD, UNIT 1413, LITCHFIELD PARK, AZ 85340 Name and address of beneficiary (as of recording of Notice of Sale): NATIONSTAR MORTGAGE LLC, 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addition, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-81 1(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: June 13, 2025 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per A.R.S Section 33-803 (A) (2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: AUCTION.COM ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.

auction.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4846119 06/25/2025, 07/02/2025, 07/09/2025, 07/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3940624#

TS#: 134369-AZ Order #: 250162253-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 1/26/2023 and recorded on 1/30/2023, as Instrument No. 20230048019, 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. APARTMENT UNIT A104, AND PARKING STALL 56, SCOTTSDALE SHADOWS III, ACCORDING TO THE DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED DECEMBER 4, 2018 AS 2018-0889113, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, ALL THAT BEING IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 356.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 156.65 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 259.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 59 MINUTES 54 SECONDS WEST A DISTANCE OF 275.33 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 06 SECONDS EAST A DISTANCE OF 439.34 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 54 SECONDS EAST A DISTANCE OF 275.33 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 06 SECONDS WEST A DISTANCE OF 439.34 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION OF HORIZONTAL PROPERTY REGIME. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 173-76-457 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7830 E CAMELBACK RD 104 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: 9/25/2025 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: LINDA HORSMAN 4550 SAINT ANDREWS DRIVE, GRAND PRAIRE, TEXAS 75052 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$305,550.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/12/2025 CLEAR RECON CORP Alison Arrandale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 12, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrandale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/25, 7/2, 7/9, 7/16/25

RR-3939992#

TS#: 25-14731 Loan #: *****0532 Order #: 3490614 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 9/9/2013 and recorded on 9/17/2013 as Instrument # 20130834466 , the subject Deed of Trust was modified by Loan Modification recorded on 10/15/2019 as Instrument No. 20190822940 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/3/2025 at 12:00 PM of said day: LOT 62, HORN AVENUE, ACCORDING TO BOOK 267 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA. P.I.D#: 136-33-062 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS

PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 1535 NORTH HORNE UNIT 62 MESA, Arizona 85203 A.P.N.: 136-33-062 1 aka 136-33-062 Original Principal Balance: \$80,000.00 Name and address of original trustor: (as shown on the Deed of Trust) SUSAN J. RAGUSA, A SINGLE WOMAN 1535 NORTH HORNE UNIT 62 MESA, Arizona 85203 Name and address of beneficiary: (as of recording of Notice of Sale) Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/13/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPH25-003966 6/25, 7/2, 7/9, 7/16/25

RR-3939821#

File # 25-029718 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on September 28, 2022 in Instrument No. 20220740679 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 18, 2025: Lot 55, Thunderbird Manor No. 2, according to Book 74 of Maps, Page 19, records of Maricopa County, Arizona. Purported Street address: 873 North Dakota Street, Chandler, AZ 85225 Tax Parcel # 302-56-067 Original Principal Balance \$154,000.00 Name and Address of Beneficiary: Mountain America Federal Credit Union, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945, Name and Address of Original Trustor: Michael James Brookshire, an unmarried man, 873 North Dakota Street, Chandler, AZ 85225 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: June 12, 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 June 12, 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. 6/25, 7/2, 7/9, 7/16/25

RR-3939705#

TS#: 25-74052 Order #: 2434091-05 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/25/2020 and recorded on 8/26/2020, as

Instrument No. 20200791079, which was re-recorded on 06/20/2023 as Instrument No. 20230320374, 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 8/28/2025 at 10:00 AM of said day: LOT 25, OF PARCEL 195 ESTRELLA MOUNTAIN RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 524 OF MAPS, PAGE 2; EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA LYING WITHIN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, 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: 17586 W DESERT SAGE DR GOODYEAR, AZ 85338 A.P.N.: 400-03-810 Original Principal Balance: \$355,000.00 Name and address of original trustor: (as shown on the Deed of Trust) DANIEL ROMERO, AN UNMARRIED MAN 17586 W DESERT SAGE DR GOODYEAR, AZ 85338 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/19/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/19/2025 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 44127 Pub Dates 06/25, 07/02, 07/09, 07/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3939554#

TS#: 25-74334 Order #: 250251632-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/10/2019 and recorded on 8/13/2019, as Instrument No. 20190621681, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 8/28/2025 at 10:00 AM of said day: LOT 113, OF SUNDANCE PARCEL 31, ACCORDING TO BOOK 629 OF MAPS, PAGE 38, AND AN AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2003-0589722, AND AN AFFIDAVIT OF CHANGE IN DOCUMENT NO. 2003-1666241, 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: 23460 W PIMA ST BUCKEYE, AZ 85326 A.P.N.: 504-60-113 Original Principal Balance: \$211,105.00 Name and address of original trustor: (as shown on the Deed of Trust) JUAN J MENDEZ JR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 23460 W PIMA ST BUCKEYE, AZ 85326 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Date: 05/19/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/19/2025 , 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 44124 Pub Dates 06/25, 07/02, 07/09, 07/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3939535#

TS/File 100242
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 recorded on 7/27/2021, in 2021-0811792 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 8/14/2025 at 11:00 A.M. of said day: Unit 214, of Paradise Park Condominium Phase II, according to the Declaration of Horizontal Property Regime recorded in Docket 14725, Page 648; and Amendment to Declaration of Horizontal Property Regime recorded in Docket 14844, Page 475, and according to Book 226 of Maps, Page 32, records of Maricopa County, Arizona; Together With an undivided interest in and to the common elements as set forth in said Declaration and Plat. Purported Property Address: 4554 E. Paradise Village Pkwy, Unit 214, Phoenix, AZ 85032 Tax Parcel Number: 167-15-084 Original Principal Balance: \$145,000.00 Original/Current Beneficiary: AZDot Income 39, LLC, an Arizona limited liability company 3865 N. Sonoran Hills, Mesa, AZ 85207 Original/Current Trustor: Dorothy Home Solutions, LLC, an Arizona limited liability company 9787 E. Desert Jewel Dr., Scottsdale, AZ 85255 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: May 14, 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 May 14, 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 6/25, 7/2, 7/9, 7/16/25

RR-3939468#

TS/File 100243
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 recorded on 7/19/2024, in 2024-0383829 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 8/14/2025 at 11:00 A.M. of said day: Lot 1450, of Scottsdale Estates Ten, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 85 of Maps, Page 24. Purported Property Address: 8450 E. Windsor Ave. Scottsdale, AZ 85257 Tax Parcel Number: 131-34-100 Original Principal Balance: \$400,000.00 Original/Current Beneficiary: AZDot Income Fund 3, LLC 3865 E. Sonoran Hills, Mesa, AZ 85207 Original/Current Trustor: Dorothy Home Solutions, LLC, an Arizona limited liability company 4254 North Brown Avenue, Scottsdale, AZ 85251 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: May 14, 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 May 14, 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 6/25, 7/2, 7/9, 7/16/25

RR-3939467#

TS/File 100245
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 recorded on 5/25/2022, in 2024-0449709 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 8/14/2025 at 11:00 A.M. of said day: Lot 236, Papago Ridge, a Condominium, according to Declaration of Condominium recorded in Document No. 2006-335207 and Document No. 2006-482765 and in Book 818 of Maps, Page 25, records of Maricopa County, Arizona; Together With an undivided interest in and to the common elements as set forth in said Declaration and as shown on the plat of said Condominium. Purported Property Address: 2228 N. 52nd St., #236, Phoenix, AZ 85008 Tax Parcel Number: 126-21-208 Original Principal Balance: \$150,000.00 Original/Current Beneficiary: Mark Treadwell and Lisa Treadwell, husband and wife 2163 N. Pomelo Circle, Mesa, AZ 85212 Original/Current Trustor: Dorothy Home Solutions, LLC, an Arizona limited liability company 9787 E. Desert Jewel Dr., Scottsdale, AZ 85255 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: May 14, 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 May 14, 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 6/25, 7/2, 7/9, 7/16/25

RR-3939465#

TS 25-058 A.L. 23599
Notice Of Trustee's Sale
Recorded: 05/09/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 10/06/2022 in Maricopa County, Arizona Recorder's Number 20220760967. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON 8-11-2025. Property in Maricopa County, State of Arizona, described as: Apartment Unit 201E, of The Ciento Condominiums, a Condominium, according to that certain Amended Declaration of Horizontal Property Regime recorded May 2, 1986, as recorded in Recording No: 1986-219603, of Official Records; and according to the Map of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 207 of Maps, Page 45; 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. 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: Eduardo Ruiz, a married man as his sole and separate property, 5628 N 35th Ave Phoenix Az 85017 Original Principal Balance: \$310,000.00 Tax Parcel Number: 103-16-318 Beneficiary: Capital Fund Reit LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 1602 N 57th Ave, Phoenix Az 85035 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/9/2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 5/9/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 111, Maryvale Terrace No. 40, according to Book 128 of Maps, Page 7, records of Maricopa County, Arizona. 6/25, 7/2, 7/9, 7/16/25

RR-3939463#

TS 25-088 L. 26082
Notice Of Trustee's Sale
Recorded: 05/09/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 1/19/2023 in Maricopa County, Arizona Recorder's Number 20230031316. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON 8-11-2025. Property in Maricopa County, State of Arizona, described as: Apartment Unit 201E, of The Ciento Condominiums, a Condominium, according to that certain Amended Declaration of Horizontal Property Regime recorded May 2, 1986, as recorded in Recording No: 1986-219603, of Official Records; and according to the Map of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 207 of Maps, Page 45; 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. 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: NBN Holdings LLC, an Arizona Limited Liability Company, 4705 S Rockford Dr Tempe Az 85282 Original Principal Balance: \$259,000.00 Tax Parcel Number: 130-14-304 Beneficiary: Capital Fund Reit LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 3313 N 68th Street Unit 201, Scottsdale AZ 85251 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate

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PUBLIC NOTICES

Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/9/2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5/9/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028
6/25, 7/2, 7/9, 7/16/25

RR-3939462#

TS 25-091 L. 35860
Notice Of Trustee's Sale
Recorded: 05/09/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 10/13/2023 in Maricopa County, Arizona Recorder's Number 20230534987. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON 8-11-2025. Property in Maricopa County, State of Arizona, described as: Unit 2016, Of Graybriar, A Condominium As Created By That Certain Declaration Recorded In., Document No. 2006,1056855 And As Shown On The Plat Of Said Condominium Recorded In Book 281.,Of Maps, Page 13 And Certificate Of Correction Recorded In Document No. 2007,1219873, In The.,Office Of The County Recorder Of Maricopa County, Arizona.,Together With An Undivided Interest In And To The Common Areas, As Set Forth In Said, Declaration And As Shown On Said Plat. 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: Nathan Antone, a single man, 345 S Hubson Mesa AZ 85204 Original Principal Balance: \$50,000.00 Tax Parcel Number: 103-08-122-A Beneficiary: Capital Fund Reit LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 3810 N Maryvale Pkwy Apt 2016, Phoenix AZ 85031 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/9/2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5/9/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028
6/25, 7/2, 7/9, 7/16/25

RR-3939461#

TS 25-082 L. 101148
Notice Of Trustee's Sale
Recorded: 05/09/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 6/21/2022 in Maricopa County, Arizona Recorder's Number 20220517522. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN

A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME AUGUST 11, 2025. Property in Maricopa County, State of Arizona, described as: Lot 41, of Provence, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 830 of Maps, Page 22. 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: Claudia L. Montes, A Married Woman as her Sole and Separate Property, 14810 N 74th Ln, Peoria Az 85381-4469. Original Principal Balance: \$441,000.00 Tax Parcel Number: 142-29-045 Beneficiary: Rezamp Lending LLC, an Arizona Limited Liability Company, 500 W Chandler Blvd, Chandler AZ 85225. Identifiable Location: 7313 North 89th Drive Glendale, Arizona 85305 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. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/8-/2025 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5/8/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028
6/25, 7/2, 7/9, 7/16/25

RR-3939460#

TS/Notice 100244
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 recorded on 5/4/2021, in 2021-0499320 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 8/14/2025 at 11:00 A.M. of said day: Lot 323, Parque Vista Estates Unit 5, according to Book 206 of Maps, Page 32, records of Maricopa County, Arizona. Except 1/16th of oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, fossils, fertilizer of every name and description; Together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States or of decisions of courts to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as

reserved to the State of Arizona pursuant to Arizona Revised Statutes 37-231. Purported Property Address: 3508 E. Anderson Dr., Phoenix, AZ 85032 Tax Parcel Number: 214-01-334 Original Principal Balance: \$180,000.00 Original/ Current Beneficiary: AZDot Income 25, LLC, an Arizona limited liability company 3865 N. Sonoran Hills, Mesa, AZ 85207 Original/Current Trustor: Dorothy Home Solutions, LLC, an Arizona limited liability company 9787 E. Desert Jewel Dr., Scottsdale, AZ 85255 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: May 14, 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 May 14, 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
6/25, 7/2, 7/9, 7/16/25

RR-3939459#

File # 25-029721 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 April 28, 2021 in Instrument No. 20210472327 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on September 18, 2025: UNIT 129, CRYSTAL SPRINGS II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 261 OF MAPS, PAGE 50 AND AMENDED IN BOOK 275 OF MAPS, PAGE 41 AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 85-030086. TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND ON PLATS. Purported Street address: 7510 East Thomas Road, Scottsdale, AZ 85251 Tax Parcel # 130-19-481 Original Principal Balance \$112,000.00 Name and Address of Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, as Trustee for the FLAGSTAR MORTGAGE TRUST 2021-9INV, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: John H. Lind and Kimberly J. Lind, husband and wife, PO Box 12915, Chandler, AZ 85248 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: June 12, 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 June 12, 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.
6/25, 7/2, 7/9, 7/16/25

RR-3939357#

APN: 502-35-421 T.S. No.:48191038 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 September 26, 2022 and recorded on September 30, 2022 as Instrument No. 20220746675, 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 at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on August 7, 2025 at 10:00 AM of said day: LOT 372, BLUE HORIZONS PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 822 OF MAPS, PAGE 6. 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: 19949 W Grant St Buckeye, AZ 85326 A.P.N.: 502-35-421 Original Principal Balance: \$431,931.00 Name and address or original trustor: (as shown on the Deed of Trust) David Sean Slonski, A Married Man As His Sole and Separate Property 19949 W Grant St Buckeye, AZ 85326 Name and address of beneficiary: (as of recording of Notice of Sale) Data Mortgage, Inc. DBA Essex Mortgage 1417 N. Magnolia Ave Ocala, FL 34475 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. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 4/28/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48191038 SDI-33847)
6/25, 7/2, 7/9, 7/16/25

RR-3938590#

APN: 142-51-021 Ts # 48183810 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 May 4, 2006 and recorded on May 9, 2006 as Instrument No. 20060626829, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, on August 6, 2025 at 09:00 AM of said day: LOT 19, OF SUN CITY UNIT TEN, ACCORDING TO BOOK 192 OF MAPS, PAGE 42, 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 other common designation of real property: 9803 W PEBBLE BEACH DR SUN CITY, AZ 85351 A.P.N.: 142-51-021 Original Principal Balance: \$375,000.00 Name and address or original trustor: (as shown on the Deed of Trust) Robert Conrad Payette or Vu Quy Payette, Trustees of the Payette Trust 9803 W PEBBLE BEACH DR SUN CITY, AZ 85351 Name and address of beneficiary: (as of recording of Notice of Sale) B-36Mused, LLC 3611 South Harbor Blvd. Santa Ana, CA 92704 The Successor Trustee appointed herein qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803, Subsection A. The Successor Trustee's telephone number is (877) 353-2146. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jolene Puckett, Esq. IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 (877) 353-2146 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 4/25/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48183810 SDI-33795)
6/25, 7/2, 7/9, 7/16/25

RR-3938581#

TS#: 25-73518 Order #: DEF-664252 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 6/20/2012 and recorded on 6/25/2012, as Instrument No. 20120552908, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 8/21/2025 at 10:00 AM of said day: LOT 20, GLENROSE SHADOWS UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 122 OF MAPS, PAGE 33. 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: 8220 E ALBANY ST MESA, AZ 85207 A.P.N.: 218-26-058 Original Principal Balance: \$84,354.00 Name and address of original trustor: (as shown on the Deed of Trust) STANLEY T. STEPHENSON AND JOYCE A. STEPHENSON, TRUSTEES OF THE STEPHENSON FAMILY LIVING TRUST 8220 E ALBANY ST MESA, AZ 85207 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC, D/B/A Shellpoint Mortgage Servicing, F/K/A Specialized Loan Servicing, LLC 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/13/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/13/2025 , 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 44075 Pub Dates 06/18, 06/25, 07/02, 07/09/2025 6/18, 6/25, 7/2, 7/9/25

