

Public Notices • Public Notices

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BUSINESS

**ARTICLES OF DISSOLUTION**

1. ENTITY NAME: NEAL S. SUNDEEN, P.C.

2. DATE OF INCORPORATION: 12/30/1980

3. DATE ON WHICH DISSOLUTION WAS AUTHORIZED: 12/18/2024

4. TAX CLEARANCE CERTIFICATE:

4.1 This dissolution WILL require a Certificate of Compliance from the Arizona Department of Revenue because either the for-profit corporation has commenced business or issued shares, or the nonprofit corporation has commenced activities, has members, or has members entitled to vote on dissolution.

5. approval of the dissolution: Approved by shareholders but not voting groups.

5.1 Shareholder approval: Total votes entitled to be cast, Votes in favor that were sufficient for approval of dissolution, Votes against dissolution 100, 100, 0

SIGNATURE: By checking the box marked "I accept" below, I acknowledge under penalty of perjury that this document together with any attachments is submitted in compliance with Arizona law.

I ACCEPT

/s/Leif R. Sundeen 12/18/24

I am either a duly-authorized Officer or the Chairman of the Board of Directors of the corporation.

6/27, 6/30, 7/2/25

RR-3942302#

**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#

CITY OF PHOENIX

**City of Phoenix Planning Hearing Officer, Notice of Public Hearing.**

Notice is hereby given that the City of Phoenix Planning Hearing Officer will hold a hearing open to the public on Wednesday, July 16, 2025, at 10:00 a.m. The meeting will be held virtually. To participate, see the instructions on the agenda available on the Public Meeting Notices website: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. **District 7: Application # PHO-1-25--Z-56-23-7; REQUEST: 1) Request to modify Stipulation 1 regarding the addition of architectural features to the building elevations; 2) Request to modify Stipulation 2 regarding PHO review of the conceptual elevations and landscape plan; Location: Southwest corner of the 78th Avenue and Alta Vista Road alignments; Existing Zoning: R1-6; Acreage: 18.8. District 8: Application # PHO-10-25--Z-287-85-8; REQUEST: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped July 6, 2007; 2) Request to modify Stipulation 7 regarding general conformance to the elevations date stamped July 6, 2007; Location: Southwest corner of Hohokam Expressway (48th Street) and University Drive; Existing Zoning: C-2 M-R; Acreage: 2.52. At said hearing, citizens in interest shall have an opportunity to be heard. Tricia Gomes, Deputy Director, Planning and Development Department; Jeff Barton, City Manager by Tricia Gomes, Deputy Director, Planning and Development Department. For further information or to request a reasonable accommodation, please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), or TTY: Use 7-1-1.**

6/27/25

RR-3941113#

CIVIL

**SUMMONS**

**CASE NUMBER: S1100CV202501282**

**SUPERIOR COURT OF ARIZONA**

**IN MARICOPA COUNTY**

Jonathan Ploof

Name of Plaintiff

AND

Lindsey Keller, 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: Gabriel Garcia

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 23, 2025

Rebecca Padilla

Clerk of Superior Court

By: ARAMOS

Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 East Ray Road, Phoenix, AZ 85044, (480)219-3995.

6/27, 7/2, 7/11, 7/18/25

**RR-3942317#**

**SUMMONS**

**CASE NUMBER: S1100CV202501282**

**SUPERIOR COURT OF ARIZONA**

**IN MARICOPA COUNTY**

Jonathan Ploof

Name of Plaintiff

AND

Lindsey Keller, 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 Garcia

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 23, 2025

Rebecca Padilla

Clerk of Superior Court

By: ARAMOS

Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 East Ray Road, Phoenix, AZ 85044, (480)219-3995.

6/27, 7/2, 7/11, 7/18/25

**RR-3942316#**

**SUMMONS**

**CASE NUMBER: S1100CV202501282**

**SUPERIOR COURT OF ARIZONA**

**IN MARICOPA COUNTY**

Jonathan Ploof

Name of Plaintiff

AND

Lindsey Keller, 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: Ricardo M. La Paglia

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 23, 2025

Rebecca Padilla

Clerk of Superior Court

By: ARAMOS

Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 East Ray Road, Phoenix, AZ 85044, (480)219-3995.

6/27, 7/2, 7/11, 7/18/25

**RR-3942315#**

**SUMMONS**

**CASE NUMBER: S1100CV202501282**

**SUPERIOR COURT OF ARIZONA**

**IN MARICOPA COUNTY**

Jonathan Ploof

Name of Plaintiff

AND

Lindsey Keller, 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 La Paglia

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

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

3. If this "Summons" and the other

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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 23, 2025

Rebecca Padilla  
Clerk of Superior Court  
By: ARAMOS  
Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices P.C., 3840 East Ray Road, Phoenix, AZ 85044, (480)219-3995.

6/27, 7/2, 7/11, 7/18/25

**RR-3942314#**

**SUMMONS**  
**CASE NUMBER: CV2025-019000**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**

Michael Sales  
Name of Plaintiff  
AND  
AZ ATV ADVENTURES 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: AZ ATV ADVENTURES 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: May 30, 2025

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

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

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

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

6/27, 7/2, 7/11, 7/18/25

**RR-3942309#**

**SUMMONS**  
**CASE NO. CC2025-077240RC**  
**DESERT RIDGE JUSTICE COURT,**  
**MARICOPA COUNTY, ARIZONA**  
**18380 N. 40th Street \* Phoenix, AZ 85032**

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

MICHAEL ANTONIO DEL MONACO AND DOE DEL MONACO, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Michael Antonio Del Monaco And Doe Del Monaco 7067 E Burnside Trl Scottsdale, AZ 85266

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

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

3. This court is located at (physical address): 18380 N. 40th Street \* Phoenix, AZ 85032; (602) 372-7100.

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

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

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

Date: 4-3-2025

/s/Illegible

Justice of the Peace

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

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

6/27, 7/2, 7/11, 7/18/25

**RR-3942307#**

SUMMONS Case No.: FC2025-091032 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY JOCELYNE GAMEZ Name of Petitioner / Party A And SALVADOR QUIHUIS 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: SALVADOR QUIHUIS 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, 14264 West 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. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003 18380 North 40th Street, Phoenix, Arizona 85032 222 East Javelina Avenue, Mesa, Arizona 85210 14264 West Tierra Buena Lane, Surprise, Arizona 85374. 5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. SIGNED AND SEALED this date MAR 11 2025 CLERK OF SUPERIOR COURT BY B. SILVERNAIL Deputy Clerk of Superior Court

6/27, 7/2, 7/11, 7/18/25

**RR-3942295#**

**SUMMONS**  
**CASE NO. CC2025075513-RC**  
**SAN TAN JUSTICE COURT, MARICOPA COUNTY, ARIZONA**  
**201 E. Chicago St. \* Chandler, AZ 85225**  
**A SPEEDY CASH CAR TITLE LOANS, LLC.**

Plaintiff,

vs.