RR-3938024#

TS#: 24-71296 Order #: 24059779-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 2/1/2023 and recorded on 2/6/2023, as Instrument No. 20230059599, 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 8/20/2025 at 12:00 PM of said day: THE SOUTH 330 FEET OF THE NORTH 363 FEET OF THE EAST 185.34 FEET OF THE WEST 916.02 FEET OF LOT 2, SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 42 FEET. 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: 3021 WEST BASELINE RD LAVEEN, AZ 85339 A.P.N.: 300-14-068 Original Principal Balance: \$427,500.00 Name and address of original trustor: (as shown on the Deed of Trust) DEBORAH LYNN FINNEY, AN UNMARRIED WOMAN 3021 WEST BASELINE RD LAVEEN, AZ 85339 Name and address of beneficiary: (as of recording of Notice of Sale) Servbank, SB 3138 East Elwood Street Phoenix, AZ 85034 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/13/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/13/2025 , 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 44072 Pub Dates 06/18, 06/25, 07/02, 07/09, 07/16/2025 6/18, 6/25, 7/2, 7/9/25

RR-3938004#

TS#: 136404-AZ Order #: 250289038-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 7/15/2022 and recorded on 7/20/2022, as Instrument No. 20220585740, 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 94, OF ASANTE PHASE ONE UNIT FIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 888 OF MAPS,

PAGE 20. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 503-74-242 STREET ADDRESS OR IDENTIFIABLE LOCATION: 16987 WEST SAGUARO PARK 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: 9/18/2025 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: KREIG BETTENCOURT 16987 WEST SAGUARO PARK LN SURPRISE, AZ 85387 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$525,000.00 CURRENT BENEFICIARY: IoanDepot.com, LLC 5465 Legacy Drive Plano, Texas 75024 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/6/2025 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 JUN 06, 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. 6/18, 6/25, 7/2, 7/9/25

RR-3937889#

Notice of Trustee's Sale Recorded: 04/24/2025 At 10:00 a.m. on July 30, 2025, at 1661 N. Swan Rd., Suite 234, Tucson, AZ 85712, the following legally-described trust property will be sold at public auction to the highest bidder pursuant to the power of Sale under that certain Deed of Trust recorded October 31, 2022, in Sequence No. 2022-3040116, in the Recorder's Office 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 TO OBTAIN A 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 SCHEDULED TIME. Property Addresses: 5054 S. Palo Verde Club Lane, Tucson, AZ 85706 Tax Parcel Numbers: 140-10-2890 Legal Descriptions: Lot 51, Final Plat For Country Club Terrace, a subdivision of Pima County, Arizona, according to the

plat of record in the office of the Pima County Recorder in Book 53 of Maps and Plats at page 44 thereof. Original Principal Balance: \$ 144,000.00 Name and Address of Beneficiary: Alan L. Gillette, an unmarried man, 4120 S. Tucson Estates Pkwy, Tucson, AZ 85735. Name and Address of Original Trustors: Joshua Buono and Sylvia Buono, husband and wife, 5054 S. Palo Verde Club Lane, Tucson, AZ 85706. Name, Address and Qualification of Trustee: Michael J. Aboud, a member of the State Bar of Arizona, 1661 N. Swan Road, Suite 234, Tucson, AZ 85712 (520) 623-5721. /s/ Michael J. Aboud, Trustee (State Of Arizona) ss. County Of Pima) Acknowledged before me this April 24, 2025, by Michael J. Aboud, Trustee. /s/ Carlene Schell Notary Public My Commission Expires December 10, 2028 6/18, 6/25, 7/2, 7/9/25

RR-3937738#

Notice Of Trustee's Sale Recorded: 06/06/2025 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR. The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust, dated July 21, 2015, recorded August 27, 2015, as Recording No. 20152390007, records of Pima County, Arizona, at public auction to the highest bidder. Sale Date and Time: September 10, 2025 at 10:00 a.m. Sale Location: Steps Outside The East Entrance Pima County Superior Court Building Pima County Superior Court 110 West Congress Street Tucson, AZ 85701 Legal Description: Lot 2 In Block 7 Of Homer Brown's Addition, Pima County, Arizona According To The Map Or Plat Thereof Of Record In The Office Of The County Recorder Of Pima County, Arizona, In Book 6 Of Maps And Plats At Page 25 Thereof. Lot 3, Block 7 Of Homer Brown's Addition, Pima County, Arizona The North Thirty (30) Feet Of Lot 4 In Block 7 Of Homer Brown's Addition. More Correctly Described As: Parcel No. 1 Lot 2 In Block 7 Of Homer Brown's Addition, Pima County, Arizona According To The Map Or Plat Thereof Of Record In The Office Of The County Recorder Of Pima County, Arizona, In Book 6 Of Maps And Plats At Page 25 Thereof. Parcel No. 2: Lot 3, Block 7 Of Homer Brown's Addition, Pima County, Arizona According To The Map Or Plat Thereof Of Record In The Office Of The County Recorder Of Pima County, Arizona, In Book 6 Of Maps And Plats At Page 25 Thereof Original Principal Balance: \$47,200.00 Purported Street Address: 1334 N. Washington Ave. Ajo, AZ 85321 Tax Parcel Number: 401-12-0980; 401-12-100B; 401-12-100D Name and Address of Current Beneficiary: Zions Bancorporation, N.A. dba National Bank of Arizona Ajo Office 101 Lamina Ave. Ajo, AZ 85321 Name and Address of Original Trustor: Arturo Encinas 1334 N. Washington Ave. Ajo, AZ 85321 Name and Address of Successor Trustee: Robert C. Williams Gust Rosenfeld P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004 Telephone: (602) 257-7446 (Attn: Teresa Kendall) The appointed Successor Trustee 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(A) and is regulated by the Arizona Supreme

Court. Dated: June 6, 2025. /s/ Robert C. Williams Successor Trustee State Of Arizona) ss. County of Maricopa) The foregoing Notice of Trustee's Sale was acknowledged before me on June 6, 2025, by Robert C. Williams, Successor Trustee. (Seal and Expiration Date) /s/ Linda T. Swiensi Notary Public Expires April 25, 2027 6/18, 6/25, 7/2, 7/9/25

RR-3937737#

TS#: 125507-AZ Order #: 240358195 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 7/1/2021 and recorded on 7/2/2021, as Instrument No. 20210730085, 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. UNIT 1, OF TERRAMERE CONDOMINIUMS PHASE THREE AMENDED, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCUMENT NO. 1985-0482389, OF OFFICIAL RECORDS AND PER MAP RECORDED IN BOOK 438 OF MAPS, PAGE 34 AND AMENDED IN BOOK 472 OF MAPS, PAGE 3, IN 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. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 301-51-847 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1072 E SUNBURST LN TEMPE, AZ 85284 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: 9/18/2025 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: CHRISTOPHER ESCOBAR 1072 E SUNBURST LN TEMPE, AZ 85284 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$268,000.00 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.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/6/2025 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 JUN 06, 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

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PUBLIC NOTICES

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.
6/18, 6/25, 7/2, 7/9/25

RR-3937733#

TS#: 136174-AZ Order #: 250271748-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 4/11/2022 and recorded on 4/14/2022, as Instrument No. 20220329431, 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 THIRTY-FOUR (34), SUPERSTITION HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 422 OF MAPS, PAGE 7. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-16-133 STREET ADDRESS OR IDENTIFIABLE LOCATION: 631 N SABINO DR GILBERT, AZ 85234 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: 9/18/2025 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: NEHRWR ABDUL-WAHID 254 RICE CREEK BLVD NE, MINNEAPOLIS, MN 55432-4137 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$647,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waves 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: 6/6/2025 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 JUN 06, 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.
6/18, 6/25, 7/2, 7/9/25

RR-3937732#

NOTICE OF TRUSTEE'S SALE Title No. 3530471 Trustee's Sale No. 184506 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 03/20/2023 in Instrument No. 20230138965, 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 09/11/2025 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 73, OF COLONIA GRANADA UNIT 3, A SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194, OF MAPS, PAGE 38. PURPORTED STREET ADDRESS: 1407 W Megan St, Chandler, AZ 85224-3540 TAX PARCEL NUMBER(S): 302-48-747 4 ORIGINAL PRINCIPAL BALANCE: \$200,000.00 Name and Address of Beneficiary: NewRez LLC dba Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: JENNIFER A. CALLOWAY, A MARRIED WOMAN, FORMERLY KNOWN AS JENNIFER A. TERRIER 1407 W Megan St Chandler, AZ 85224-3540 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: 6/6/2025 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector

as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised 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-4845572 06/18/2025, 06/25/2025, 07/02/2025, 07/09/2025
6/18, 6/25, 7/2, 7/9/25

RR-3937632#

Notice of Trustee's Sale And Notification Of Disposition Of Collateral/Tucson East Holding, LLC Recorded: 06/05/2025 (Sunwest/Tucson East) The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (as amended, modified, or assigned, the "Deed of Trust") recorded on December 1, 2021 at Recording No. 20213350546 in the records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The sale will occur at public auction to the highest bidder at the Pima County Superior Court (East Entrance), 110 W. Congress St., Tucson, Arizona, 85701, in Pima County, on September 5, 2025, at 10:00 a.m. of said day. At the same time and location, pursuant to A.R.S. § 47-9604, the Trustee will sell some or all of the personal property and fixtures in which the Beneficiary was granted a security interest by the Deed of Trust. The following additional information concerning the trust real property, the Deed of Trust and the Trustee's Sale is provided pursuant to A.R.S. § 33-808(C): Street Address Or Identifiable Location: 7600 East Broadway, Tucson, Arizona 85710 Legal Description: See attached Exhibit "A" Tax Parcel Number: 134-27-0010 Original Principal Balance: \$12,000,000.00 Beneficiary's Name and Address: Sunwest Bank, a California banking corporation, 2050 Main Street, Suite 300, Irvine, California 92614 Original Trustor's Stated Name and Address: Tucson East Holding, LLC, a Delaware limited liability company, 8901 E. Mountain View, Suite 150, Scottsdale, Arizona 85258 Current Trustee's Name, Address and Telephone Number: Julie P. Ibrahim, Esq. Dorsey & Whitney LLP, 2525 E. Camelback Rd., Ste. 900, Phoenix, Arizona 85016 (602) 735-2700 (for information contact ibrahim.julie@dorsey.com) Manner of Trustee Qualification: Member of State Bar of Arizona (A.R.S. § 33-803(A)(2)) Name of Trustee's Regulator: State Bar of Arizona (Arizona Supreme Court) The sale will be made for cash, federal funds wire transfer or other form of payment satisfactory to Trustee (payable at the time of sale or as allowed by the Trustee under Arizona law), but without covenant or warranty, express or implied, regarding title, condition, possession, encumbrances, or rights, requirements, or limitations of any third parties or any other matter, to pay the obligations secured by the Deed of Trust in whole or in part. Every bidder except for Beneficiary will be required to provide a \$10,000 deposit in form satisfactory to Trustee as a condition to entering a bid.

Beneficiary reserves the right to transfer the secured indebtedness to, and/or to acquire title to all or part of the collateral in the name of, a title-holding affiliate following the commencement of this sale. This sale will not exhaust the power of sale contained in the Deed of Trust as to any remaining property encumbered by the Deed of Trust, which may, at Beneficiary's option, be sold in one or more subsequent sale proceedings. The recordation of this Notice does not constitute an election to proceed against any given collateral, or to pursue any given remedy, to the exclusion of any other collateral or remedy. Trustee and Beneficiary expressly reserve the right, without impairing the effectiveness of the sale described herein, to conduct one or more further judicial or non-judicial sales of any of Beneficiary's collateral to clear or perfect title to any portion of or interest in the collateral or for any other purpose; the delivery or recordation of a Trustee's Deed to Beneficiary or any third party will in no way impair the foregoing right. Dated this June 5, 2025 /s/ Julie P. Ibrahim, a member of the State Bar of Arizona, Successor Trustee State Of Arizona) ss. County of Maricopa) The foregoing Notice of Trustee's Sale and Notification of Disposition of Collateral was acknowledged before me this 5th day of June, 2025, by Julie P. Ibrahim, a member of the State Bar of Arizona, Successor Trustee. /s/ April Natzke Notary Public My commission expires: 08/14/2027 Exhibit "A" (Legal Description) The Land Referred To Herein Below Is Situated In The County Of Pima, State Of Arizona, And Is Described As Follows: Parcel No. 1: Lot 1, of Resubdivision Of Broadway Proper, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded in Book 39 of Maps, Page 87; Except all coal and other minerals in the land as reserved to the United States in the Patent recorded April 16, 1931 in Book 154 of Deeds, page 157, records of Pima County, Arizona. Parcel No. 2: A Reciprocal Easement, according to the terms and conditions contained within that certain Reciprocal Easement Agreement recorded September 13, 1985 in Docket 7618, page 886. Parcel No. 3: A Reciprocal Easement, according to the terms and conditions contained within that certain Reciprocal Access and Parking Easement Agreement recorded January 23, 1986 in Docket 7707, Page 1098. Parcel No. 4: An easement for access over Common Area A, as set forth in the Dedication on the plat of Resubdivision Of Broadway Proper, according to the plat of record in the office of the County Recorder of Pima County, Arizona, recorded July 10, 1986 in Book 39 of Maps, Page 87.
6/18, 6/25, 7/2, 7/9/25

RR-3937547#

TS#: 2250522069 Notice of Trustee's Sale Recorded: 06/04/2025 Loan #: 970158060 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/9/2022 and recorded on 9/14/2022 as Instrument # 20220709901, 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: 29692 West Clarendon Avenue, Buckeye, AZ 85396

A.P.N.: 504-07-427 Original Principal Balance: \$435,000.00 Name and address of original trustor: (as shown on the Deed of Trust) 500 Block Investment Group LLC, a Michigan Limited Liability Company 1271 Washington Avenue #520 San Leandro, CA 94577 Name and address of beneficiary: (as of recording of Notice of Sale) Jamie Goldstein as Personal Representative of the Estate of Laurence Dale Margul 8463 E. Natal Circle Mesa, AZ 85209 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: 6/4/2025 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 6/4/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 415, Tartesso Unit 1, according to the plat of record Book 752 of Maps, Page 1 and amended recorded in Book 752 of Maps, Page 2 in the office of the County Recorder of Maricopa County, Arizona.
6/18, 6/25, 7/2, 7/9/25

RR-3937546#

TS/File 100253 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 recorded on 8/23/2022, in 2022-0662231 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 8/7/2025 at 11:00 A.M. of said day: See Attached Exhibit "A" For Legal Description Purported Property Address: 1905 N. Val Vista Dr., Mesa, AZ 85213 Tax Parcel Number: 141-30-011K Original Principal Balance: \$145,000.00 Original/Current Beneficiary: David Liu, a married man, as his sole and separate property 1905 E. Hackamore St., Mesa, AZ 85203 Original/Current Trustor: Manuel A. Padro, a married man, as his sole and separate property 1905 N. Val Vista Dr., Mesa, AZ 85213 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of, 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: May 8, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 May 8, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 2-3-2027 Exhibit A That portion of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 1 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; thence North 89 Degrees 23 minutes 45 seconds East, 330 feet along the South line of said Northwest quarter of the Northwest quarter of Section 9; Thence North 222.50 feet on a line parallel to and 330.00 feet East of the West line of Section 9; Thence South 89 degrees 23 minutes 45 seconds West, 135.50 feet; Thence South 5.50 feet; Thence South 89 degrees 23 minutes 45 seconds West, 194.50 feet to a point on the West line of Section 9; Thence South 217.00 feet to the Point of Beginning; Except the West 42 feet thereof.

6/18, 6/25, 7/2, 7/9/25

RR-3937545#

NOTICE OF TRUSTEE'S SALE Title No. 3520036 Trustee's Sale No. 184302 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/27/2017 in Instrument No. 20170799281, 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 09/11/2025 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 97, BETHANY VILLA UNIT ONE, ACCORDING TO BOOK 55 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA PURPORTED STREET ADDRESS: 2138 W Marshall Ave, Phoenix, AZ 85015 TAX PARCEL NUMBER(S): 153-10-097 1 ORIGINAL PRINCIPAL BALANCE: \$189,150.00 Name and Address of Beneficiary: Newrez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: AGUSTO MONZON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 1831 E Weldon Ave Phoenix, AZ 85016 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: 6/6/25 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 tire 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-4845563 06/18/2025, 06/25/2025, 07/02/2025, 07/09/2025

6/18, 6/25, 7/2, 7/9/25

RR-3937474#

TS#: 136183-AZ Order #: 250276333-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 6/11/2022 and recorded on 6/3/2022, as Instrument No. 20220474963, 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 162, OF NORTHERN MANOR UNIT TWO AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 205 OF MAPS, PAGE 13. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 150-24-024 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3105 W LOMA LN PHOENIX, AZ 85051 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: 9/11/2025 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: IRIS L CURIEL 6407 W CAMBRIDGE AVE, PHOENIX, AZ 85035 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$293,910.00 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: 6/5/2025 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 JUN 05, 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.

6/18, 6/25, 7/2, 7/9/25

RR-3937314#

TS#: 25-14560 Loan #: *****0137 Order #: 250212045-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/6/2022 and recorded on 4/11/2022 as Instrument # 20220316220, 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 W. Jefferson, Phoenix, AZ 85003, on 9/16/2025 at 12:00 PM of said day: LOT 208 HAVEN PHASE II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1401 OF MAPS, PAGE 2. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 1206 S SUNSET DR CHANDLER, Arizona 85286 A.P.N.: 303-27-787 1 Original Principal Balance: \$51,500.00 Name and address of original trustor: (as shown on the Deed of Trust) MORGAN COOPER AND HE DIAO 1206 S SUNSET DR CHANDLER, Arizona 85286 Name and address of beneficiary: (as of recording of Notice of Sale) Alliant Credit Union c/o NewRez LLC, F/K/A New Penn Financial, LLC,

D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigeopstandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/29/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003762 6/18, 6/25, 7/2, 7/9/25

RR-3936481#

TS#: 25-14313 Loan #: *****7614 Order #: 250169490-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/23/2022 and recorded on 4/27/2022 as Instrument # 20220369459, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder At the main entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 9/18/2025 at 10:00 AM of said day: The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Described As Follows: Lot 30, Silverwood Amended, According To Book 562 Of Maps, Page 27 And Certificate Of Change Recorded In Recording No. 2001-926128, Records Of Maricopa County, Arizona. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 11445 EAST FLORIAN AVE MESA, Arizona 85208 A.P.N.: 220-79-351 8 Original Principal Balance: \$157,712.00 Name and address of original trustor: (as shown on the Deed of Trust) STEPHEN V TAHMAHKERA, MARRIED 11445 EAST FLORIAN AVE MESA, Arizona 85208 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated: 05/28/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003802 6/18, 6/25, 7/2, 7/9/25

RR-3936480#

TS#: 25-14183 Loan #: *****2750 Order #: 2603893AZD 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 4/27/2005 and recorded on 5/3/2005 as Instrument # 20050578537, 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 W. Jefferson, Phoenix, AZ 85003, on 8/20/2025 at 12:00 PM of said day: Lot 1, Block 4, Of Fountain Hills Arizona, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 294 Of Maps, Page 21. Except All Minerals As Reserved Under The United States Of America In Patent Of Said Land Recorded February 28, 1956, In Docket 1839, Page 426, Records Of Maricopa County, Arizona. Except All Oil, Gases And Other Hydrocarbon Substances, Coal, Stone, Metals, Minerals, Fossils And Fertilizers Of Every Name And Description. Together With All Uranium, Thorium, Or Any Other Material Which Is Or May Be Determined To Be Peculiar Essential To The Production Of Fissionable Materials Whether Or Not Of Commercial Value. Except All Underground Water In, Under Or Flowing Through Said Land And Water Rights Appurtenant Thereto. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 15869 E Ponderosa Dr. Fountain Hills, Arizona 85268 A.P.N.: 176-16-865 Original Principal Balance: \$117,980.00 Name and address of original trustor: (as shown on the Deed of Trust) Alexander Perme And Reina Alcerreca Perme, Husband And Wife, As Community Property With Right Of Survivorship 15869 E Ponderosa Dr. Fountain Hills, Arizona 85268 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB not in its Individual Capacity but Solely as Owner Trustee of the Aspen Holdings Trust, A Delaware Statutory Trust c/o Aspen Properties Group, LLC 1221 W 103rd St #108, KANSAS CITY, MO 64114 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigeopstandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/06/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003805 6/18, 6/25, 7/2, 7/9/25

RR-3936476#

TS#: 25-74145 Order #: 250225707-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/31/2023

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PUBLIC NOTICES

and recorded on 9/1/2023, as Instrument No. 20230461635, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 8/20/2025 at 10:00 AM of said day: LOT 134, THE CROSSROADS, ACCORDING TO BOOK 480 OF MAPS, PAGE 2, 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: 2866 E TOLEDO CT GILBERT, AZ 85295 A.P.N.: 304-40-479 Original Principal Balance: \$525,309.00 Name and address of original trustor: (as shown on the Deed of Trust) ARMEN VARTANIAN and SRBUI VARTANIAN, HUSBAND AND WIFE 2866 E TOLEDO CT GILBERT, AZ 85295 Name and address of beneficiary: (as of recording of Notice of Sale) TOWNE MORTGAGE COMPANY 2170 E Big Beaver Road, Suite A Troy, MI 48083 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com. Dated: 05/12/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona } ss. County of Maricopa } On 05/12/2025, 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 44031 Pub Dates 06/18, 06/25, 07/02, 07/09/2025 6/18, 6/25, 7/2, 7/9/25

RR-3936174#

File # 24-029205 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 April 30, 2021 in Instrument No. 20210487202 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 11, 2025: LOT 41, OF ADORA TRAILS - PARCEL 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1247 OF MAPS, PAGE 32. Purported Street address: 7622 S Quinn Avenue, Gilbert, AZ 85298 Tax Parcel # 313-21-680 Original Principal Balance \$115,000.00 Name and Address of Beneficiary: Truwest Credit Union, in c/o Midwest Loan Services, 400 Quincy St., 6th Floor, Hancock, MI 49930. Name and Address of Original Trustor: Michael A. Mader and Andrea Elizabeth Mader, husband and wife as community property with full right of survivorship, 7622 S Quinn Avenue, Gilbert, AZ 85298 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: June 5, 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 June 5, 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. 6/18, 6/25, 7/2, 7/9/25

RR-3936148#

NOTICE OF TRUSTEE'S SALE Recorded: 06/03/2025 The following legally described trust property will be sold, pursuant to the power of sale under that Deed of Trust dated June 15, 2021, which was recorded on July 7, 2023 as document number 2023-0354860 ("Deed of Trust") in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The sale will be a public auction to the highest bidder at the door of EVANS, DOVE, NELSON, FISH & GRIER P.L.C., 2650 East Southern Avenue, Mesa, Arizona 85204, on the 19th day of September, 2025, at 10:00 a.m. of said day, being at least ninety-one (91) days from the actual recording date of this notice of sale. PROPERTY ADDRESS: 2511 W. QUEEN CREEK ROAD, #133, CHANDLER, AZ 85248 LEGAL DESCRIPTION: Unit 133, Building 2, of THE CAYS AT DOWNTOWN OCOTILLO CONDOMINIUMS, according to the Declaration of Condominium recorded May 2, 2014 in Recording No. 2014-0286244 and amended in Recording No. 2015-0783455 and the Plat recorded in Book 1184 of Maps, Page 11, and amended in Book 1234 of Maps, Page 32, records of Maricopa County, Arizona; Together with an undivided interest in and to the common elements as set forth in the Declaration and designated on said Plat. TAX PARCEL NUMBER: 303-77-702 ORIGINAL PRINCIPAL BALANCE: \$391,788.42 TRUSTEE QUALIFICATION: A.R.S. §33-803(A) (2) (Member of Arizona State Bar) ORIGINAL TRUSTOR: Georgiann Serpe, Trustee of DCS Qualified Personal Residence Trust dated June 15, 2021 and Daniel Serpe, Trustee of GS Qualified Personal Residence Trust dated June 15, 2021. BENEFICIARY: SAVI INVESTMENTS, LLC, c/o Douglas N. Nelson, EVANS, DOVE, NELSON, FISH & GRIER P.L.C., 2650 East

Southern Avenue, Mesa, Arizona 85204. Telephone: (480) 926-8600 CURRENT OWNER: Georgiann Serpe, Trustee of DCS Qualified Personal Residence Trust dated June 15, 2021 and Daniel Serpe Trustee of GS Qualified Personal Residence Trust dated June 15, 2021, 2511 W. Queen Creek Road, #133, Chandler, AZ 85248. TRUSTEE: EVANS, DOVE, NELSON, FISH & GRIER P.L.C., Attn: Douglas N. Nelson, 2650 East Southern Avenue, Mesa, Arizona 85204, Telephone: (480) 926-8600 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 provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Dated this 3rd day of June, 2025. EVANS, DOVE, NELSON, FISH & GRIER P.L.C. By: /s/ Douglas N. Nelson, Member STATE OF ARIZONA) ss. County of Maricopa(The foregoing instrument was acknowledged before me this 3rd day of June, 2025, by Douglas N. Nelson, a member of EVANS, DOVE, NELSON, FISH & GRIER P.L.C., for and on behalf of said firm. /s/Brenda Alicia Leyva Notary Public My Commission Expires: January 13, 2029 A.R.S. & 33-809(C) STATEMENT: 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'S SALE. 6/11, 6/18, 6/25, 7/2/25

RR-3935869#

NOTICE OF TRUSTEE'S SALE Recorded: 05/23/2025 The following legally described trust property will be sold, pursuant to the power of sale under that Deed of Trust dated October 6, 2021, which was recorded on October 11, 2021 as document number 2021-1094262 ("Deed of Trust") in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The sale will be a public auction to the highest bidder at the door of EVANS, DOVE, NELSON, FISH & GRIER P.L.C., 2650 East Southern Avenue, Mesa, Arizona 85204, on the 5th day of September, 2025, at 10:00 a.m. of said day, being at least ninety-one (91) days from the actual recording date of this notice of sale. PROPERTY ADDRESS: 1777 WEST OCOTILLO RD, UNIT 7, CHANDLER, AZ 85248 LEGAL DESCRIPTION: UNIT 7, THE VILLAS AT OCOTILLO CONDOMINIUM, ACCORDING TO CONDOMINIUM DECLARATION RECORDED IN DOCUMENT NO. 2005-0231061 AND PLAT RECORDED IN BOOK 731 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS SHOWN ON SAID PLAT. TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS AND FIXTURES THEREON OR HEREINAFTER ERECTED THEREON. STREET ADDRESS, IF ANY, OR IDENTIFIABLE LOCATION OF THIS PROPERTY: 1777 WEST OCOTILLO ROAD, UNIT 7, CHANDLER, AZ

85248. TAX PARCEL NUMBER: 303-48-835 ORIGINAL PRINCIPAL BALANCE: \$770,000.000 TRUSTEE QUALIFICATION: A.R.S. §33-803(A) (2) (Member of Arizona State Bar) ORIGINAL TRUSTOR: SAMUEL A. VIGIL, a single man BENEFICIARY: A2K INVESTMENTS, LLC, c/o Douglas N. Nelson, EVANS, DOVE, NELSON, FISH & GRIER P.L.C., 2650 East Southern Avenue, Mesa, Arizona 85204, Telephone: (480) 926-8600 CURRENT OWNER: SAMUEL A. VIGIL, a single man, last known address of 1777 W. OCOTILLO RD, UNIT 7, CHANDLER, AZ 85248 and/or PO BOX 12551, CHANDLER, AZ 85248. TRUSTEE: EVANS, DOVE, NELSON, FISH & GRIER P.L.C., Attn: Douglas N. Nelson, 2650 East Southern Avenue, Mesa, Arizona 85204, Telephone: (480) 926-8600 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 provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Dated this 23rd day of May, 2025. EVANS, DOVE, NELSON, FISH & GRIER P.L.C. By: /s/Douglas N. Nelson, Member STATE OF ARIZONA) ss. County of Maricopa(The foregoing instrument was acknowledged before me this 23rd day of May 2025, by Douglas N. Nelson, a member of EVANS, DOVE, NELSON, FISH & GRIER P.L.C., for and on behalf of said firm. /s/Ann M. Mance Notary Public My Commission Expires: July 30, 2026 A.R.S. & 33-809(C) STATEMENT: 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'S SALE. 6/11, 6/18, 6/25, 7/2/25

RR-3935868#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010435352 Title Order No. : 250211226 FHA/VA/ PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated February 05, 2008 and Recorded as Instrument No. 20080159171 on February 25, 2008, LOAN MODIFICATION AGREEMENT RECORDED ON 04/23/2014 AS INSTRUMENT NO. 20140262652 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, in MARICOPA county, on 08/27/02sat 10:00 AM of said day: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 1693, AHWATUKEE FS-3, A SUBDIVISION RECORDED IN BOOK 182 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED

PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 12029 S MANDAN ST. PHOENIX, AZ 85044 Tax parcel number: 30155700 AKA 301-55-700 5 Original Principal Balance: \$260,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): ANDREW T SWAFFORD, A SINGLE MAN, 12029 S MANDAN ST, PHOENIX, AZ 85044 Name and address of beneficiary (as of recording of Notice of Sale): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, C/O SELENE FINANCE 3501 OLYMPUS BLVD, 5TH FLOOR, SUITE 500 DALLAS, TX 75019 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S Section 33-81 1(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 6/21/2025 ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per A.R.S Section 33-803 (A) (2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales & Posting 320 COMMERCE SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4844368 06/18/2025, 06/25/2025, 07/02/2025, 07/09/2025 6/18, 6/25, 7/2, 7/9/25

RR-3935400#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010361 194 Title Order No. : 250035049 FHA/VA/PMI No.: The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated April 29, 2022 and Recorded as Instrument No. 20220401538 on May 09, 2022 of Official Records, in the office of the County Recorder of MARICOPA County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

highest bidder IN THE COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, IN MARICOPA county, on 08/27/2025 at 10:00 AM of said day: LOT 190, HASTINGS FARMS PARCEL H, ACCORDING TO BOOK 939 OF MAPS, PAGE 47, AND AFFIDAVITS OF CORRECTION RECORDED DECEMBER 30, 2010 IN RECORDING NO. 2010-1140592 AND RECORDED JANUARY 12, 2011 IN RECORDING NO. 2011-0032093, RECORDS OF MARICOPA COUNTY, ARIZONA, ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO ARIZONA REVISED STATUTES SECTION 33-808(C): Street address or identifiable location: 23644 S 209TH PL, QUEEN CREEK, AZ 85142Tax parcel number: 314-09-543 1 Original Principal Balance: \$50,000.00 Name and mailing address of original trustor (as shown on the Deed of Trust): DULCE LOPEZ, AKA DULCE CARONI GARCIA AND CHRISTOPHER JAY GARCIA, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 23644 S 209TH PL, QUEEN CREEK, AZ 85142Name and address of beneficiary (as of recording of Notice of Sale): PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500 IRVING, TX 75038 Name, address & telephone number of trustee: ISRAEL S SAUCEDO, a member of the State Bar. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 (855)286-5901 The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made as is, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Trustee will accept only cash (in the forms which are lawful tender in the United States and acceptable to the trustee, payable in accordance with A.R.S. Section 33-81 1(A)) or credit bid by the beneficiary. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of the sale. The Purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price no later than five o'clock p.m. of the following day, other than a Saturday or legal holiday. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. DATE: 5/21/2025ISRAEL S SAUCEDO, a member of the State Bar. Trustee is qualified per A.R.S. 33-803 (a)(2), as a member of the State Bar of Arizona. Trustee's regulator is the State Bar of Arizona.FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: Agency Sales & Posting 320 COMMERCER SUITE 100 IRVINE, CA 92602 866-684-2727 www.servicelinkASAP.com If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. A-4844369 06/18/2025, 06/25/2025, 07/02/2025, 07/09/2025 6/18, 6/25, 7/2, 7/9/25