ZACHARY JARRETT MCNEIL AND DOE MCNEIL, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Zachary Jarrett McNeil And Doe McNeil 4632 E Germann Rd Apt 3053 Gilbert, AZ 85297

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

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

3. This court is located at (physical address): 201 E. Chicago St. \* Chandler, AZ 85225; (602) 372-3400.

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

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

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

Date: 4-1-2025

/s/Illegible

Justice of the Peace

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

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

6/27, 7/2, 7/11, 7/18/25

**RR-3942285#**

**SUMMONS**  
**CASE NO. CC2025015439RC**  
**HASSAYAMPA JUSTICE COURT,**  
**MARICOPA COUNTY, ARIZONA**  
**14264 W. Tierra Buena Lane \* Surprise, AZ 85374**

LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,

vs.

SITHA SOK AND DOE SOK, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Sitha Sok And Doe Sok 31114 W Carefree Hwy Wittman, AZ 85361

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

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

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

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

under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

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

Date: JAN 21 2025

/s/Illegible

Justice of the Peace

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

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

6/27, 7/2, 7/11, 7/18/25

**RR-3942282#**

**NOTICE OF HEARING REGARDING A PETITION TO TERMINATE JSS521249**  
**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA,**  
**IN AND FOR THE COUNTY OF MARICOPA**

In the matter of: MARK DIETER SANCHEZ (DOB: 06/04/2025) and RUTH SARA SANCHEZ (DOB: 06/04/2025) BORN TO SURROGATE/MOTHER, FRANKIE ALANE CURBELLO (DOB: 08/19/1997) TO: ALLEGED MOTHER, JANE DOE (exact whereabouts unknown) or Any Otherwise Interested Party. PETITIONER/BIRTH FATHER, WILLIAM TED SANCHEZ (DOB: 01/16/1971), on June 9, 2025, filed a Petition to Terminate pursuant to A.R.S. § 8-531, et seq., because it is in the children's best interest to terminate the parental rights of the surrogate/mother and the alleged mother.

1. The Court has set an Initial Severance Hearing and Publication on the 12th day of August 2025, at 1:30 pm before the Honorable Thomas Marquitt or any judicial officer sitting in his stead at the Durango Juvenile Court Facility, 3131 W. Durango, Phoenix, Arizona 85009, (602) 506-6452 or (602) 506-4533, via Court Connect Remote Appearance using the Microsoft Teams video link: <https://tinyurl.com/jbazmc-juj07> or by dialing (917) 781-4590 and entering the participant code: 764 718 766#, for the purpose of considering the Petition and to determine whether any relative listed above or any other person named herein or otherwise a party is contesting the allegations in the Petition.

2. You are hereby advised that your failure to appear without good cause may result in a finding that you waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing(s) may go forward in your absence and may result in a finding that the Petition to Terminate the Parent-Child Relationship shall be granted based upon the record and evidence presented to the Court. You are entitled to be represented by legal counsel. If you cannot afford an attorney, you may request that the Court appoint one by virtually appearing at the hearing and requesting an attorney or by calling the Court at (602) 506-4533.

3. If you are receiving this Notice by publication, you may obtain a copy of the Petition by submitting a written request to Robert A. Dodell, Attorney at Law, LLC, 10601 N. Hayden Road, Suite 1-103, Scottsdale, Arizona 85260, Telephone (480) 860-4321 or from the Clerk of the Court for Maricopa County Superior Court at 3131 W. Durango, Phoenix, Arizona 85009.

4. Request for reasonable accommodations for persons with disabilities must be made to the Court by the parties at least three (3) working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.

5. Dated this 24th day of June 2025:



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

ROBERT A. DODELL, Attorney at Law, LLC / #010843: Attorney for the Petitioner, 10601 N. Hayden Road, Suite 1-103, Scottsdale, Arizona 85260, Telephone (480) 860-4321.  
6/27, 7/2, 7/11, 7/18/25

RR-3942108#

**SUMMONS**  
**CASE NO. FN2024-004130**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA  
In Re the Marriage of:  
EDSON CALEB MONZON LOPEZ, Petitioner  
and  
ANTHONY MANNING, Respondent.

THE STATE OF ARIZONA TO: ANTHONY MANNING, RESPONDENT YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Petition upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after the service of the Summons and Petition upon you is complete, exclusive of the day of service. Service by registered or certified mail without the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Rules of Civil Procedure 4, A.R.S. Section 25-311 to 25-381.22.

YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Petition. YOU ARE CAUTIONED that in order to appear and defend, you must file a proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required. You are required to serve a copy of any response upon your spouse's attorney. Rules of Civil Procedure 10(d), A.R.S. Section 12-311, Rules of Civil Procedure 5.

Request for reasonable accommodation for person with disabilities must be made to the division assigned to the case by parties at least 3 days in advance of a scheduled court proceeding. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator of his/her counsel at least ten (1) judicial days in advance of a scheduled court proceeding.

The name and address of the Petitioner is:

Edson Caleb Monzon Lopez  
4827 W Highland Ave  
Phoenix, AZ 85031  
(602) 399-4201  
kalebmonzon@gmail.com  
SIGNED AND SEALED this date: SEP 20 2024  
Clerk  
By  
Deputy Clerk  
A copy of the Summons and Complaint may be obtained by contacting the Petitioner or the Clerk of the Maricopa County Superior Court.  
6/27, 7/2, 7/11, 7/18/25

RR-3941688#

**DCS'S NOTICE OF HEARING ON  
DEPENDENCY PETITION**  
**NO. JD536294**  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
STELA WINE BUCA PEDRO  
d.o.b. 10/23/2011  
Person under 18 years of age.

TO: FILOMENA BUCA, and SIMAO PEDRO, parents and/or guardians of the above-named child.  
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.  
2. The Court has set a continued initial hearing and a publication hearing on

the 27th day of August, 2025 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Ericka Encinas-Orozco and may be reached by telephone at (602) 771-3061.

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 23rd day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
JOSEPH EDWARD DWYER, JR.  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941683#

**DCS'S NOTICE OF HEARING ON  
PETITION FOR TERMINATION OF  
PARENT-CHILD RELATIONSHIP**  
**NO. JS22550**  
Related to Case JD16192 REAC  
(Honorable Suzanne Cohen)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
JESUS ISRAEL GUTIERREZ  
d.o.b. 08/14/2019  
PHOENIX KEANI GUTIERREZ  
d.o.b. 07/25/2020  
BENJAMIN LIAM MADA  
d.o.b. 12/06/2021  
Person(s) under 18 years of age.

TO: JESUS GUTIERREZ VERDUZCO and John doe, parents and/or guardians of the above-named children.

1. The Department of Child Safety, ("DCS"), 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 8th day of September, 2025, at 9:00 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 children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, 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) 506-4533.