RR-3935399#

TS 25-079 L. 39878 Notice Of Trustee's Sale Recorded: 04/24/25 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, 04/02/2024 in Maricopa County, Arizona

Recorder's Number 20240170530. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 24, 2025. Property in Maricopa County, State of Arizona, described as: Lot 472, 91st And Lower Buckeye Road, According To Book 648 Of Maps, Page 34, 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: Phx Modern Homes LLC, an Arizona Limited Liability Company, 111 East Dunlap Ave, Suite 1-288 Phoenix Az 85020 Original Principal Balance: \$306,000.00 Tax Parcel Number: 101-57-455 Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 8810 W Toronto Way, Tolleson Az 85353 Dated this 4-23-25: /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-23-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 6/11, 6/18, 6/25, 7/2/25

RR-3935348#

TS 25-080 L. 1505 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, 7/09/2024 in Maricopa County, Arizona Recorder's Number 20240364878. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 24, 2025. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Saul Eduardo Moya Acedo, an unmarried man, 6306 W Mitchell Dr, Phoenix Az 85033 Original Principal Balance: \$244,800.00 Tax Parcel Number: 103-03-095 Beneficiary: Weston Rentals, LLC, an Arizona Limited Liability company, Make Payments Payable to: Southwest Capitol, LLC, 3303 E Baseline Rd #119, Gilbert AZ 85234 Identifiable Location: 6306 W Mitchell Dr, Phoenix, AZ 85033 Dated this 4-23-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on

4-23-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028 Exhibit A Legal Description of the Property The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 210, Sunset Knoll Unit Two, according to Book 86 of Maps, Page 45, records of Maricopa County, Arizona. 6/11, 6/18, 6/25, 7/2/25

RR-3935347#

TS #: 25-74332 Order #: 250251030-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 6/24/2022 and recorded on 6/29/2022, as Instrument No. 20220538278, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/19/2025 at 10:00 AM of said day: LOT 162, COYOTE RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1559 OF MAPS, PAGE 44. 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: 1523 S 223RD DR BUCKEYE, AZ 85326 A.P.N.: 504-33-790 Original Principal Balance: \$410,418.00 Name and address of original trustor: (as shown on the Deed of Trust) DEYSI VILLALOBOS, AN UNMARRIED WOMAN AND JOAQUIN DE LA ROSA, AN UNMARRIED MAN 620 NELLO DR, APT 2 CAMPBELL, CA 95008 Name and address of beneficiary: (as of recording of Notice of Sale) loanDepot.com, LLC 6531 Irvine Center Drive, Suite 100 Irvine, CA 92618 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/09/2025 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) On05/09/2025 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 43982 Pub Dates 06/11, 06/18, 06/25, 07/02/2025 6/11, 6/18, 6/25, 7/2/25

RR-3934544#

TS #: 135495-AZ Order #: 250229987-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 7/8/2022 and recorded on 7/8/2022, as Instrument No. 20220560029, 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 18, BLOCK 33, VALENCIA, ACCORDING TO BOOK 21 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-51-129 STREET ADDRESS OR IDENTIFIABLE LOCATION: 300 5TH AVE E 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: 9/9/2025 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: CALOB E SMITH 300 5TH AVE E BUCKEYE, AZ 85326 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$281,325.00 CURRENT BENEFICIARY: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY 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 Sales Line: 1-866-539-4173 Dated: 5/30/2025 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 30, 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. 6/11, 6/18, 6/25, 7/2/25

RR-3934524#

NOTICE OF TRUSTEE'S SALE Title No. DEF-672490 Trustee's Sale No. 184140 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/28/2015 in Instrument No. 20150773883, 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 1 0:00 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 489, CYPRUS POINTE ESTATES II AT WESTBROOK VILLAGE, ACCORDING TO BOOK 347 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA. PURPORTED STREET ADDRESS: 18850 N 89th Ln, Peoria, AZ 85382-8616 TAX PARCEL NUMBER(S): 200-31-709 ORIGINAL PRINCIPAL BALANCE: \$219,000.00 Name and Address of Beneficiary : NewRez LLC dba Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: GEORGE M. GATES, as Trustee under the Declaration of Trust Known as The George M. Gates Living Trust, Dated December 2, 2008 18850 N 89th Ln Peoria, AZ 85382-8616 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:5/30/25 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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PUBLIC NOTICES

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-4844957 06/11/2025, 06/18/2025, 06/25/2025, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3934481#

Notice Of Trustee's Sale
Recorded: 05/29/2025 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The following legally described trust property: See attached Exhibit A (the "Property") will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by Avalon Meridian, LLC, Trustor, wherein EV OZB 1 LLC ("EV OZB 1") was named as Beneficiary and First American Title Insurance Company as Trustee, and recorded August 16, 2024 at Document No. 2024-0437530, in the Official Records of Maricopa County, Arizona ("Deed of Trust"), at public auction to the highest bidder at the law office of May, Potenza, Baran & Gillespie, P.C., 1850 N Central Ave, Suite 1600, Phoenix, Arizona 85004-4633, on August 28, 2025, at 10:00 a.m. Mountain Standard Time. The street address of the property encumbered by the Deed of Trust is purported to be: NW corner of Ocotillo Road and Meridian and as more particularly described in Exhibit A Tax Assessor Parcel Number: 304-87-991 Said sale, is made on an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Kim Worley at kworley@maypotenza.com or by phone at (602) 252-1900. Original Principal Balance: \$3,900,000.00 Beneficiary: EV OZB 1, LLC 8098 North Via de Negocio Scottsdale, Arizona 85258 Trustor: Avalon Meridian, LLC 7333 E. Doubletree Rd., Suite 140 Scottsdale, Arizona 85258 Attention: Scott Whittington Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 Manner of Qualification: Member of State Bar of Arizona. A.R.S. § 33-803(A) (2). Telephone: (602) 252-1900 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged and executed before me this 27th day of May, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should

a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit A Legal Description Lots 5 Of Avalon Meridian, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona Recorded In Book 1809 Of Maps, Page 28. A.P.N. 304-87-991
6/11, 6/18, 6/25, 7/2/25

RR-3934421#

Notice Of Trustee's Sale
Recorded: 05/29/2025 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The following legally described trust property: See attached Exhibit A (the "Property") will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by Avalon Meridian, LLC, Trustor, wherein EV OZB 1 LLC ("EV OZB 1") was named as Beneficiary and First American Title Insurance Company as Trustee, and recorded August 16, 2024 at Document No. 2024-0437528, in the Official Records of Maricopa County, Arizona ("Deed of Trust"), at public auction to the highest bidder at the law office of May, Potenza, Baran & Gillespie, P.C., 1850 N Central Ave, Suite 1600, Phoenix, Arizona 85004-4633, on August 28, 2025, at 10:00 a.m. MST. The street address of the property encumbered by the Deed of Trust is purported to be: NW corner of Ocotillo Road and Meridian and as more particularly described in Exhibit A Tax Assessor Parcel Number: 304-87-989 Said sale, is made on an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Kim Worley at kworley@maypotenza.com or by phone at (602) 252-1900. Original Principal Balance: \$790,000.00 Beneficiary: EV OZB 1, LLC 8098 North Via de Negocio Scottsdale, Arizona 85258 Trustor: Avalon Meridian, LLC 7333 E. Doubletree Rd., Suite 140 Scottsdale, Arizona 85258 Attention: Scott Whittington Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 Manner of Qualification: Member of State Bar of Arizona. A.R.S. § 33-803(A) (2). Telephone: (602) 252-1900 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations,

if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. Further, the Agreement as to the indebtedness of the Property has matured in full pursuant to its own terms. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged and executed before me this 28th day of May, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit A Legal Description Lots 3 Of Avalon Meridian, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona Recorded In Book 1809 Of Maps, Page 28. A.P.N. 304-87-989
6/11, 6/18, 6/25, 7/2/25

RR-3934420#

Notice Of Trustee's Sale
Recorded: 05/29/2025 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The following legally described trust property: See attached Exhibit A (the "Property") will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by Avalon Meridian, LLC, Trustor, wherein EV OZB 1 LLC ("EV OZB 1") was named as Beneficiary and First American Title Insurance Company as Trustee, and recorded August 16, 2024 at Document No. 2024-0437529, in the Official Records of Maricopa County, Arizona ("Deed of Trust"), at public auction to the highest bidder at the law office of May, Potenza, Baran & Gillespie, P.C., 1850 N Central Ave, Suite 1600, Phoenix, Arizona 85004-4633, on August 28, 2025, at 10:00 a.m. Mountain Standard Time. The street address of the property encumbered by the Deed of Trust is purported to be: NW corner of Ocotillo Road and Meridian and as more particularly described in Exhibit A Tax Assessor Parcel Number: 304-87-990 Said sale, is made on an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees,

charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Kim Worley at kworley@maypotenza.com or by phone at (602) 252-1900. Original Principal Balance: \$3,900,000.00 Beneficiary: EV OZB 1, LLC 8098 North Via de Negocio Scottsdale, Arizona 85258 Trustor: Avalon Meridian, LLC 7333 E. Doubletree Rd., Suite 140 Scottsdale, Arizona 85258 Attention: Scott Whittington Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 Manner of Qualification: Member of State Bar of Arizona. A.R.S. § 33-803(A) (2). Telephone: (602) 252-1900 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged and executed before me this 27th day of May, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit A Legal Description Lots 4 Of Avalon Meridian, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona Recorded In Book 1809 Of Maps, Page 28. A.P.N. 304-87-990
6/11, 6/18, 6/25, 7/2/25

RR-3934419#

Notice Of Trustee's Sale
Recorded: 06/02/2025 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The following legally described trust property: See attached Exhibit A which is commonly known as, or has the address of 9415 N. 40th St., Phoenix, Arizona 85028 (the "Property") will be sold, pursuant to the power of sale under that certain Deed of Trust executed by Cully K. Christensen and Jane M. Christensen, Trustor, wherein Northern Trust Bank, N.A., predecessor-in-interest to The Northern Trust Company, ("Northern Trust") was named as Beneficiary and as Trustee, and

recorded October 31, 2005 at Document No. 2005-1647371, re-recorded on April 5, 2006 at Document No. 2006-0457675, and re-recorded November 9, 2023 at Document No. 2023-0581476 in the Official Records of Maricopa County, Arizona ("Deed of Trust"), at public auction to the highest bidder at the law office of May, Potenza, Baran & Gillespie, P.C., 1850 N Central Ave, Suite 1600, Phoenix, Arizona 85004-4633, on September 3, 2025, at 10:00 a.m. Mountain Standard Time. The street address of the property encumbered by the Deed of Trust is purported to be: 9415 N. 40th St., Phoenix, Arizona 85028 Tax Assessor Parcel Number: 168-31-005W Said sale, is made on an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash, cashier's check/cash equivalent (in lawful money of the United States), payable in accordance with A.R.S. §33-811. All sale inquiries may be made via email to Kim Worley at kworley@maypotenza.com or by phone at (602) 252-1900. Original Principal Balance: \$495,000.00 Beneficiary: The Northern Trust Company 2398 E Camelback Rd., Suite 1100 Phoenix, AZ 85016 Trustor: Cully K. Christensen Jane M. Christensen 9415 N 40th St Phoenix, Arizona 85028-5019 Trustee: Andrew S. Lishko, Trustee May, Potenza, Baran & Gillespie, P.C. 1850 N Central Ave, Suite 1600 Phoenix, Arizona 85004-4633 Manner of Qualification: Member of State Bar of Arizona. A.R.S. § 33-803(A)(2). Telephone: (602) 252-1900 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Agreement secured thereby and declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Agreement and/or Deed of Trust, immediately due and payable. Further, the Agreement has matured in full pursuant to its own terms. May, Potenza, Baran & Gillespie, P.C. By: /s/ Andrew S. Lishko, Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged and executed before me this 2nd day of June, 2025, by Andrew S. Lishko, Trustee. /s/ Kimberly Worley Notary Public My Comm. Expires Apr 18, 2028 This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act ("Act") within this jurisdiction (See Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on the subject property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Exhibit A Legal Description Parcel "A": That Part Of The West Half Of The West Half Of The South 20 Acres Of Said Lot 3, Described As Follows: Beginning At The Northwest Corner Of Said South 20 Acres; Thence East Along The North Line Thereof, A Distance Of 30 Feet; Thence South Parallel With And 30 Feet East Of The West Line Of Said Lot 3, A Distance Of 267.00 Feet To

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

The True Point Of Beginning; Thence South 81 Degrees East, A Distance Of 187 Feet To The Southwest Corner Of That Certain Parcel Of Land Described In Instrument Recorded In Docket 7443, Page 3, Records Of Maricopa County, Arizona; Thence Continue Easterly Along The Southerly Line Of Said Parcel Of Land, A Distance Of 150.40 Feet To The East Line Of Said West Half Of The West Half Of The South 20 Acres; Thence South Along Said East Line, 139.00 Feet; Thence North 85 Degrees West, A Distance Of 334 Feet To A Point In The East Line Of The West 30 Feet Of Said South 20 Acres Which is 165.28 Feet South Of The True Point Of Beginning; Thence North A Distance Of 165.28 Feet To The True Point Of Beginning.
6/11, 6/18, 6/25, 7/2/25

RR-3934418#

Notice of Trustee's Sale
Recorded: 04/15/2025 At 10:00 a.m. on July 16, 2025, at 1661 N. Swan Rd., Suite 234, Tucson, AZ 85712, the following legally-described trust property will be sold at public auction to the highest bidder pursuant to the power of sale under that certain Deed of Trust recorded October 24, 2022, in Sequence No. 2022-2970131, in the Recorder's Office 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 TO OBTAIN A 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 SCHEDULED TIME. Property Addresses: 3360 W. Avenida Obregon, Tucson, AZ 85746 Tax Parcel Numbers: 138-32-0010 Legal Descriptions: Lot 306 of Mission Ridge, a subdivision of Pima County, Arizona, according to the map or plat of record in the office of the Pima County Recorder in Book 33 of Maps and Plats at page 38. Original Principal Balance: \$135,000.00 Name and Address of Beneficiary: A-5, LLC, an Arizona limited liability company, 1661 N. Swan Road, Suite 234, Tucson, AZ 85712. Name and Address of Original Trustors: Omar Antonio Acuna Martinez and Marcela Alejandra Hernandez, husband and wife, 1227 E. Allen Rd, Tucson, AZ 85719. Name, Address and Qualification of Trustee: Michael J. Aboud, a member of the State Bar of Arizona, 1661 N. Swan Road, Suite 234, Tucson, AZ 85712. (520) 623-5721. /s/ Michael J. Aboud, Trustee State Of Arizona) ss. County Of Pima) Acknowledged before me this April 14, 2025 by Michael J. Aboud, Trustee. /s/ Carlene Schell Notary Public My Comm. Expires Dec. 10, 2028
6/11, 6/18, 6/25, 7/2/25

RR-3934417#

Notice of Trustee's Sale
Recorded: 05/19/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents dated January 10, 2024, and recorded January 10, 2024, at Instrument No. 20240014700, in the Office of 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 Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County,

on August 20th, 2025, at 12:00 p.m. of said day: Purported Property Address: 7209 N. 15th Ave., Phoenix, AZ 85021 Legal Description: The North 112 feet of the South 394 feet of the West half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 6, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Tax Parcel Number: 157-12-005K Original Principal Balance: \$350,000.00 Current Beneficiary: Cesar Arreola 4941 W. Steinway Dr. Laveen, AZ 85339 Current Trustor: Veronica Fernandez 7209 N. 15th Ave. Phoenix, AZ 85021 Said Trustee's Sale will hold without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid balance plus monies due as provided under the terms of the said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: May 15th, 2025 Current Trustee: Robert N. Sewell, Davis Miles, PLLC 999 E. Playa Del Norte Dr., Suite 510 Tempe, AZ 85288 (480) 733-6800 /s/ Robert N. Sewell Manner of Trustee Qualification: The Trustee is a member of State Bar of Arizona, and qualifies under A.R.S. § 33-803(A)(2) State Of Arizona)) County Of Maricopa) The foregoing instrument was acknowledged before me on this 15th day of May, 2025, by Robert N. Sewell, whose identity is personally known to me or has been proven by satisfactory evidence, and who voluntarily signed the document in my presence for its states purpose. /s/ Elisiane Monaris Mecham Notary My Comm. Expires Aug 30, 2028
6/11, 6/18, 6/25, 7/2/25