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  
BLAINE SNYDER  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941626#

**DCS'S NOTICE OF HEARING ON  
DEPENDENCY PETITION**  
**NO. JD536449**  
(Honorable Ronee Korbin Steiner)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
KEYMARI AMOR PHAROAH EDWARDS  
d.o.b. 01/21/2012  
AIREON KEY SHAUN EDWARDS  
d.o.b. 09/08/2013  
KIONIE LIL'CELLE EDWARDS  
d.o.b. 12/20/2018  
Person(s) under 18 years of age.

TO: JEANNETTA LIL'CELLE ALEXANDER, and ERICK CUPID EDWARDS, 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 15th day of August, 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 844-891-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

or change of custody in a consolidated family law matter and an order for child support if paternity has been established.  
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KINDA JOHNSON-HURD, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Bernardo Cortez-Panagua 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 23rd day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Kinda V. Johnson-Hurd  
KINDA JOHNSON-HURD  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941620#

**DCS'S NOTICE OF HEARING ON  
PETITION FOR TERMINATION OF  
PARENT-CHILD RELATIONSHIP**  
**NO. JS22551**  
Related to Case JD44691  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
LILY ANM INGVARSON  
d.o.b. 09/24/2024

Person under 18 years of age.  
TO: BRITTANY ELLEN INGVARSON, ROBERT BLEVINS, and JOHN DOE, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 9th day of September, 2025, at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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: GREGORY D. COORDES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Kaley Vance and may be reached by telephone at (602) 774-5946.

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 19th day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Michael Fitzgerald, #032886, for  
GREGORY D. COORDES  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941595#

**SUMMONS**  
**CASE NO.: FN2024-092747**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

JOANA SYLVIA KYEL

Name of Petitioner / Party A

And

MOHAMMAD FIAZ

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: MOHAMMAD FIAZ

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. 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.

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

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PUBLIC NOTICES

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 SEP 30 2024

CLERK OF SUPERIOR COURT  
By P. STOCKLEY  
Deputy Clerk of Superior Court  
6/27, 7/2, 7/11, 7/18/25

RR-3941543#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD43790 SUPP**  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
KHALIL RAKIM WOODS  
d.o.b. 05/22/2023  
KHALIAH RHEANN WOODS  
d.o.b. 03/04/2025  
Person(s) under 18 years of age.

TO: DARIUS WOODS, parent and/or guardian 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 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 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Yaasmeen Mohamed and may be reached by telephone at (602) 771-0303.

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

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

DATED this 23rd day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Blaine Snyder  
BLAINE SNYDER  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941533#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS521352**  
Related to Case JD533868 R SUPP (Honorable Joshua Rogers)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
KAYLYNN MARIE WEGENER  
d.o.b. 09/16/2020  
Person under 18 years of age.

TO: CODY REED, 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 28th 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 Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Kerstin Kielgass and may be reached by telephone at (602) 255-4482.

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 20th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ David L. Seidberg  
DAVID L. SEIDBERG  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941125#

**SUMMONS**  
**CASE NO. CC2025-075842RC**  
AGUA FRIA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
10420 W Van Buren Street \* Avondale, AZ 85323  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

MICHAEL PAUL HOLMES AND DOE HOLMES, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
Michael Paul Holmes And Doe Holmes  
8 4 4 E A g u a F r i a L n

Avondale, AZ 85323

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

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

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

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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: 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](mailto:vance@azjurist.com)  
6/27, 7/2, 7/11, 7/18/25

RR-3941103#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN**  
**NO. JD535476 SUPP**  
(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
ANACATI JACINTO LOPEZ  
d.o.b. 09/07/2008  
MARIA VALDEZ HERNANDEZ  
d.o.b. 10/16/2012  
Person(s) under 18 years of age.

TO: DANIELA RAI VALDEZ, and ALBERTO HERNANDEZ, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 3rd 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 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: 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 20th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Jordan A. Igo  
JORDAN A. IGO  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941091#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD45128**  
(Honorable Michael Z. Rassas)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
MOISES VILLANUEVA RUELAS  
d.o.b. 08/25/2012  
Person under 18 years of age.

TO: RUBEN VILLANUEVA, 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 26th day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your 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 A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Ernesto Del Valle and may be reached by telephone at (602) 771-0210.

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  
/s/ David Strickland  
DAVID A. STRICKLAND  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

RR-3941032#

**SUMMONS**  
**CASE NO.: FN2024-004756**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

RONALD WRIGHT SERAFINO  
Name of Petitioner  
And  
KATHY LOUISE SERAFINO  
Name of Respondent  
WARNING: This is an official document from the court that affects your rights. Read this carefully.  
If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: KATHY LOUISE SERAFINO

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

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

Office of the Clerk of the Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR  
Office of the Clerk of the Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona, 85374.

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or 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, from the Clerk of the Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003  
18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210  
14264 West Tierra Buena Lane, Surprise, Arizona, 85374.

5. 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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

7. 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 12, 2024

JEFF FINE, CLERK OF COURT  
By: M. CAIN  
Deputy Clerk

6/27, 7/2, 7/11, 7/18/25

**RR-3940937#**

SUMMONS  
CASE NUMBER: FN2024-004757  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
SHANNA CASSONDR A WATTS  
Name of Petitioner  
DANIEL R COONS  
Name of Respondent  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: DANIEL R COONS

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

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. NOTE: If you do not file electronically you will not have electronic access to the documents in this case.

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

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

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

6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party

needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.

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

SIGNED AND SEALED this Date: November 12, 2024

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

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

6/27, 7/2, 7/11, 7/18/25

**RR-3940926#**

DCS'S NOTICE OF HEARING ON DCS'S PETITION TO REVOKE APPOINTMENT OF PERMANENT GUARDIAN S  
NO. JD37447 REAC  
(Honorable Adele Ponce)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
DEVANTE ARMONI BELT, JR.  
d.o.b. 05/24/2018  
Person under 18 years of age.  
TO: EURIDYCES GENOA DEAN, DEVANTE ARMONI BELT, 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 to Revoke 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 28th day of August, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Adele Ponce 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: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Karen Parra and may be reached by telephone at (602) 774-9516.

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 19th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Joti K. Sangha  
JOTI SANGHA  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION  
NO. JD45237  
(Honorable Melody G. Harmon)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
DOMINIC CHRISTOPHER PAVLOFF  
d.o.b. 05/24/2025  
Person under 18 years of age.  
TO: ADRIENNA MONIQUE FLORES, BRANDON WILLIAM PAVLOFF, 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 3rd day of September, 2025 at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility,

**RR-3940884#**

3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 259-915-689#, before the Honorable Melody G. Harmon for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ANGELINA DAVIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Maria Moreno and may be reached by telephone at (623) 587-3639.

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

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

DATED this 20th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/Michael E. Boyd, for:  
ANGELINA DAVIS  
Assistant Attorney General  
6/27, 7/2, 7/11, 7/18/25

Residential Property Investment and Management, LLC  
Name of Plaintiff  
AND  
Victoria Pahona  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Victoria Pahona

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

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

**RR-3940866#**

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

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

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

3. This court is located at (physical address): 201 E. Chicago St. \* Chandler, AZ 85225; (602) 372-3400.

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE,

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: March 27, 2025

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

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

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

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

**RR-3939862#**

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

Plaintiff,

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

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

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

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

3. This court is located at (physical address): 201 E. Chicago St. \* Chandler, AZ 85225; (602) 372-3400.

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE,

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 04/01/25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com  
6/20, 6/27, 7/2, 7/11/25

**RR-3939843#**  
**SUMMONS**  
**CASE NO. CC2025075804RC**  
HASSAYAMPA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
14264 W. Tierra Buena Lane \* Surprise, AZ 85374  
A SPEEDY CASH CAR TITLE LOANS, LLC.

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

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

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

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

3. This court is located at (physical address): 14264 W. Tierra Buena Lane \* Surprise, AZ 85374; (602) 372-2000.  
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.  
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 4-1-25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com  
6/20, 6/27, 7/2, 7/11/25

**RR-3939842#**  
**SUMMONS**  
**CASE NO. CC2025075849RC**  
WEST MCDOWELL JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
620 W. Jackson St. \* Phoenix, AZ 85003  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,  
vs.  
CYNTHIA ANTOINETTE RAZO AND

DOE RAZO, a married couple, Defendants.

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

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

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

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 4-1-25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com  
6/20, 6/27, 7/2, 7/11/25

**RR-3939840#**  
**NOTICE OF INITIAL HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**CASE # SV-2025-00013**  
**SUPERIOR COURT OF ARIZONA**  
**IN MOHAVE COUNTY**

In the Matter of: Jackson Ace Giasson, Names(s) of Minor Child(ren)  
Jackson Ace Giasson  
NOTICE IS HEREBY GIVEN THAT THE PETITIONER Jessica Giasson has filed a Petition for Termination of Parent-Child Relationship with the Superior Court in Mohave County regarding the above named child or children.

An initial hearing has been set to consider the petition:  
DATE: July 2, 2025  
TIME: 2:00 PM  
BEFORE: Aaron Demke  
At the Mohave County Superior Court located at:  
Mohave County Superior Court; 415 E Spring St. Kingman, AZ 864  
NOTICE: Christopher Bryan Moates  
You have a right to appear as a party in this proceeding.

The failure of a parent to appear at the Initial Hearing, the Pretrial Conference, the Status Conference or the Termination Adjudication Hearing may result in a court order terminating the parent-child relationship of that parent.  
Failure to appear at the Initial Hearing, Pretrial Conference, Status Conference or Termination Adjudication Hearing, without good cause, may result in a finding that the parent, guardian or Indian custodian has waived legal rights and is deemed to have admitted the allegations in the Petition.

The hearings may go forward in the absence of the parent, guardian or Indian custodian and may result in the termination of parental rights based upon the record and evidence presented.  
6/20, 6/27, 7/2, 7/11/25

**RR-3939475#**  
**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS22549**  
Related to Case JD44697  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
NOT NAMED LOOTANS A.K.A. DALYN LOOTANS  
d.o.b. 08/18/2004  
Person under 18 years of age.  
TO: BRANDEN YOUNG, and JOHN DOE, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 28th day of August, 2025, at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ILANA ZORFAS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Melony Radler and may be reached by telephone at (480) 798-0905.

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

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

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

**RR-3939178#**  
**SUMMONS**  
**CASE NUMBER: CV2025-001510**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor  
Name of Plaintiff

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

1. A lawsuit has been filed against you. A copy of the lawsuit and other court

papers are served on you with this "Summons".

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

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

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

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

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

SIGNED AND SEALED this Date: January 13, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405.  
6/20, 6/27, 7/2, 7/11/25

**RR-3939146#**  
**SUMMONS**  
**CASE NUMBER: CV2025-001510**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor  
Name of Plaintiff

AND  
Chelsea Brianne Azevedo, et al.  
Name of Defendant

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: January 13, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405.  
6/20, 6/27, 7/2, 7/11/25

**RR-3939144#**  
**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS521359**  
Related to Case JD43215 SUPP  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
DESTINEE MARIE LYRIC ANU A.K.A. DESTINY BATTLE  
d.o.b. 11/20/2024

Person under 18 years of age.  
TO: DERRICK PARKS and john doe, parents and/or guardians of the above-named child.

1. The Department of Child Safety, ("DCS"), 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 26th 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 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Annalise Montoya and may be reached by telephone at (602) 689-1259.

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

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

DATED this 13th day of June, 2025.

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

**RR-3939143#**

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

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor  
Name of Plaintiff  
AND  
Chelsea Brianne Azevedo, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Chelsea Brianne Azevedo

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

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

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

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

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

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

SIGNED AND SEALED this Date: January 13, 2025

JEFF FINE  
Clerk of Superior Court  
By: D. ARAUJO  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service

at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 6/20, 6/27, 7/2, 7/11/25

**RR-3939141#**

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

Mayra Leticia Torres Manzano, a parent for Victor Andres Yocupicio, a minor  
Name of Plaintiff  
AND  
Chelsea Brianne Azevedo, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Arriaga Alfredo

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

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

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

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

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

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

SIGNED AND SEALED this Date: January 13, 2025

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Heather Bushor, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405. 6/20, 6/27, 7/2, 7/11/25

**RR-3939139#**

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

In the Matter of:

KINGSTON PERRYMAN, JR.  
d.o.b. 09/11/2024  
ALORA PERRYMAN  
d.o.b. 08/28/2023  
AUGUST BIEGEL  
d.o.b. 01/09/2022  
Person(s) under 18 years of age.  
TO: LINDSEY RAE BIEGEL, CAYL AREIC PERRYMAN, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on September 8, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your 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: MICHELLE PARIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Francisco Areola and may be reached by telephone at (602) 771-0911.

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

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

DATED this 16 day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Michelle Paris  
MICHELLE PARIS  
Assistant Attorney General  
6/20, 6/27, 7/2, 7/11/25

**RR-3939093#**

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

In the Matter of:  
DIANA LIZETH MARTINEZ VARGAS  
d.o.b. 07/24/2008  
Person under 18 years of age.  
TO: ALTA GARCIA MARTINEZ GOMEZ, ALFONZO VARGAS ALVAREZ, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 10th day of September, 2025 at 11:00 a.m., at the Maricopa County Superior

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

2. The Court has set a hearing on the 3 day of September, 2025 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

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

DATED this 16 day of June, 2025.