RR-3934415#

TS#: 2250515064
Notice of Trustee's Sale
Recorded: 05/27/2025 Loan #: 970155550 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/22/2022 and recorded on 5/13/2022 as Instrument # 20220417618, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ. on 8/26/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 0 N. 436th Ave, Tonopah, AZ 85354 A.P.N.: 506-33-561N Original Principal Balance: \$80,000.00 Name and address of original trustor: (as shown on the Deed of Trust) NN Housing Development, an Arizona limited liability company 5303 W. Angela Dr Glendale, Arizona 85308 Name and address of beneficiary: (as of recording of Notice of Sale) Otto W. Marx and Karen L. Marx, husband and wife 674 Ora Avo Dr Vista, CA 92084 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: 5/27/2025 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 Regular: Arizona Department of Real Estate State of Arizona)ss County of Maricopa) On 5/27/2025 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: The West Half Of The South Half Of The West Half Of Parcel 2, Record Of Land Survey, Rockwell Ranch, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 447 Of Maps, Page 25.
6/11, 6/18, 6/25, 7/2/25

RR-3934414#

APN: 502-87-143 File No.: 48188311 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 August 9, 2021 and recorded on August 10, 2021 as Instrument No. 20210865544, Book Page in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at the Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003; at the Main Entrance to the Superior Court Building, on July 31, 2025 at 10:00 AM of said day: LOT 120, OF SIERRA MONTANA PARCEL 9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 601 OF MAPS, PAGE 41. 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: 17828 West Calavar Road Surprise, AZ 85388 A.P.N.: 502-87-143 Original Principal Balance: \$295,075.00 Name and address or original trustor: (as shown on the Deed of Trust) Erik J. Kostik and Sandra E. Kostik, Husband and Wife 17828 West Calavar Road Surprise, AZ 85388 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 06450-8301 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) 353-2146H The Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the

Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 4/23/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS# 48188311 SDI-33831) 6/18, 6/25, 7/2, 7/9/25

RR-3934198#

TS#: 136675-AZ Order #: 250300310-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/19/2022 and recorded on 8/22/2022, as Instrument No. 20220658786, 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 46, ESTRELLA PARK, ACCORDING TO BOOK 576 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 101-15-056 STREET ADDRESS OR IDENTIFIABLE LOCATION: 10524 W PIMA ST TOLLESON, AZ 85353 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: 9/11/2025 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: FRANCES GALE BRUNSON 10524 W PIMA ST TOLLESON, AZ 85353 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$414,331.00 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.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/30/2025 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 30, 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.
6/11, 6/18, 6/25, 7/2/25

RR-3934196#

TS#: 136078-AZ Order #: S-LH-AZ-211448-TSG 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 9/27/2019 and recorded on 10/2/2019, as Instrument No. 20190784541, 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 11, BLOCK 6 THOMAS PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 3 OF MAPS, PAGE 67 THEREOF; EXCEPT THE EAST 50 FEET THEREOF. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 118-24-145 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3801 N 6TH STREET PHOENIX, AZ 85012 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: 9/9/2025 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: LLOYD R VACOVSKY 3801 N 6TH STREET PHOENIX, AZ 85012 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$240,000.00 CURRENT BENEFICIARY: CARRINGTON MORTGAGE SERVICES LLC c/o CELINK 3900 Capital City Blvd Lansing MI 48906 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: 5/29/2025 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 29, 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

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PUBLIC NOTICES

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.
6/11, 6/18, 6/25, 7/2/25

RR-3934119#

NOTICE OF TRUSTEE'S SALE Title No. 230188757 Trustee's Sale No. 166877 The following legally described trust property will be sold, pursuant to tire power of sale under that certain Deed of Trust recorded on 01/19/2006 in Instrument No. 2006-0078474 and Re-Recorded 2/6/2024 by Instrument No. 20240061168, 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 09/11/2025 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: See Attached Exhibit AEXHIBIT A LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 52, OF TRAMONTO PARCEL W-23 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 582 OF MAPS, PAGE 9. EXCEPT 1/16TH OF ALL GAS, OIL, METALS AND MINERAL RIGHTS, AS SET FORTH IN ARS 37-231, SUBSECTION C, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA, PURPORTED STREET ADDRESS: 3227 West Zuni Brave Trail, Phoenix, AZ 85086 TAX PARCEL NUMBER(S): 203-27-127 9 ORIGINAL PRINCIPAL BALANCE: \$90,000.00 Name and Address of Beneficiary: The Bank of New York Mellon f/k/a The Bank of New York as Indenture trustee for CWHQ Revolving Home Equity Loan Trust, Series 2007-A 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Rolf A Orest and Stacey A Orest, Husband and Wife, Not as Tenants In Common and not as Joint Tenants, but as Community Property with Right of Survivorship 3227 West Zuni Brave Trail Phoenix, AZ 85086 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: Christina Harper, An Arizona Licensed Attorney 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (877) 914-3498 Sales Line: (800) 280-2832 Dated: June 2, 2025 Christina Harper, Attorney at Law The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity capacity as a member of the Arizona State Bar as required by Arizona Revised Statutes Section 33-803(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 to 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-4844937 06/11/2025, 06/18/2025, 06/25/2025, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3934117#

TS#: 25-72902 Order #: 250069514-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 7/19/2006 and recorded on 7/26/2006, as Instrument No. 20060995642, 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 8/19/2025 at 12:00 PM of said day: LOT 37, PARKSIDE MEADOWS, ACCORDING TO BOOK 321 OF MAPS, PAGE 34, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 89-0050853, AND AFFDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 90-0247693, 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: 1302 N LAVEEN DRIVE CHANDLER, AZ 85226 A.P.N.: 308-06-575 Original Principal Balance: \$118,000.00 Name and address of original trustor: (as shown on the Deed of Trust) MICHAEL H ABBADINI, AND LAURA JANE KAUFMAN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP 1302 N LAVEEN DRIVE CHANDLER, AZ 85226 Name and address of beneficiary: (as of recording of Notice of Sale) DYCK O'NEAL, INC. 3100 Monticello Ave., Suite 650 Dallas, TX 75205 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: 05/09/2025 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 05/09/2025 , 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 43988 Pub Dates 06/11, 06/18, 06/25, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3934028#

TS#: 25-73917 Order #: 250186449-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 5/23/2016 and recorded on 6/8/2016, as Instrument No. 20160394270, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/20/2025 at 10:00 AM of said day: LOT 27, OF DESERT OASIS PARCEL L11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 939 OF MAPS, PAGE 37. 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: 17164 W HEDGEHOG PL SURPRISE, AZ 85387 A.P.N.: 503-96-918 Original Principal Balance: \$254,500.00 Name and address of original trustor: (as shown on the Deed of Trust) DAVID ANTRELL CHASE, AN UNMARRIED MAN 17164 W HEDGEHOG PL SURPRISE, AZ 85387 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC, D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/09/2025 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 05/09/2025 , 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 43987 Pub Dates 06/11, 06/18, 06/25, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3934022#

TS#: 23-65581 Order #: 2344907AZD 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 1/25/2007 and recorded on 2/28/2007, as Instrument No. 20070241200, 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 8/20/2025 at 12:00 PM of said day: Lot 34, of GARDEN LAKES PARCEL 28, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 406 of Maps, Page 42 and Affidavit of Correction recorded in Instrument No. 96-643206, of Official Records, dated September 11, 1996. 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: 10749 W COTTONWOOD LN AVONDALE, AZ 85323 A.P.N.: 102-86-817 Original Principal Balance: \$30,500.00 Name and address of original trustor: (as shown on the Deed of Trust) JEAN OSBAY-BELL, AN UNMARRIED WOMAN. 10749 W COTTONWOOD LN AVONDALE, AZ 85323 Name and address of beneficiary: (as of recording of Notice of Sale) RRA CP Opportunity Trust 2, By Real Time Resolutions, Inc., its Attorney-in-Fact 1349 Empire Central Drive, Suite 1300 Dallas, TX 75247 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: 05/08/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.) ss. County of Maricopa) On 05/08/2025 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43986 Pub Dates 06/11, 06/18, 06/25, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3934020#

TS#: 135857-AZ Order #: 250246982-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/2/2023 and recorded on 12/6/2023, as Instrument No. 20230623757, 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 134, OF DESERT VALLEY ESTATES UNIT ONE, ACCORDING TO BOOK 138 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 208-04-138 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1821 W VILLA RITA DR PHOENIX, AZ 85023 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: 9/11/2025 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: KELSEA DOWNING AND BROOKE BOSCH 1821 W VILLA RITA DR PHOENIX, AZ 85023 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$396,825.00 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.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/29/2025 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 29, 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.
6/11, 6/18, 6/25, 7/2/25

RR-3934015#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

TS#: 25-72901 Order #: 250069476-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 12/12/2006 and recorded on 12/26/2006, as Instrument No. 2006-1676496, 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 8/19/2025 at 12:00 PM of said day: LOT 4, BLOCK 1, FOUNTAIN HILLS ARIZONA FINAL PLAT 603-B, ACCORDING TO BOOK 161 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT ALL MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT OF SAID LAND RECORDED FEBRUARY 28, 1956 IN DOCKET 1839, PAGE 425, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE; EXCEPT ALL GAS, COAL AND MINERALS WHATSOEVER, ALREADY FOUND OR WHICH MAY HEREAFTER BE FOUND IN OR UNDER SAID LAND; EXCEPT ALL UNDERGROUND WATER, IN, UNDER OR FLOWING THROUGH SAID LAND AND WATER RIGHTS APPURTENANT THERETO. 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: 15439 E THISTLE DRIVE FOUNTAIN HILLS AZ 85268 A.P.N.: 176-16-093 Original Principal Balance: \$213,000.00 Name and address of original trustee: (as shown on the Deed of Trust) LINDA LU 15439 E THISTLE DRIVE FOUNTAIN HILLS, AZ 85268 Name and address of beneficiary: (as of recording of Notice of Sale) ARCPE 1 LLC, by Dyck-O'Neal, Inc., its Attorney in Fact 3100 Monticello Ave., Suite 650 Dallas, TX 75205 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: 05/09/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/09/2025 , 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

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
43985 Pub Dates 06/11, 06/18, 06/25,
07/02/2025
6/11, 6/18, 6/25, 7/2/25

TS#: 25-73803 Order #: 01991839
NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/27/2005 and recorded on 11/2/2005, as Instrument No. 2005-1662957, 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 8/19/2025 at 12:00 PM of said day; LOT 15, TOWNSEND PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 54 OF MAPS, Page 18. 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: 631 WEST DANAH AVENUE MESA, AZ 85210 A.P.N.: 134-02-061 Original Principal Balance: \$37,000.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSE O. RUELAS AND LETICIA RUELAS, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP 631 WEST DANAH AVENUE MESA, AZ 85210 Name and address of beneficiary: (as of recording of Notice of Sale) West Coast Servicing Inc. 7911 Warner Avenue Huntington Beach, CA 92647 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 H Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/09/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/09/2025 , 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 43984 Pub Dates 06/11, 06/18, 06/25, 07/02/2025 6/11, 6/18, 6/25, 7/2/25

RR-3934006#

TS#: 35101-AZ Order #: 250203989-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/1/2023 and recorded on 8/3/2023, as Instrument No. 20230405208, in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 197, NORTHWEST RANCH UNIT 2 PHASE D, ACCORDING TO BOOK 567 OF MAPS, PAGE 18 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2001-641462 AND DOCUMENT NO. 2001-790106 AND RECORDED IN DOCUMENT NO. 2002-175919 AND DOCUMENT NO. 2002-198690 AND DOCUMENT NO. 2002-291929 AND DOCUMENT NO. 2002-266248, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 509-10-221 STREET ADDRESS OR IDENTIFIABLE LOCATION: 16656 WEST RIMROCK STREET SURPRISE, AZ 85388 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 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: WESLEY SCOTT AND DIANE SCOTT 3007 WEST BECK LANE, PHOENIX, AZ 85053 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$396,625.00 CURRENT BENEFICIARY: UNION HOME MORTGAGE CORP. 8241 Dow Circle W. Strongsville, OH 44136 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: 5/29/2025 CLEAR RECON CORP. Alison Arendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 29, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a

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.
6/11 6/18 6/25 7/2/25

RR-3933974#

TS#: 35148-AZ Order #: 250208011-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 11/3/2023 and recorded on 11/6/2023, as Instrument No. 20230575043, 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 2324, OF WEST PLAZA TWELVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 85 OF MAPS, PAGE 27. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 152-31-113 STREET ADDRESS OR IDENTIFIABLE LOCATION: 4238 W KRALL ST PHOENIX, AZ 85019 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: 9/11/2025 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: BRIANNA MARIE MEDINA 4238 W KRALL ST PHOENIX, AZ 85019 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$277,000.00 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.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/30/2025 CLEAR RECON CORP Alison Arendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 30, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust

Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/11, 6/18, 6/25, 7/2/25

6/11, 6/18, 6/25, 7/2/25

RR-3933973#

T S# : 25-74114 Order # : 250219326-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/11/2003 and recorded on 3/18/2003, as Instrument No. 20030331833, 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 8/13/2025 at 12:00 PM of said day: UNIT 10, BETHANY CROWN CONDOMINIUM, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED DOCKET 12840, PAGE 1339, AND PLAT RECORDED IN BOOK 198 OF MAPS, PAGE 22, 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. 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: 1030 E BETHANY HOME RD, #10 PHOENIX, AZ 85014 A.P.N.: 161-14-161 Original Principal Balance: \$76,500.00 Name and address of original trustor: (as shown on the Deed of Trust) DAVID SLOAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 15034 N 40TH PLACE PHOENIX, AZ 85032 Name and address of beneficiary: (as of recording of Notice of Sale) U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust 2021-RP3, by NewRez LLC, D/B/A Shellpoint Mortgage Servicing, its attorney in fact for 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitopostandpub.com Date: 05/08/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 05/08/2025, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument

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PUBLIC NOTICES

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 43980 Pub Dates 06/11, 06/18, 06/25, 07/02/2025
6/11, 6/18, 6/25, 7/2/25

RR-3933939#

File # 25-029739 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on March 10, 2022 in Instrument No. 20220221471 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: Unit 129, Scottsdale Terrace Condominiums, a Condominium as created by that certain declaration recorded as Document No. 2006-0398125 of Official Records, and as shown on the Plat of said condominium recorded as Book 825 of Maps, page 7 and Certificate of Correction recorded as 2007-0440603 of Official Records, in the Office of the County Recorder of Maricopa County, Arizona. Purported Street address: 8500 East Indian School Road 129, Scottsdale, AZ 85251 Tax Parcel # 173-55-636 Original Principal Balance \$313,500.00 Name and Address of Beneficiary: Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Robert Leroy Garrett, an unmarried man, 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 29, 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 29, 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.

6/18, 6/25, 7/2, 7/19/25

RR-3933802#

File # 24-029498 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 13, 2023 in Instrument No. 20230022845 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 41, of SIERRA MONTANA PARCEL 3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 634 of Maps, Page 23, and Affidavits recorded in Instrument No. 2003-1504237, and in Instrument No. 2003-1668942, and in Instrument No. 2003-1668943 and Certificate of Correction recorded in Instrument No. 2004-0167849. Purported Street address: 18527 West Caribbean Lane, Surprise, AZ 85388 Tax Parcel # 502-03-637 Original Principal Balance \$545,000.00 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: Barnaby E. Sahagun and Carmen J. Sahagun, husband and wife, as community property with right of survivorship, 18527 West Caribbean Lane, Surprise, AZ 85388 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 29, 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 29, 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.