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

**RR-3939045#**

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

In the Matter of:  
JAYDEN FREDERICK WILLIAMS  
d.o.b. 12/17/2009  
Person under 18 years of age.  
TO: BRITTANY JASMINE LYNN WILLIAMS A.K.A. BRITTANY JASMINE BOONE A.K.A. BRITTANY JASMINE LYNN BOONE A.K.A. BRITTNEY WILLIAMS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 10th day of September, 2025 at 11:00 a.m., at the Maricopa County Superior

Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Gregory Como for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHAEL FITZGERALD, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Christina Shepherd and may be reached by telephone at (602) 771-0207.

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

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

DATED this 16th day of June, 2025.

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

**RR-3939037#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD56397**  
(Honorable Joan Sinclair)  
**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
**IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of:  
ISABELLE SALDANA  
d.o.b. 02/21/2025  
ANGELIQUE MARIE SALDANA TORRES  
d.o.b. 04/29/2022  
ROXANNE SALDANA  
d.o.b. 12/01/2023  
Person(s) under 18 years of age.  
TO: ESPERANZA GUADALUPE SALDANA, JUAN CARLOS TORRES, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 30th day of July, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 865-783-452#, before the Honorable Joan Sinclair for the purpose

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

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

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

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

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

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

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

DATED this 16 day of June, 2025.

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

**RR-3939027#**

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

In the Matter of:  
ANTONIA MIA ALVAREZ  
d.o.b. 02/01/2017  
XORRIAH JOSETTE VILLA LOPEZ  
d.o.b. 05/06/2025  
Person(s) under 18 years of age.  
TO: JOANNE MARIE VILLA, ANTHONY ALVAREZ, and ERNESTO LOPEZ, parents and/or guardians of the above-named children.

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

2. The Court has set a continued initial hearing and a publication hearing on the 27th day of August, 2025 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

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

DATED this 16th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
JOSEPH EDWARD DWYER, JR.  
Assistant Attorney General  
6/20, 6/27, 7/2, 7/11/25

**RR-3938993#**

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

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

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

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

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

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

without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

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

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

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

DATED this 13th day of June, 2025.

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

**RR-3938974#**

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

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

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

2. The Court has set a hearing on the 10th day of September, 2025, at 10:00a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 S. Lewis St., Mesa, AZ 85210 call-in number (917) 781-4590, conference ID 591-182-803#, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Sam Sabu and may be reached by telephone at (480) 659-0072.

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

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

DATED this 13th day of June, 2025.

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

**RR-3938972#**

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

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

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

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SPENCER RYDMAN, Office of the Attorney General, CFP/ PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Zoe Cunningham-Banini and may be reached by telephone at (480) 622-6000.

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

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

DATED this 13 day of June, 2025.

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

**RR-3938786#**

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

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

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

2. The Court has set a publication severance hearing on the 3rd day of September, 2025, at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: AMELIA ZURBRIGGEN, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Rashadi Adegbenro and may be reached by telephone at (602) 255-4555.

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

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

DATED this 11th day of June, 2025.

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

**RR-3938705#**

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

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

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

2. The Court has set a publication hearing on the 2nd day of September,



602-417-9900

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FAX 602-417-9910

2025, at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964 #, before the Honorable Peter Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Ariel Tannenbaum and may be reached by telephone at (480) 798-1092.

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

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

DATED this 13th day of June, 2025.

KRISTINK M. MAJES  
Attorney General  
/s/ Simon A. Hawks  
Assistant Attorney General  
6/20, 6/27, 7/2, 7/11/25

**RR-3938632#**

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

Juan Manuel Quezada  
Name of Plaintiff  
AND  
Dairon Luis Reinoso Parra  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Dairon Luis Reinoso Parra

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 27, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Michael P. Henrickson at Kent Law, P.L.C., 4001 W. Mountain Sky Ave., Ste. 105, Phoenix, AZ 85044, (480)359-5368.

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

**RR-3938560#**

**SUMMONS**  
**NO. CV2025-019380**  
**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
**IN AND FOR THE COUNTY OF MARICOPA**  
**AMONE AMALANI and FREDRICKA AMALANI**  
  
Plaintiff  
  
v.  
**WESTERN FEDERAL FUNDING,**  
a Nevada limited liability company;  
**CAPITAL LENDING & INVESTMENTS, INC.,** a corporation; **JOHN DOES 1-X** and **JANE DOES 1-X,** spouses; **BLACK CORPORATION I thru X**  
  
Defendants.

THE STATE OF ARIZONA TO: CAPITAL LENDING & INVESTMENT, a corporation  
WESTERN FEDERAL FUNDING, a Nevada limited liability company;  
YOU ARE HEREBY SUMMONED and required to appear and defend within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service, by registered or certified mail, or by publication – you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration complete 30 days after the date of first publication. Direct service is complete when made. Servicing upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4; ARS 20-222, 28-502, 28-503.

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

YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, 222 E. Javelina, Mesa, AZ 85210, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiffs. RCP 10(d); ARS 12-311; RCP 5.

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

The name and address of the Plaintiff is set forth above.

SIGNED AND SEALED THIS DATE: JUN 3 2025

CLERK  
By /s/illegible

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

**RR-3937593#**

**SUMMONS**  
**CASE NO. CC2025-098901RC**  
**DREAMY DRAW JUSTICE COURT,**  
**MARICOPA COUNTY, ARIZONA**  
**18380 N. 40th Street \* Phoenix, AZ 85032**  
  
LENDMARK FINANCIAL SERVICES, LLC  
  
Plaintiff,

vs.  
ANGELA M WINNER AND DOE WINNER, a married couple,  
  
Defendants.  
THE STATE OF ARIZONA TO: Angela M Winner And Doe Winner 17222 N Central Ave Apt 218 Phoenix, AZ 85022

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

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

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

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

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

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

Date: APR 29 2025

/s/Ashley Fitzgibbons  
Justice of the Peace

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

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

**RR-3937585#**

**SUMMONS**  
**CASE NUMBER: CV2025-007283**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**

THIAGO AZEREDO  
Name of Plaintiff  
AND  
DAVID JOHN SIMON, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: DAVID JOHN SIMON

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 26, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442.

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

**RR-3937584#**

**SUMMONS**  
**CASE NUMBER: CV2025-007283**  
**SUPERIOR COURT OF ARIZONA**  
**IN MARICOPA COUNTY**

THIAGO AZEREDO  
Name of Plaintiff  
AND  
DAVID JOHN SIMON, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: JANE DOE SIMON

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 26, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442.

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

**RR-3937583#**

**SUMMONS**  
**CASE NO. CC2025-073054RC**  
**DREAMY DRAW JUSTICE COURT,**  
**MARICOPA COUNTY, ARIZONA**  
**18380 N. 40th Street \* Phoenix, AZ 85032**  
  
A SPEEDY CASH CAR TITLE LOANS, LLC.  
  
Plaintiff,  
  
vs.  
BENJAMIN WILLOUGHBY AND DOE WILLOUGHBY, a married couple,  
  
Defendants.  
THE STATE OF ARIZONA TO: Benjamin Willoughby And Doe Willoughby 11615 N 16th St Phoenix, AZ 85020

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

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

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

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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: MAR 27 2025

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

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

RR-3937579#

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

A SPEEDY CASH CAR TITLE LOANS,  
LLC.

Plaintiff,

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

Defendants.

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

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

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

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

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

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

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

Date: 4/4/25

/s/Gerald A. Williams  
Justice of the Peace

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

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

RR-3937577#

**SUMMONS**  
**CASE NO. CC2025073075RC**  
DREAMY DRAW JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
18380 N. 40th Street \* Phoenix, AZ  
85032

A SPEEDY CASH CAR TITLE LOANS,  
LLC.

Plaintiff,

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

Defendants.

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

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

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

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

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

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

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

Date: MAR 27 2025

/s/Ashley Fitzgibbons  
Justice of the Peace

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

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

RR-3937576#

**SUMMONS**  
**CASE NUMBER: CV2025-011744**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

C.A.G. Acceptance, LLC  
Name of Plaintiff

AND

Desiree Felice Antonio, et al.

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

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

2. If you do not want a judgment or  
order entered against you without your  
input, you must file an "Answer" or a  
"Response" in writing with the court and  
pay the filing fee. If you do not file an  
"Answer" or "Response" the other party  
may be given the relief requested in his/  
her Petition or Complaint. To file your  
"Answer" or "Response" take, or send,  
the "Answer" or "Response" to Clerk  
of the Superior Court, or electronically  
file your Answer through one of  
Arizona's approved electronic filing  
systems at <http://www.azcourts.gov/>  
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  
02, 2025

JEFF FINE

Clerk of Superior Court

By: A. MARQUEZ

Deputy Clerk

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

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

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

RR-3937568#

**SUMMONS**  
**CASE NO. CC2025057203RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA

IN AND FOR THE COUNTY OF  
MARICOPA COUNTRY MEADOWS  
PRECINCT

10420 W. VAN BUREN ST. SUITE 100  
AVONDALE AZ 85323

Alhambra Credit Union,

Plaintiff,

vs.

Dennis Hernandez and Jane Doe /n  
Paloma Preciado, a married couple,

Defendant(s).

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

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

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

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

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

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

IF YOU FAIL TO FILE A WRITTEN  
ANSWER WITH THE COURT WITHIN  
THE TIME INDICATED ABOVE,  
A DEFAULT JUDGMENT MAY BE

ENTERED AGAINST YOU, AS  
REQUESTED IN THE PLAINTIFF(S)  
COMPLAINT.  
Date: 3/12/25

/s/illegible

Clerk/Judge's Signature

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

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

RR-3937564#

**SUMMONS**  
**CASE NO. CC2025015273RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA

IN AND FOR THE COUNTY OF  
MARICOPA DESERT RIDGE PRECINCT  
18380 N. 40TH ST. PHOENIX AZ 85032  
OneAZ Credit Union,

Plaintiff,

vs.

Brendan J Galindo and John/Jane Doe, a  
married couple,

Defendant(s).

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

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

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

3. This court is located at (physical  
address): 18380 N. 40TH ST. PHOENIX  
AZ 85032 Phone No: (602)327-7100

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

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

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

Date: 1-21-25

/s/illegible

Clerk/Judge's Signature

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

ENGLISH PROFICIENCY MUST BE  
MADE TO THE DIVISION ASSIGNED  
TO THE CASE BY THE PARTY  
NEEDING THE INTERPRETER AND/OR  
TRANSLATOR OR HIS/HER COUNSEL  
AT LEAST TEN (10) JUDICIAL DAYS IN  
ADVANCE OF A SCHEDULED COURT  
PROCEEDING.

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

RR-3936254#

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

Canvas Credit Union

Name of Plaintiff

AND

Yasin Muhammad, et al.

Name of Defendant

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

Yasin Muhammad

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

2. If you do not want a judgment or  
order entered against you without your  
input, you must file an "Answer" or a  
"Response" in writing with the court and  
pay the filing fee. If you do not file an  
"Answer" or "Response" the other party  
may be given the relief requested in his/  
her Petition or Complaint. To file your  
"Answer" or "Response" take, or send,  
the "Answer" or "Response" to Clerk  
of the Superior Court, or electronically  
file your Answer through one of  
Arizona's approved electronic filing  
systems at <http://www.azcourts.gov/>  
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 13, 2025

JEFF FINE

Clerk of Superior Court

By: D. ARAUJO

Deputy Clerk

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

A copy of the Summons and Complaint



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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

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

**RR-3936249#**

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

In the Matter of:  
**SEQUOIA MARIE FISHBACK**  
d.o.b. 10/09/2022  
Person under 18 years of age.

TO: LEVI BRANDON FISHBACK and john doe, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 14th day of August 14th, 2025, at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

DATED this 28th day of May, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Ilana Zorfias  
ILANA ZORFAS  
Assistant Attorney General  
6/13, 6/20, 6/27, 7/2/25

**RR-3936116#**

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

In the Matter of:  
**DAENERYS MORENO**  
d.o.b. 09/15/2022  
Person under 18 years of age.

TO: JOE MORENO-OSTOS, parents and/or guardians of the above-named child.

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

Rules of Procedure for the Juvenile Court.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ANNA JACOB, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Johnna McCune and may be reached by telephone at (480) 670-1903.

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

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

DATED this 9th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
ANNA JACOB  
Assistant Attorney General  
6/13, 6/20, 6/27, 7/2/25

**RR-3936108#**

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

In the Matter of:  
**KIRELL TYRONE ECHOLES, JR.**  
d.o.b. 08/15/2020

**KALANI IMANI PAMELLA LÉ DENG**

d.o.b. 10/27/2017

**YOANE NAZ DENG**

d.o.b. 02/11/2025

Person(s) under 18 years of age.  
TO: KENSAUSHA ZAIRE DENG, and RONTRELL ECHOLES, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 2nd day of September, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona

85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Marischa Gilla for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: TOMAS B. MOLINA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Catherine Parr-Balcom and may be reached by telephone at (602) 774-9705.

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

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

DATED this 6th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
TOMAS B. MOLINA  
Assistant Attorney General  
6/13, 6/20, 6/27, 7/2/25

**RR-3936102#**

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

Vincent Rodriguez  
Name of Plaintiff  
AND

Jose Serrato Ramirez, et al.

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

FROM THE STATE OF ARIZONA TO: Jose Serrato Ramirez

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

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

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

publication.

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

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

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

SIGNED AND SEALED this Date: March 19, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Devin Gates at Viking Law Group, 4643 N. 24th Street, Phoenix, AZ 85016, (602)698-8900.  
6/13, 6/20, 6/27, 7/2/25

**RR-3935365#**

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

Vincent Rodriguez  
Name of Plaintiff  
AND

Jose Serrato Ramirez, et al.