6/18, 6/25, 7/2, 7/19/25

RR-3933587#

TS#: 131343-AZ Order #: 240692049-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/3/2021 and recorded on 6/8/2021, as Instrument No. 20210630939, the subject Deed of Trust was modified by Loan Modification recorded on 6/10/2024 as Instrument 20240306229 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place, Lot 314, OF MOUNTAIN PLANT UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 526 OF MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 3, 2000 AS 00-0248778, OF OFFICIAL RECORDS, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-33-171 STREET ADDRESS OR IDENTIFIABLE LOCATION: 3810 S EMERY CIR MESA, AZ 85212 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: BRETT NEFF AND KELLY

NEFF 3810 S EMERY CIR MESA, AZ 85212 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$258,000.00 CURRENT BENEFICIARY: UNITED WHOLESAL MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/20/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On MAY 20, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/4, 6/11, 6/18, 6/25/25

RR-3932591#

NOTICE OF TRUSTEE'S SALE STATE OF ARIZONA COUNTY OF Maricopa "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." Trustee Sale No: 340237 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated December 14, 2020 and recorded on March 9, 2021, in instrument #20210262666 in the records of Maricopa County, Arizona. The sale will be a public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 in Maricopa County, Arizona, on Tuesday, August 12, 2025 at 10:00 AM on said day. Legal description: See Exhibit "A" All that certain parcel of land situate in the City of Phoenix, County of Maricopa and State of Arizona Sounded and described as follows: Lot 149, of SOUTH MOUNTAIN VISTA I UNIT THREE, per map recorded in Book 85 of Maps, page 14, in the Office of the County Recorder of said County. Being the same property as transferred by deed dated 04/27/2012, recorded 05/10/2012, from Citibank, N.A., as Trustee for the Certificate holders of CWABS, Inc. Asset-Backed Certificates, Series 2007-QX 1, to Enrique Hernandez and Claudia Hernandez, husband and wife, as community property With right of survivorship, and not as a community property estate and not as tenants in common, recorded as Instrument #: 20120398829. Being further conveyed by deed dated 07/03/2019, recorded 07/30/2019, from Enrique Hernandez and Claudia Hernandez, husband and wife, as community property with right of survivorship, to Bendell Edward

Parks and Betty Jean Parks, husband and wife, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship, recorded as Instrument #: 20 190578207. Tax ID: 1 13-63-075 The street address is purported to be: 1418 East La Salle Street Phoenix, AZ 85040Tax Parcel Number: 113-63-075 Original Principal Balance: \$156,478.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. 20250248486 Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Bendell Edward Parks AKA Bendell E. Parks, Deceased 1418 East La Salle Street Phoenix, AZ 85040 Betty Jean Parks AKA Betty J. Parks, Deceased 1418 East La Salle Street Phoenix, AZ 85040 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED this 1st day of May , 2025. SIGNATURE OF TRUSTEE Attorney- Richard E. Anderson Member of the State Bar of Arizona A-4844410 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932358#

TS 25-016 A Notice Of Trustee's Sale Recorded: 05/07/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 3/10/2022 in Maricopa County, Arizona Recorder's Number 20220221260. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 7, 2025. Property in Maricopa County, State of Arizona, described as: Lot 87, Palm Ridge Unit 11, according to the Plat of Record in the Office of the County Recorder of Maricopa County Arizona, Recorded in Book 369 of Maps, Page 8. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Juan Barranco Cortez and Maricruz Rojas Barrales, Husband and wife, as community property, 4619 N. 53rd Ave Phoenix AZ 85031 Original Principal Balance: \$126,000.00 Tax Parcel Number: 102-87-588 Beneficiary: KTM Investments, LLC, an Arizona Limited Liability Company 10115 E. Bell Rd Suite 107 #451 Scottsdale Az 85260 Identifiable Location: 8649 W Cypress Street, Phoenix, Az 85037 Name And Address

Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-30-25 /s/ Ronald B. Herb-Trustee State Of Arizona) } ss County Of Maricopa) Acknowledged before me on 4-30-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028
6/4, 6/11, 6/18, 6/25/25

RR-3932332#

TS # 25-074 Pima County Notice Of Trustee's Sale Recorded: 4/16/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Pima County, Arizona, 07/27/2020 in Pima County, Arizona Recorder's Number 20202090611 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON July 16, 2025, AT 2:00 PM ARIZONA TIME: Property in Pima County, State of Arizona, described as: Lot 109, Estes Park, a subdivision of Pima County, Arizona, according to the map or Plat of record in the office of the County Recorder in Book 19 of Maps and Plats at Page 66; Except all coal and other minerals, as reserved in the Patent from the United States of America. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: David M. Schellhaas and Deloris Solis Schellhaas, Husband and wife as community property with the right of Survivorship, 501 S Staunton Drive, Tucson, Az 85710 Original Principal Balance: \$169,000.00 Tax Parcel Number: 134-04-300 Identifiable Location: 501 S Staunton Dr Tucson Az 85710 Name And Address Of Beneficiary: Applewood Funding Inc, 3003 N 73rd Street, Scottsdale Az 85251 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-14-25 /s/ Ronald B. Herb-Trustee State Of Arizona) } ss County Of Maricopa) Acknowledged before me on 4-24-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028
6/4, 6/11, 6/18, 6/25/25

RR-3932331#

TS 25-070 Notice Of Trustee's Sale Recorded: 04/17/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 6/14/2024 in Maricopa County, Arizona Recorder's Number 20240318035. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 18, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: Lot 95, of Avondale Heights Unit three, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, in Book 135 of Maps, Page 35. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Kingdoms Wealth LLC, an Arizona Limited Liability Company, 505 E Riley Dr, Avondale Az 85323 Original Principal Balance: \$144,950.00 Tax Parcel Number: 500-45-055 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 2301 W Rhodes Ave, Avondale, Az 85323 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, Az 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-11-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028

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

RR-3932330#

TS 25-069
Notice Of Trustee's Sale
Recorded: 04/17/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 9/11/2024 in Maricopa County, Arizona Recorder's Number 20240482343. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 18, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Investments M4, LLC, an Arizona Limited Liability Company, 27622 N 203rd Ave, Wittmann, Az 85361 Original Principal Balance: \$799,950.00 Tax Parcel Number: 211-51-059-J Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 1430 W

Maddock Rd, Phoenix, Az 85086 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-11-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028 Exhibit "A" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: That part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Center of Section, at a brass cap in handhole, from which a brass cap at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section, bears South 89° 53' 32" East, 1321.98 feet; Thence South 89° 53' 32" East, 660.99 feet, to the Southeast corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section; Thence continuing North 00° 01' 24" East, 660.62 feet, to the Northeast corner of said Southwest Quarter; Thence North 89° 53' 13" West, along the North line of said Southwest Quarter, 165.26 feet, to the True Point of Beginning; Thence continuing North 89° 53' 13" West, 218.50 feet; Thence South 13° 27' 00" West, along the East line of Document No. 2018-0336920, of Official Records, 354.66 feet; Thence South 89° 18' 22" East, along the North line of said Document, 117.30 feet; Thence South 00° 21' 46" West, along the East line of said Document, 274.37 feet; Thence South 89° 53' 32" East, along the North line of the South 40 feet of said Southwest Quarter, 18.00 feet; Thence North 00° 21' 46" East, along the West line of Document No. 2018-0139551, of Official Records, 274.19 feet; Thence South 89° 18' 22" East, along the North line of said Document, 165.42 feet; Thence North 00° 02' 50" East, 348.14 feet, the True Point of Beginning. Except therefrom all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent from the United States of America. APN #: 211-51-059-J

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

RR-3932329#

TS 25-071
Notice Of Trustee's Sale
Recorded: 04/17/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 10/29/2024 in Maricopa County, Arizona Recorder's Number 20240577176. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 18, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or

Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Lifetime Realestate Partners, Inc, an Indiana Corporation, 4206 N 38th St. Apt 4, Phoenix Az 85018 as Original Principal Balance: \$350,950.00 Tax Parcel Number: 156-01-037-A Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 6736 N 25th Dr, Phoenix, Az 85017 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, Az 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-11-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-11-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028 Exhibit "A" The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 12, Block 2, Krall's Homesites, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 30 of Maps, Page 15; Except the West 25 feet thereof, as conveyed to the City of Phoenix, a municipal corporation in Warranty Deed recorded November 22, 2019 as 2019-0945834, of Official Records. APN #: 156-01-037-A

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

RR-3932328#

TS 25-073
Notice Of Trustee's Sale
Recorded: 04/17/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 5/1/2024 in Maricopa County, Arizona Recorder's Number 20240231334. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 18, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: The South 52 feet of Lot Sixteen (16), Peila Homes, as per Map recorded in Book 43, Page 12 of Maps, in the Office of the County Recorder of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Center Investment Corp, an Arizona Limited liability Corporation, 7103 N 32nd Ave, Phoenix, Az 85031 Original Principal Balance: \$195,500.00 Tax Parcel Number: 122-21-097-B Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Az 85016 Identifiable Location: 4010 S 24th Pl, Phoenix, Az 85040 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, Az 85302. 602-488-1349 ronaldherb@gmail.com Qualifications

To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-17-25 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 4-17-25 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028

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

RR-3932327#

TS 25-083 L# 30471
Notice Of Trustee's Sale
Recorded: 05/02/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 6/30/2023 in Maricopa County, Arizona Recorder's Number 20230344803. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON AUGUST 1, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: See Exhibit A, Attached: According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Yolanda D Robinson, an unmarried woman, 3617 Saddle Vista, Tonopah Az 85354 Original Principal Balance: \$615,000.00 Tax Parcel Number: 300-94-387 Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 815 E Desert Trumpet Rd, Phoenix Az 85048. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, Az 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-2-2025 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 5-2-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028 Exhibit "A" Real Property Description The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is „described as follows.,„ Lot 72, Foothills Parcels 10C And H, according to Book 348 of Maps, Page 1, records of Maricopa „County, Arizona.,„Except All Oil, Gas, Other Hydrocarbon Substances, Helium Or Other Substances Of A „Gaseous Nature, Coal, Metals, Minerals, Fossils, Fertilizers Of Every Name And „Description, Together With All Uranium, Thorium, Or Any Other Material Which Is Or „May Be Determined By The Laws Of This State, Or Decisions Of Courts To Be Peculiarly „Essential To The Production Of Fissionable Materials, Whether Or Not Of Commercial „Value And The Exclusive Right Thereto, On, In Or Under The Above Described Lands, „Shall Be And Remain And Are Hereby Reserved In And Retained By The State Of Arizona In „Patent Recorded In Docket 15392, Page 317 300-94-387

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

RR-3932326#

Trustee Sale No. 5500-41
Notice Of Trustee's Sale
Recorded: 04/22/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed executed by James Guajardo, Member of 2047 W. Keim, LLC, an Arizona limited liability company, recorded on March 5, 2020 at Instrument No. 20200195187. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on July 28, 2025 at 11:00 a.m. of said day. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 156-13-060 Street Address/Location: 2047 W. Keim Dr., Phoenix, Arizona 85015 Original principal balance: \$650,000.00 Name and address of current Beneficiary: J & P Assisted Living Associates, LLC 4531 E. Beryl Lane Phoenix, AZ 85028 Name and address of Original Trustor: 2047 W. Keim, LLC 14362 N. Frank Lloyd Wright Blvd., Ste. 1000 Scottsdale, AZ 85260 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchio, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 /s/ Andrew Abraham, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 22nd day of April, 2025, State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 22nd day of April, 2025 by Andrew Abraham, Esq., Trustee, /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney, Exhibit "A" Legal Description For APN/Parcel ID(s): 156-13-060 The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 14, Of Maryland Estates, According To Book 52 Of Maps, Page 1, Records Of Maricopa County, Arizona.

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

RR-3932322#

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Trustee Sale No. 5500-41
Notice Of Trustee's Sale
Recorded: 04/22/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed executed by James Guajardo, Member of 1514 W Bethany Home, LLC, an Arizona limited liability company, recorded on March 5, 2020 at Instrument No. 20200195313. The trust property will be sold at public auction to the highest bidder at 1850 N. Central Avenue, Front Lobby (north side), Phoenix, Arizona, in Maricopa County, Arizona, on July 28, 2025 at 10:00 a.m. of said day. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Tax parcel number: 156-20-134 Street Address/Location: 1514 W Bethany Home Rd., Phoenix, Arizona 85015 Original principal balance: \$550,000.00 Name and address of current Beneficiary: J & P Assisted Living Associates, LLC 4531 E. Beryl Lane Phoenix, AZ 85028 Name and address of Original Trustor: 1514 W. Bethany Home, LLC 14362 N. Frank Lloyd Wright Blvd., Ste. 1000 Scottsdale, AZ 85260 Name and address of Trustee: Andrew Abraham, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue #1700 Phoenix, AZ 85004 (602) 234-7611 /s/ Andrew Abraham, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). Dated this 22nd day of April, 2025. State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 22nd day of April, 2025 by Andrew Abraham, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, Exhibit 'A' Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 134, Of Hoffmantown, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 49 Of Maps, Page 22. APN: 156-20-134
6/4, 6/11, 6/18, 6/25/25

RR-3932321#

NOTICE OF TRUSTEE'S SALE Title No. 2633651AZD Trustee's Sale No. 183961 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/18/2022 in Instrument No. 20220578692, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 09/11/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME 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 1, of BRAEVIEW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 62 of Maps, Page 49. PURPORTED STREET ADDRESS: 5048 W Maryland Ave, Glendale, AZ 85301 TAX PARCEL NUMBER(S): 146-19-001 ORIGINAL PRINCIPAL BALANCE: \$351,500.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: ISRAEL SOTELO RODRIGUEZ, AND JAMILEX RENTERIA, HUSBAND AND WIFE 8801 W Edgemont Ave Phoenix, Arizona 85037 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/27/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction [See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)]. Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on 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-FN4844409
06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932215#

TS#: 123123-AZ Order #: 240189801-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/9/2023 and recorded on 3/15/2023, as Instrument No. 20230131745, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 1658, OF TEMPE GARDENS FIFTEEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 155 OF MAPS, PAGE 50, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 301-47-308 STREET ADDRESS OR IDENTIFIABLE LOCATION: 6801 SOUTH PALM DRIVE TEMPE, AZ 85283 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE 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: 203RD ENTERPRISES LLC 7702 EAST DAVENPORT DRIVE, SCOTTSDALE, AZ 85260 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$480,000.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST c/o Selene Finance Selene Finance PL 3501 Olympus Boulevard 5th Floor, Suite 504 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: 5/22/2025 CLEAR RECON CORP Allison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 22, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/4, 6/11, 6/18, 6/25/25

RR-3932166#

TS#: 25-73959 Order #: 0 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 12/12/2022 and recorded on 12/21/2022, as Instrument No. 20220903604, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 7/30/2025 at 10:00 AM of said day: LOT 46, ARROWHEAD SHADOWS, ACCORDING TO BOOK 508 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 7585 W TUMBLEWOOD DR PEORIA, AZ 85382 A.P.N.: 200-53-320 Original Principal Balance: \$425,400.00 Name and address of original trustor: (as shown on the Deed of Trust) THOMAS G MERRYMAN, A SINGLE MAN, AS HIS SILE AND SEPARATE PROPERTY 7585 W TUMBLEWOOD DR PEORIA, AZ 85382 Name and address of beneficiary: (as of recording of Notice of Sale) Village Capital & Investment LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Carrie Thompson Jones, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com. Com Dated: 04/23/2025 Carrie Thompson Jones, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 04/23/2025 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Carrie Thompson Jones, a member of the State Bar of Arizona , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 43871 Pub Dates 06/04, 06/11, 06/18, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3932150#

NOTICE OF TRUSTEE'S SALE Title No. 250284950 Trustee's Sale No. 184075 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/10/2017 in Instrument No. 20170501869, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 08/28/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE,

YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME 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 62, of SUNDANCE PARCEL 37A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 623 of Maps, Page 9 and Affidavits of Correction recorded at Document No. 03-0935390 and Document No. 04-0451265 PURPORTED STREET ADDRESS: 22965 W Cocoph St, Buckeye, AZ 85326 TAX PARCEL NUMBER(S): 504-22-695 9 ORIGINAL PRINCIPAL BALANCE: \$166,822.00 Name and Address of Beneficiary: Lakeview Loan Servicing LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: CHARLES E. APPLEWHITE AND TAMMY APPLEWHITE, HUSBAND AND WIFE 22965 W Cocoph St Buckeye, AZ 85326 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/21/2025 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4844253
06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3931665#