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

FROM THE STATE OF ARIZONA TO: Eduardo Serrano Ramirez

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: March 19, 2025

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

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

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: Devin Gates at Viking Law Group, 4643 N. 24th Street, Phoenix, AZ 85016, (602)698-8900.  
6/13, 6/20, 6/27, 7/2/25

**RR-3935363#**

**SUMMONS CASE NO. CC2025054303RC**  
IN THE JUSTICE COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA HASSAYAMPA PRECINCT  
14264 W. TIERRA BUENA LN  
SURPRISE AZ 85374

Alhambra Credit Union, Plaintiff,

vs.

Ezacharya D Card and John/Dane Doe, a married couple,

Defendant(s).

THE STATE OF ARIZONA TO:  
Ezacharya D Card and John/Dane Doe, a married couple  
Last known address:  
Ezacharya D Card  
15164 N 140th Dr #2177  
Surprise, AZ 85379

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

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

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

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

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

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

Date: MAR 01 2025

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

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

TRANSLATOR OR HIS/HER COUNSEL AT LEAST TEN (10) JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

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

RR-3934292#

**SUMMONS**  
**CASE NO. CC2025014792RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA SOUTH MOUNTAIN  
PRECINCT  
620 W. JACKSON ST PHOENIX AZ  
85003

Arizona Financial Credit Union, Plaintiff,

vs.

Tychelle Terrell Howard and John/Jane Doe, a married couple, Defendant(s).

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

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

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

3. This court is located at (physical address): 620 W. JACKSON ST PHOENIX AZ 85003 Phone No: (602)372-6300

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 012125

/s/Rebecca Rios

Clerk/Judge's Signature

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

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

RR-3934289#

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

Arizona Financial Credit Union  
Name of Plaintiff

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 05, 2025

JEFF FINE  
Clerk of Superior Court  
By: L. MARTINEZ  
Deputy Clerk

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

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

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

RR-3934282#

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

Arizona Financial Credit Union  
Name of Plaintiff

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 05, 2025

JEFF FINE  
Clerk of Superior Court  
By: L. MARTINEZ  
Deputy Clerk

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

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

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

RR-3934281#

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

C.A.G. Acceptance, LLC  
Name of Plaintiff

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: March 19, 2025

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

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

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

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

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

RR-3934280#

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

Canvas Credit Union  
Name of Plaintiff

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: November 20, 2024

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

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

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

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

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

RR-3934272#

**SUMMONS**  
**CASE NO. CC2025022148RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA

IN AND FOR THE COUNTY OF  
MARICOPA MCDOWELL MOUNTAIN  
PRECINCT

18380 N. 40TH ST PHOENIX AZ 85032  
Arizona Financial Credit Union fka  
Arizona Federal Credit Union,

Plaintiff,

vs.

Taulant Buxhovi and John/Jane Doe, a married couple, Defendant(s).

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

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

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

3. This court is located at (physical address): 18380 N. 40TH ST PHOENIX AZ 85032 Phone No: (602)372-7000

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

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



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

Date: 1/28/2025

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

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

RR-3934271#

**SUMMONS**  
**CASE NO. CC2025029157RC**  
IN THE JUSTICE COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA MCDOWELL MOUNTAIN PRECINCT  
18380 N. 40TH ST PHOENIX AZ 85032  
C.A.G. Acceptance, LLC, Plaintiff,

vs.

Jess Alan Lawless and John/Jane Doe, a married couple, Defendant(s).

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

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

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

3. This court is located at (physical address): 18380 N. 40TH ST PHOENIX AZ 85032 Phone No: (602)372-7000

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

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

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

Date: 2/5/2025

/s/Michele Reagan  
Clerk/Judge's Signature  
REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY THE PARTY NEEDING ACCOMMODATION OR HIS/HER COUNSEL AT LEAST THREE (3)

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

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

RR-3934269#

**SUMMONS**  
**CASE NUMBER: CV2025-004280**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 03, 2025  
JEFF FINE

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO Box 25287, Tempe, AZ 85285, (480)551-2173, 6/6, 6/13, 6/20, 6/27/25

RR-3934268#

**SUMMONS**  
**CASE NO. CC2025039658RC**  
IN THE JUSTICE COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA WEST MESA PRECINCT  
222 E JAVELINA AVE, SUITE D MESA AZ 85210  
C.A.G. Acceptance, LLC, Plaintiff,

vs.

Jacob Riley Richardson and John/Jane Doe, a married couple, Defendant(s).

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

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

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

3. This court is located at (physical address): 222 E JAVELINA AVE, SUITE D MESA AZ 85210 Phone No: (480)964-2958

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

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

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

Date: 2/18/25

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

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

RR-3934266#

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

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

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

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED this Date: November 11, 2024  
JEFF FINE  
Clerk of Superior Court  
By: M. FARROW  
Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO Box 25287, Tempe, AZ 85285, (480)551-2173, 6/6, 6/13, 6/20, 6/27/25

RR-3934103#

**SUMMONS**  
**CASE NO.: FC2024-005904**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

ALEXANDRA MONIQUE RUIZ  
Name of Petitioner / Party A  
And  
JIMMY RICHARD MUNIZ  
Name of Respondent / Party B  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: Jimmy Richard Muniz

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

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

Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR  
Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210  
14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

SIGNED AND SEALED this date NOV 13 2024

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

RR-3933568#

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

In the Matter of:  
NATHANIEL CASAINO BISHOP COOKE d.o.b. 05/06/2017  
ELOY JOSHUA COOKE d.o.b. 09/30/2018  
PATRICIA ELLA MAE COOKE d.o.b. 07/25/2022  
VANESSA KYLIE MAE TEMPEST DAWES d.o.b. 07/28/2023  
Person(s) under 18 years of age.  
TO: LYNETTE MAE DAWES, and CASAINO NATHAN COOKE, parents and/or guardians of the above-named children.

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

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

2. The Court has set a publication hearing on the 1st day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 844-891-737#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

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

KRISTIN K. MAYES  
Attorney General  
/s/ Kinda V. Johnson-Hurd  
KINDA JOHNSON-HURD  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

**RR-3933535#**

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

In the Matter of:  
ARYANA MORNINGSTAR HAYES  
d.o.b. 11/17/2008  
Person under 18 years of age.  
TO: YVONNE MARIE WASHINGTON, ARTHUR REGINOLD HAYES, ROXANNE LEWIS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 5th day of August, 2025 at 9:00 a.m. at the Maricopa County Superior Court,

Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

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

KRISTIN K. MAYES  
Attorney General  
MELISSA L. COVARRUBIAS  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

**RR-3933497#**

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

Mesa Airlines  
Name of Plaintiff  
AND  
Dennis Abramov, et al.  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: Dennis Abramov

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

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/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: December 09, 2024  
JEFF FINE  
Clerk of Superior Court  
By: D. ARAUJO  
Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Robert Weeks, at Zwillinger Wulkan PLC, 2020 N. Central Ave. Suite 675, Phoenix, AZ 85004, (602)962-5778.  
6/6, 6/13, 6/20, 6/27/25

**RR-3933415#**

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22538**  
Related to Case JD40687 SUPP  
(Honorable Gregory Coma)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
LEANNA ALEX MARIE RODRIGUEZ  
d.o.b. 08/26/2024  
Person under 18 years of age.  
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 18th day of August, 2025, at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Jay Adleman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Miguel Olivas-Marquez and may be reached by telephone at (602) 774-5948.