Notice of Trustee's Sale Recorded on: 5/21/2025 TS No.: AZ-25-1010015-CL Order No. : 250129716-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/15/2019 and recorded 11/20/2019 as Instrument No. 20190935862 Scriveners Affidavit recorded on 4/10/2025 with instrument number 20250197891, Book number page number : 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: 8/27/2025 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 252, OF ARIZONA SKYLINE, AND CERTIFICATE OF CHANGE RECORDED IN 2003-649082, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 586 OF MAPS, PAGE 41. Purported Street Address: 2946 S CAMRY, MESA, AZ 85212 Tax Parcel Number: 312-09-252.9 Original Principal Balance: \$348,640.00 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): ARTHUR L CHAPMAN JR., A WIDOWER 2946 S CAMRY, xxx, MESA, AZ 85212 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-25-1010015-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-25-1010015-CL Dated: 5/21/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/21/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248532 6/25/2025 7/2/2025 7/9/2025 7/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3931626#

Notice of Trustee's Sale Recorded on: 5/21/2025 TS No.: AZ-25-1006638-AB Order No.: 250031364-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/4/2006 and recorded 8/9/2006 as Instrument No. 20061060656 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: 8/27/2025 at 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 173, SUNDANCE PARCEL 7, ACCORDING TO BOOK 737 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 23828 W MESQUITE DR, BUCKEYE, AZ 85396 Tax Parcel Number: 504-23-182.8 Original Principal Balance: \$184,297.00 Name and Address of Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15 C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): MARCUS JOHN LEWIS, A SINGLE MAN 23828 WEST MESQUITE DRIVE, BUCKEYE, AZ 85396 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-758-8052 Login to: <https://www.xome.com> Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1006638-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-25-1006638-AB Dated: 5/21/2025 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 5/21/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0248531 6/25/2025 7/2/2025 7/9/2025 7/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3931625#

Notice of Trustee's Sale Recorded on: 5/20/2025 TS No.: AZ-24-994311-SH Order No.: 240401804-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/11/2013 and recorded 9/30/2013 as Instrument No. 20130866377 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: ALL THAT PARCEL OF LAND IN MARICOPA COUNTY, STATE OF ARIZONA, AS DESCRIBED IN DEED INST # 94-0351192, ID# 502-33-060K, BEING KNOWN AND DESIGNATED AS: THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPTING THEREFROM THAT PORTION OF SAID LAND, AS SHOWN IN PARTIAL DEED OF RELEASE AND PARTIAL RECONVEYANCE BY BENEFICIARY RECORDED, 11/06/2020 INSTRUMENT NO. 20201083168, OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 263.07 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. Purported Street Address: 19413 W OSBORN RD, LITCHFIELD PARK, AZ 85340 Tax Parcel Number: 502-33-060K1 Original Principal Balance: \$56,020.00 Name and Address of Current Beneficiary: Citigroup Mortgage Loan Trust 2022-RP2 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): RUSSELL L. BELISLE AND SHERRY A. BELISLE, HUSBAND AND WIFE 19413 W OSBORN RD., LITCHFIELD PARK, AZ 85340-7204 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-994311-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-994311-SH Dated: 5/20/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/20/2025 before me, Maroun Elias Khater a notary public, personally

appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248522 6/25/2025 7/2/2025 7/9/2025 7/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3931481#

Notice of Trustee's Sale Recorded on: 5/20/2025 TS No.: AZ-25-1015143-SH Order No.: FIN-25005889 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/12/2021 and recorded 11/19/2021 as Instrument No. 20211237555 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 122E, final results of Survey Map for Broadway Estates, a.k.a. South Phoenix Village Infill Redevelopment Project, Phase 1, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 1489 of Maps, Page 39; Except an undivided one-half interest in all oil, gas, petroleum, naphtha and other hydrocarbon substances and minerals, as reserved in deed recorded in Book 356 of Deeds, Page 481, records of Maricopa County, Arizona. Purported Street Address: 2440 E TAMARISK AVE, PHOENIX, AZ 85040-2652 Tax Parcel Number: 122-56-085B Original Principal Balance: \$312,000.00 Name and Address of Current Beneficiary: The Federal Savings Bank C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Elianna Garza, an unmarried woman 2440 E Tamarisk Ave., Phoenix, AZ 85040 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-25-1015143-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1015143-SH Dated: 5/20/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document

to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/20/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248525 6/25/2025 7/2/2025 7/9/2025 7/16/2025 6/25, 7/2, 7/9, 7/16/25

RR-3931480#

TS No. 2025-00133-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 12/19/2006 and recorded on 12/27/2006 as Instrument No. 20061687647, Book --- Page --- in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 07/24/2025 at 10:00 AM of said day: Legal Description: LOT 222, PLEASANT VALLEY UNIT 2, ACCORDING TO THE PLAT RECORDED IN BOOK 628 OF MAPS, PAGE 49, AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 12, 2003 AS DOCUMENT NO. 2003-1568321, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 27922 NORTH 97TH LANE, PEORIA, AZ 85383 Tax Parcel Number: 201-36-248 Original Principal Balance: \$4,400,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2007-S2 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : Jonathan E Andersen, a married man as his sole and separate property, also known as Jonathan E Andersen, 27922 NORTH 97TH LANE, PEORIA, AZ 85383 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.

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PUBLIC NOTICES

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
6/11, 6/18, 6/25, 7/2/25

RR-3931100#

TS No. 2025-00135-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 09/06/2006 and recorded on 09/12/2006 as Instrument No. 20061211017, Book --- Page --- and further modified by that certain Loan Modification Agreement recorded on 11/16/2010, as Instrument Number 2010-0999757 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 07/31/2025 at 10:00 AM of said day: Legal Description: LOT 16, WOOD TRACT, ACCORDING TO BOOK 61 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 8656 WEST MOUNTAIN VIEW ROAD, PEORIA, AZ 85345 Tax Parcel Number: 142-38-022 Original Principal Balance: \$ 204,800.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : CYNTHIA A. KOKESH, AN UNMARRIED WOMAN 8656 WEST MOUNTAIN VIEW ROAD, PEORIA, AZ 85345 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
6/18, 6/25, 7/2, 7/9/25

RR-3930628#

TS#: 25-14221 Loan #: *****2863 Order #: 250157047-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/12/2022 and recorded on 12/16/2022 as Instrument # 20220894795 , 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 in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 7/31/2025 at 12:00 PM of said day: LOT 323, OF LITCHFIELD MANOR PARCELS 1 , 2, & 3, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 641 OF MAPS, PAGE 17. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 14652 N 138TH AVE SURPRISE, Arizona 85379 A.P.N.: 501-15-906 7 / 501-15-906 Original Principal Balance: \$21,680.00 Name and address of original trustor: (as shown on the Deed of Trust) MARTHA WHITLOW 14652 N 138TH AVE SURPRISE, Arizona 85379 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of FIGRE Trust 2023 HE1 c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER

OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 04/16/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003254 6/18, 6/25, 7/2, 7/9/25

RR-3929894#

TS#: 25-13609 Loan #: *****6476 Order #: 250038053-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 11/22/2006 and recorded on 11/28/2006 as Instrument # 20061552555 , 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 W. Jefferson, Phoenix, AZ 85003 , on 8/5/2025 at 12:00 PM of said day: LOT 30, OF CAVALIER DALE, ACCORDING TO BOOK 59 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 5011 W. FLYNN LANE GLENDALE, ARIZONA 85301 A.P.N.: 146-17-030 0 Original Principal Balance: \$40,000.00 Name and address of original trustor: (as shown on the Deed of Trust) JAMES D WILLIAMS, CAROL M WILLIAMS NON-OBIGOR SPOUSE/OWNER 5011 W. FLYNN LANE GLENDALE, ARIZONA 85301 Name and address of beneficiary: (as of recording of Notice of Sale) Deutsche Bank National Trust Company, as Indenture Trustee for Terwin Mortgage Trust 2007-3SL Asset-Backed Securities, Series 2007-3SL c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003193 6/25, 7/2, 7/9, 7/16/25

RR-3929893#

Notice of Trustee's Sale Recorded on: 5/13/2025 TS No.: AZ-25-1014947-SH Order No.: FIN-25005771 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/15/2005 and recorded 3/28/2005 as Instrument No. 2005-0376157 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 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 41, of Eagle Hills, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 410 of Maps, Page 29. Purported Street Address: 1517 E MARCO POLO ROAD, PHOENIX, AZ 85024 Tax Parcel Number: 213-23-467 Original Principal Balance: \$168,000.00 Name and Address of Current Beneficiary: PHH Mortgage Corporation C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Thomas A Argiro and Jena R Ingram-Argiro, husband and wife 1517E MARCO POLO RD, PHOENIX, AZ 85024 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-25-1014947-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1014947-SH Dated: 5/13/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/13/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248393 6/18/2025 6/25/2025 7/2/2025 7/9/2025 6/18, 6/25, 7/2, 7/9/25

RR-3928925#

Notice of Trustee's Sale Recorded on: 5/13/2025 TS No.: AZ-25-1013808-SH Order No.: FIN-25004994 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/24/2022 and recorded 6/28/2022 as Instrument No. 20220532098 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 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 18, Mobile Ranchos Unit Four, according to Book 127 of Maps, page 36, records of Maricopa County, Arizona. Purported Street Address: 19641 N 26TH ST, PHOENIX, AZ 85050 Tax Parcel Number: 213-18-062 Original Principal Balance: \$313,500.00 Name and Address of Current Beneficiary: Summit Funding, Inc. C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): YOLANDA JOHNSTON, AN UNMARRIED WOMAN, AND KAREN KULLBERG, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY 19641 N 26th St., Phoenix, AZ 85050 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-25-1013808-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1013808-SH Dated: 5/13/2025 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/13/2025 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248392 6/18/2025 6/25/2025 7/2/2025 7/9/2025 6/18, 6/25, 7/2, 7/9/25

RR-3928924#

TS#: 24-13194 Loan #: *****5695 Order #: 1173638 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 6/11/2012 and recorded on 6/18/2012 as Instrument # 2012-15423 , Book -- Page -- in the office of

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

the County Recorder of Yuma County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder On the steps at the Yuma County Courthouse, East entrance, 168 South 2nd Avenue, Yuma, AZ 85364, on 7/24/2025 at 10:00 AM of said day: LOT 1766, FOOTHILLS MOBILE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA IN BOOK 7 OF PLATS, PAGES 93 THRU 95. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 13420 E 44TH ST YUMA, AZ 85367 A.P.N.: R0026071 Original Principal Balance: \$123,000.00 Name and address of original trustor: (as shown on the Deed of Trust) EDNA M GREEN, SOLE TRUSTEE OF THE ROBERT R GREEN AND EDNA M GREEN TRUST DATED JANUARY 1, 2002 13420 E. 44TH STREET YUMA, AZ 85367-6222 Name and address of beneficiary: (as of recording of Notice of Sale) LLAGC Community Investment Fund c/o Anders Capital Group 16815 Von Karman Suite 160 Irvine, CA 92606 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003191 6/11, 6/18, 6/25, 7/2/25

RR-3928557#

Notice of Trustee's Sale Recorded on: 5/7/2025 TS No.: AZ-25-1011761-AB Order No.: 250184286-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/25/2008 and recorded 2/27/2008 as Instrument No. 2008-0170735 and modified as per Modification Agreement recorded 1/14/2010 as Instrument No. 2010-0031593 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: 8/13/2025 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 20, BEDFORD MEADOWS, ACCORDING TO BOOK 273 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA

Purported Street Address: 7914 W GREER AVE, PEORIA, AZ 85345 Tax Parcel Number: 142-10-021 8 Original Principal Balance: \$160,949.25 Name and Address of Current Beneficiary: Wilmington Savings Fund Society, FSB, as Indenture Trustee with respect to CIM Trust 2023-R1 C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): RAMON RUIZ, AN UNMARRIED MAN 7914 W GREER AVE, PEORIA, AZ 85345 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-25-1011761-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-25-1011761-AB Dated: 5/7/2025 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 5/7/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0248309 6/11/2025 6/18/2025 6/25/2025 7/2/2025 6/11, 6/18, 6/25, 7/2/25

RR-3926910#

Notice of Trustee's Sale Recorded on: 5/7/2025 TS No.: AZ-24-1001929-BF Order No.: FIN-24013332 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/27/2021 and recorded 9/30/2021 as Instrument No. 20211057964 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 56, of Veramonte Parcel 1, according to the Plat of Record in the Office of the

County Recorder of Maricopa County, Arizona, recorded in Book 688 of Maps, Page 28. Except all minerals, ores and metals of every kind and character and coal, asphaltum, oil, gas, fertilizers, fossils and other like substances in or under said land as reserved in the Patent to said land recorded in Book 128 of Deeds, Page 17, of Official Records. Purported Street Address: 14236 W WINDROSE DR, SURPRISE, AZ 85379 Tax Parcel Number: 501-40-810 Original Principal Balance: \$321,724.00 Name and Address of Current Beneficiary: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST C/O Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 Name(s) and Address(s) of Original Trustor(s): Sean Atchley, an unmarried man, and Jessica Zavar, an unmarried woman. 14236 W Windrose Dr, 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-24-1001929-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-24-1001929-BF Dated: 5/7/2025 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 5/7/2025 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0248308 6/11/2025 6/18/2025 6/25/2025 7/2/2025 6/11, 6/18, 6/25, 7/2/25

RR-3926909#

Notice of Trustee's Sale Recorded on: 5/7/2025 TS No.: AZ-25-1014050-CL Order No.: FIN-25005156 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/6/2015 and recorded 11/9/2015 as Instrument No. 20150803942 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 Three Hundred Eighty-Four (384), Stardust Skies Unit Five, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 104 of Maps, Page 46. Purported Street Address: 4027 W EL CAMINITO DRIVE, PHOENIX, AZ 85051 Tax Parcel Number: 150-13-043 Original Principal Balance: \$128,250.00 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): Margaret Ann Fimbraz, an unmarried woman 4027 WEST EL CAMINITO DRIVE, PHOENIX, AZ 85051 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-25-1014050-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-25-1014050-CL Dated: 5/7/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/7/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248310 6/11/2025 6/18/2025 6/25/2025 7/2/2025 6/11, 6/18, 6/25, 7/2/25

RR-3926908#

TS#: 24-12971 Loan #: *****0110 Order #: 240655084-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/9/2022 and recorded on 12/23/2022 as Instrument # 20220908793, in the office of the County Recorder of Maricopa

County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 7/29/2025 at 12:00 PM of said day: PARCEL NO. 1: LOT 27 OF FINAL PLAT FOR "PARCEL V", A RE-PLAT OF PARCEL V OF CADENCE AT GATEWAY PHASE 3 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1473 OF MAPS, PAGE 4. PARCEL NO. 2: NON-EXCLUSIVE DRAINAGE EASEMENT AS SET FORTH IN DRAINAGE EASEMENT AGREEMENT RECORDED APRIL 30, 2014 AS 2014-0278110 OF OFFICIAL RECORDS. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 10127 E TILLMAN AVE MESA, Arizona 85212 A.P.N.: 312-18-276 0 aka 312-18-276 Original Principal Balance: \$183,000.00 Name and address of original trustor: (as shown on the Deed of Trust) JASON LEE ALMEIDA, AN UNMARRIED MAN 10127 E TILLMAN AVE MESA, AZ 85212 Name and address of beneficiary: (as of recording of Notice of Sale) Members 1st Federal Credit Union c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 04/08/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002995 6/18, 6/25, 7/2, 7/9/25

RR-3926583#

TS#: 25-14089 Loan #: *****7570 Order #: 250126849-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/22/2022 and recorded on 3/30/2022 as Instrument # 20220281082, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE

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PUBLIC NOTICES

SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder At the main entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 7/10/2025 at 10:00 AM of said day: LOT 16, OF BELCANTO, ACCORDING TO BOOK 560 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 2624 E ANDERSON DR PHOENIX, Arizona 85032 A.P.N.: 214-04-153 aka 214-04-153 2 Original Principal Balance: \$316,342.00 Name and address of original trustor: (as shown on the Deed of Trust) DAVID L. PARKER AND PEGGY A. PARKER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 2624 E ANDERSON DR PHOENIX, AZ 85032 Name and address of beneficiary: (as of recording of Notice of Sale) SERVBANK, SB c/o Servbank 3138 E Elwood St Phoenix, AZ 85034 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated: 03/31/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002837
6/4, 6/11, 6/18, 6/25/25

RR-3925141#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No.: AZ-23-951856-BF Order No. : 230021358-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/11/2006 and recorded 3/23/2007 as Instrument No. 20070342876 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/7/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: BEING LOT NUMBER 15 AND LOT NUMBER 14 BLOCK 1 IN SPERGER ADDITION TO AGUILA AS SHOWN IN THE RECORDED PLAT/ MAP THEREOF IN BOOK 8 OF MAPS PAGE 25 OF MARICOPA COUNTY RECORDS. Purported Street Address: 50644 N 1ST ST, AGUILA, AZ 85320 Tax Parcel Number: 506-48-073, 506-48-074 Original Principal Balance: \$20,000.00 Name and Address of Current Beneficiary: The Bank of New York Mellon f/k/a The Bank of New York as Indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2007-A C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie

Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): JOSIE P ANAVISCA NORTH 1ST STREET, AGUILA, AZ 85320 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-23-951856-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-23-951856-BF Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/29/2025 before me, Maroum 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 Maroum Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248162 6/4/2025 6/11/2025 6/18/2025 6/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3924293#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No.: AZ-25-10121298-CL Order No. : FIN-25003362 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/1/2020 and recorded 6/4/2020 as Instrument No. 20200483737 and modified as per Modification Agreement recorded 4/10/2024 as Instrument No. 20240185832 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/7/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 142, Village Meadows No. 4, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded

in Book 83 of Maps, Page 27. Except all gas, oil, metals and mineral rights, as reserved in the Patent. Purported Street Address: 2418 W GREENBRIAR DR, PHOENIX, AZ 85023 Tax Parcel Number: 208-22-023 Original Principal Balance: \$292,940.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): Ashley Viers and Alan Viers, wife and husband 2418 W Greenbriar Dr., Phoenix, AZ 85023 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-10121298-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-25-10121298-CL Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/29/2025 before me, Maroum 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 Maroum Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248165 6/4/2025 6/11/2025 6/18/2025 6/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3924292#

Notice of Trustee's Sale Recorded on: 4/29/2025 TS No.: AZ-25-1012430-CL Order No. : 250200907-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2020 and recorded 12/16/2020 as Instrument No. 20201240750 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest

bidder: Sale Date and Time: 8/7/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 105, ROYAL ESTATES WEST 3, ACCORDING TO BOOK 200 OF MAPS, PAGE 45, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 13467, PAGE 1277, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 5536 W CROCUS DR, GLENDALE, AZ 85306 Tax Parcel Number: 231-05-313 8 Original Principal Balance: \$50,000.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 2322 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): PAUL A WOOD AND STEPHANIE L WOOD, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 5536 WEST CROCUS DRIVE, GLENDALE, AZ 85306 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012430-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012430-CL Dated: 4/29/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 4/29/2025 before me, Maroum Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroum Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248166 6/4/2025 6/11/2025 6/18/2025 6/25/2025
6/4, 6/11, 6/18, 6/25/25

RR-3924291#

TS#: 25-13763 Loan #: *****8233 Order #: 250058565-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/17/2005 and recorded on 2/25/2005 as Instrument # 20050236051 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN

OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 7/15/2025 at 12:00 PM of said day: LOT 164, TASH, ACCORDING TO BOOK 581, OF MAPS, PAGE 50 AND THEREAFTER AFFIDAVIT OF CORRECTIONS RECORDED AUGUST 27, 2002 AT RECORDERS NO. 20020871388, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 15733 WEST VENTURA STREET SURPRISE, ARIZONA 85379 A.P.N.: 501-97-373 5 Original Principal Balance: \$44,980.00 Name and address of original trustor: (as shown on the Deed of Trust) PATRICK M. ST. AMAND AND JENNIFER R. ST. AMAND, HUSBAND AND WIFE 15733 WEST VENTURA STREET SURPRISE, ARIZONA 85379 Name and address of beneficiary: (as of recording of Notice of Sale) The Bank of New York Mellon f/k/a The Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2005-D c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigepostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 03/26/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-002745
6/4, 6/11, 6/18, 6/25/25

RR-3923822#

LEGAL NOTICES

PUBLIC NOTICE

Pursuant to Code § 6104 of the United States Internal Revenue Code of 1986, the public is hereby notified that the 2024 annual return of the Scully Learning Center Foundation will be available for inspection during regular business hours at KATHRYN A. BRADLEY, PC, 14301 N. 87th Street, Suite 208, Scottsdale, Arizona 85260, (480) 584-3517, by any citizen who requests inspection within 180 days of the date of publication of this Notice. The name of the principal manager of the Scully Learning Center Foundation is Christopher R. Ringhofer. 6/25/25

RR-3941133#

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PUBLIC NOTICES

TOWN OF GUADALUPE FISCAL YEAR 2025-2026 SUMMARY BY FUND OF REVENUES OTHER THAN PROPERTY TAXES			
SOURCE OF REVENUES	BUDGETED REVENUES 2024-2025	ESTIMATED ACTUAL REVENUES 2024-2025	PROPOSED REVENUES 2025-2026
GENERAL FUND			
Local taxes			
Local Sales Tax	3,408,000	3,459,603	3,408,000
Franchise Tax	16,400	15,883	16,000
Licenses and permits			
Alcoholic Beverage License	4,800	4,800	4,800
Business License	10,740	10,755	10,750
Building Permits & Fees	50,000	50,000	50,000
Billboard Revenues	182,400	183,284	192,840
Intergovernmental			
Urban Revenue Sharing	1,109,751	1,109,750	1,038,084
State Shared Sales Tax	788,406	776,814	804,174
Vehicle in Lieu Tax	264,626	275,898	282,345
Other Governmental Revenues	125,500	120,328	312,314
Opioid Settlement From County	6,000	8,650	8,500
Charges for services			
Rents	100,000	100,028	100,000
Event Fees	1,100	2,438	2,500
Party Permit Fees	0	3,224	3,225
Ballfield Fees	-	9,200	9,200
Cemetery Fees	15,000	3,698	3,700
Fines and forfeits			
Fines & Forfeitures		142	
Interest on investments			
Interest	226,000	227,438	200,000
Contributions			
Event Grant Revenue		33,190	
Event Revenue-Sponsorships	15,000	35,751	15,000
Miscellaneous			
Misc Revenue		(420)	
Sale of Land & Other Assets		20,264	
TOTAL GENERAL FUND	\$6,323,723	\$6,450,718	\$6,461,432
SPECIAL REVENUE FUNDS			
LOCAL AREA TRANSPORTATION FUND			
LTAf Funds	13,397	13,397	13,397
Subtotal - LTAf Fund	\$13,397	\$13,397	\$13,397
HIGHWAY USER REVENUE FEE FUND			
State Shared Highway User Revenue	396,381	422,371	417,746
Subtotal - HURF Fund	\$396,381	\$422,371	\$417,746
SENIOR CENTER FUND			
Congregate Meals Income	86,079	86,055	86,076
Home Delivered Meals Income	52,700	52,692	52,704
Senior Center Operations Income	12,000	12,000	12,000
Transportation Income	20,843	20,833	20,844
Program Income-Congregate Meal	8,500	8,544	8,500
Program Income-Home Delivered	1,200	2,515	2,500
Program Income-Transportation	750	1,569	1,500
Subtotal - Senior Center Fund	\$182,072	\$184,208	\$184,124
COMMUNITY ACTION PROGRAM FUND			
Community Action Program	100,000	169,021	107,000
Wildfire - SNAP	73,500	73348	73,500
Misc Revenue		450	
Subtotal CAP Fund	\$173,500	\$242,819	\$180,500
GRANT FUND			
Ak-Chin Indian Community Grants	210,000	14,475	233,000
Fort McDowell Yavapai Nation Grants	237,000	10,050	20,000
Gila River Indian Community Grants	227,325	168,493	102,000
Pasqua Yaqui Tribe Grants	556,683	186,438	350,000
Tohono O'odham Nation Grants	158,000	25,000	162,000
County CDBG	568,015	438,078	-
Maricopa County Grants	120,000	120,000	-
Wildfire Grants	30,000	55,090	55,090
Private Grants		8,376	110,000
Subtotal Grant Fund	\$2,107,023	\$1,026,000	\$1,032,090
TOTAL SPECIAL REVENUE FUND	\$2,872,373	\$1,888,795	\$1,827,857
CAPITAL PROJECTS FUNDS			
County CDBG	383,600	443,914	498,000
Maricopa County Funds	-	430,000	-
FCMCD	212,536	110,652	-
Fed CPF	1,374,344	501,824	2,488,800
SRP Aesthetic Funds	1,364,119	856,018	-
TOTAL CAPITAL PROJECTS FUND	\$3,334,599	\$2,342,408	\$2,986,800
ENTERPRISE FUNDS			
MERCADO FUND			
Mercado Rents	140,400	154,096	157,200
Utilities Billed	33,978	32,701	33,600
Patio Rentals	35,861	11,402	20,000
Private Event MCSO Sec Reimbur	20,000	8,500	20,000
Subtotal Tianguis Fund	\$230,238	\$206,699	\$230,800
SEWER FUND			
Sewer User Fees	82,000	81,315	82,000
Miscellaneous Revenues	500	-	-
Investment Earnings	36,182	20,000	20,000
Subtotal Sewer Fund	\$118,682	\$101,315	\$102,000
REFUSE FUND			
Refuse Fees	378,659	375,072	375,000
RAD Revenue Sharing	27,600	29,796	30,000
Refuse Truck Reservations	700	600	600
Subtotal Refuse Fund	\$406,959	\$405,468	\$405,600
TOTAL ENTERPRISE FUNDS	\$755,880	\$713,482	\$738,400
TOTAL ALL FUNDS	\$13,286,575	\$11,395,403	\$12,014,489

TOWN OF GUADALUPE FISCAL YEAR 2025-2026 EXPENDITURES BY FUND AND DEPARTMENT				
FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-2025	EXPENDITURES / EXPENSE ADJUSTMENTS APPROVED 2024-2025	ESTIMATED ACTUAL EXPENDITURES/ EXPENSES 2024-2025	PROPOSED EXPENDITURES/ EXPENSES 2025-2026
GENERAL FUND				
Mayor & Council	64,818		67,318	64,329
Town Manager	292,034		264,433	350,584
Administration	221,370		299,140	298,603
Finance	251,892		280,155	234,234
Town Attorney	150,100		73,652	150,000
Town Clerk	121,031		125,318	113,988
Community Develo	444,941		450,485	473,894
Information Techn	164,010		154,966	161,620
Building Maintenan	207,852		260,220	277,899
Police Services	2,577,300		2,576,800	2,345,975
Fire Department	2,268,064		2,321,142	2,267,498
Cemetery	33,932		27,012	27,397
Parks	212,981		179,032	228,354
Library	10,765		13,678	15,335
Contingency	150,000			150,000
Total General F	\$7,171,089	\$0	\$7,093,351	\$7,159,711
SPECIAL REVENUE FUNDS				
Local Area Transp	56,211		49,491	55,344
Highway User Rev	506,360		422,371	448,821
Senior Center	338,655		361,381	359,919
Community Action	283,643		242,819	239,030
Grants	2,257,023		1,261,617	1,007,090
Total Spec Rev	\$3,441,891	\$0	\$2,337,679	\$2,110,204
DEBT SERVICE FUNDS				
CAPITAL PROJECTS FUND				
Capital Projects	4,144,144		1,487,238	2,967,279
Capital Projects Funds	\$4,144,144	\$0	\$1,487,238	\$2,967,279
ENTERPRISE FUNDS				
Mercado	292,155		208,149	264,374
Sewer	96,498		53,523	80,926
Refuse	464,668		484,589	488,522
Enterprise Funds	\$853,321	\$0	\$746,261	\$833,822
Total All Funds	\$15,610,445	\$0	\$11,664,529	\$13,071,016
SUMMARY BY FUND OF OTHER FINANCING SOURCES AND INTERFUND TRANSFERS				
FISCAL YEAR 2025-2026				
OTHER FINANCING		INTERFUND TRANSFERS		
2025-2026		2025-2026		
FUND	SOURCES	USES	IN	(OUT)
GENERAL FUND				
From Grant Fund			25,000	
From CIP Fund			30,000	
TOTAL GENERAL FUND			\$55,000	\$552,347
SPECIAL REVENUE FUNDS				
To General Fund				25,000
From General Fund to LTAf			41,947	
From General Fund to HURF			31,075	
From General Fund to Senior Center Fund			175,795	
From General Fund to CAP Fund			58,530	
TOTAL SPECIAL REVENUE FUND			\$307,347	\$25,000
CAPITAL PROJECTS FUNDS				
To General Fund from Capital Fund				30,000
From General Fund to Capital Fund for Guadalupe Road f			200,000	
From General Fund to Capital Fund for HUD Sewer Projec			20,000	
From General Fund to Capital Fund for Cuarenta Lighting			25,000	
TOTAL CAPITAL PROJECTS FUND			\$245,000	\$30,000
TOTAL ALL FUNDS			\$607,347	\$607,347

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910



Town of Guadalupe

Where three cultures flourish ♦ Donde florecen tres culturas ♦ Hāksa nahi weyame ho'ak

Notice of Pending Financial Statement Filing

Date: 03/31/2025

Arizona Revised Statutes (A.R.S.) §9-481 requires cities and towns to file a copy of their financial statements with the Arizona Auditor General pursuant to A.R.S. §41-1279.07 within 9 months after the close of each fiscal year. These financial statements must be posted in a prominent location on the city's or town's official website within 7 business days of filing the reports with the Arizona Auditor General.

We posted this form on our website in place of the financial statements until we file the financial statements with the Arizona Auditor General. We have sent a copy of this form to the Arizona Auditor General, the Speaker of the House of Representatives, and the President of the Senate.

If the financial statements are not completed as prescribed on or before our budget-adoption process pursuant to A.R.S. §§42-17103 and 42-17105, this form will be published in the budget for the subsequent fiscal year to notify taxpayers that the required financial statements are pending and of the reasons for the delay and the estimated date of completion.

Entity name: Town of Guadalupe

Fiscal reporting year: 2023

Reasons for delayed report(s):

The financial statements for the Town of Guadalupe and the Expenditure Limitation Report will be delayed due to the vacancy of the Town's Finance Director position. The Town is actively recruiting for a replacement.

Estimated date of completion: 06/30/2025

Contact name: Jeff Kulaga Title: Town Manager

Phone number: 480-505-5376 Email: jkulaga@guadalupeaz.org

3/21 Arizona Auditor General

9241 South Avenida Del Yaqui ♦ Guadalupe, Arizona ♦ 85283-2598 ♦ Phone: (480) 730-3080 ♦ www.guadalupeaz.org



Town of Guadalupe

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Entity name: Town of Guadalupe

Fiscal reporting year: 2024

Reasons for delayed report(s):

The financial statements for the Town of Guadalupe and the Expenditure Limitation Report will be delayed due to the vacancy of the Town's Finance Director position. The Town is actively recruiting for a replacement.

Estimated date of completion: 12/31/2025

Contact name: Jeff Kulaga Title: Town Manager

Phone number: 480-505-5376 Email: jkulaga@guadalupeaz.org

3/21 Arizona Auditor General

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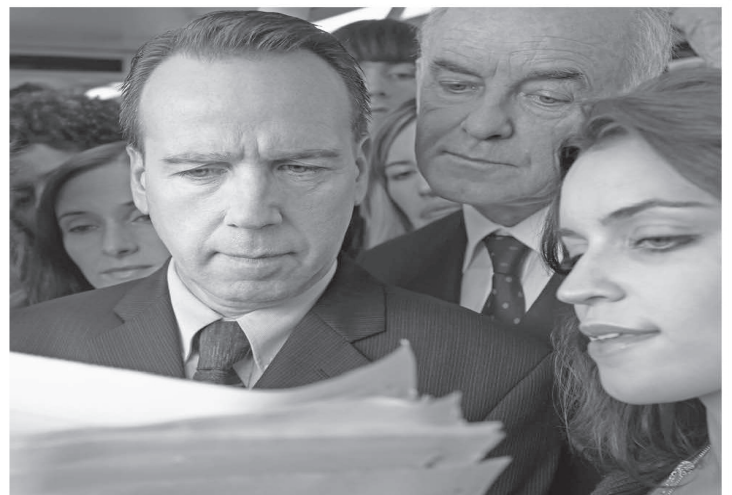
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