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

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

KRISTIN K. MAYES  
Attorney General  
HAYDEN P. MYERS  
Assistant Attorney General  
6/6, 6/13, 6/20, 6/27/25

**RR-3933402#**

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

In the Matter of:  
AVA AMIRI AKINS  
d.o.b. 04/13/2025  
Person under 18 years of age.  
TO: MARKIE MARGARET LERMA, BRANDON AKINS, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 21st day of August, 2025 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JASON CEOLA,

Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Angela Debibar and may be reached by telephone at (623) 587-3618.

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

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

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

**RR-3933366#**

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22545**  
Related to Case JD44418  
(Honorable Marischa Gilla)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
NOT NAMED TAPIA A.K.A. BABY GIRL TAPIA  
d.o.b. 09/17/2024  
Person under 18 years of age.  
TO: JOHN DOE, parent and/or guardian of the above-named child.

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

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

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

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

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

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

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

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

**RR-3933331#**



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

## SUMMONS

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

Curt Stall  
Name of Plaintiff  
AND  
Sanford Lebovitz et al  
Name of Defendant  
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.  
FROM THE STATE OF ARIZONA TO: Maricopa County Treasurer

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.

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

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

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

SIGNED AND SEALED this Date: May 07, 2025

JOSEPH W. MALKA  
Clerk of Superior Court  
By: C. CRUZ  
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Curt Stall, 19420 E Hunt Hwy, Queen Creek AZ 85142, 480-283-3791.  
6/6, 6/13, 6/20, 6/27/25

RR-3933209#

## SUMMONS

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

GIAMMARCO LAW OFFICE, PLLC  
Name of Plaintiff  
AND

KATHRYN MARIE LYTLE, FKA KATHRYN MARIE MCGAUGHY  
Name of Defendant

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

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

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

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

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

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

SIGNED AND SEALED this Date: DECEMBER 17, 2024

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

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

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

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

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

RR-3933137#

## SUMMONS

**CASE NO.: FC2024-095118/ AMENDED**

SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Sujey Rodriguez Duran  
Name of Petitioner / Party A

And  
Fulgencio Reynaga Noriega  
Name of Respondent / Party B

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

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

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR

Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR  
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR  
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

18380 North 40th Street, Phoenix, Arizona 85032  
222 East Javelina Avenue, Mesa, Arizona 85210

14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

SIGNED AND SEALED this date MAR 7 2025

CLERK OF SUPERIOR COURT  
By J. WOOD

Deputy Clerk of Superior Court  
6/6, 6/13, 6/20, 6/27/25

RR-3933088#

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

**NO. JD31070 SUPP**  
(Honorable Michael Blair)

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

In the Matter of: MERCEDEZ ROSE ACUNA LOPEZ  
d.o.b. 08/06/2019  
Person(s) under 18 years of age.

TO: AULORA RENEE LOPEZ, and ALFREDO ACUNA parents of the above-named child.

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

2. The Court has set a hearing on the

16th day of July, 2025 at 11:00 a.m., at the Maricopa County Superior Court, Southeast Facility/Juvenile Division, 1810 South Lewis, Mesa, Arizona 85210 call-in number (917) 781-4590, conference ID 447-368-555#, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

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

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

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

DATED this 30th day of May, 2025.

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

RR-3933073#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS22546**

Related to Case JD44209  
(Honorable Michael Z. Rassas)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: CALYPSO TAL ULAH FOSTER  
d.o.b. 07/08/2024

Person under 18 years of age.

TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

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

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

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Marlene Morales and may be reached by telephone at (623) 932-8011.

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

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

DATED this 28th day of May, 2025.

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

RR-3933070#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD45124**

(Honorable Gregory Como)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of: IVAN MANUEL BALLESTEROS  
d.o.b. 01/14/2019

DEMI ELIANNI MAYTORENA  
d.o.b. 01/08/2024

Person(s) under 18 years of age.

TO: LETICIA BALLESTEROS A.K.A. LETICIA BALLESTEROS, GERARDO BERNAL, DIEGO ENRIQUE MAYTORENA, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 4th day of August, 2025 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Jay Adleman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOHN L. HUMPHRIES, Office of the Attorney

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004 The assigned case manager is Brooke Riddle and may be reached by telephone at (602) 774-5931.

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

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

DATED this 29th day of May, 2025.

KRISTIN K. MAYES

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

RR-3933024#

SUMMONS

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

Ryanna Hendrix  
Name of Plaintiff

AND  
Donald R Oswald, et al.  
Name of Defendant

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 06, 2025

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

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

A copy of the Summons and Complaint

may be obtained by contacting Plaintiff's attorney, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.  
6/6, 6/13, 6/20, 6/27/25

RR-3932969#

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

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

In the Matter of:  
MAYLANI YAMILET PARTON  
d.o.b. 11/25/2021  
MARIELA PARTON  
d.o.b. 10/03/2022  
MARCELLO MIKLO PARTON  
d.o.b. 02/10/2024

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

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

2. The Court has set a hearing on the 19th day of August, 2025, at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned child safety worker is Fynesface Akpan and may be reached by telephone at (623) 587-3674.

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

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

DATED this 29 day of May, 2025.

KRISTIN K. MAYES

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

RR-3932968#

SUMMONS

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

Ryanna Hendrix  
Name of Plaintiff

AND  
Donald R Oswald, et al.  
Name of Defendant

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

1. A lawsuit has been filed against you.

A copy of the lawsuit and other court papers are served on you with this "Summons".

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

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

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

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

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

SIGNED AND SEALED this Date: February 06, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.  
6/6, 6/13, 6/20, 6/27/25

RR-3932966#

SUMMONS

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

Ryanna Hendrix  
Name of Plaintiff

AND  
Donald R Oswald, et al.  
Name of Defendant

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: February 06, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Sara Thomas, at Sweet James, 7310 N. 16th Street, Ste. 250, Phoenix, AZ 85020, (602)296-5031.  
6/6, 6/13, 6/20, 6/27/25

RR-3932965#

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

NO. JD529701 SUPP  
(Honorable Marvin Davis)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

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

Person under 18 years of age.

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

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

2. The Court has set a Publication hearing on the 25th day of August, 2025 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 281-904-752#, before the Honorable Marvin Davis for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.

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

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

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

DATED this 29th day of May, 2025.

KRISTIN K. MAYES

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

RR-3932955#

SUMMONS

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

Anayansi Calderin Obeso  
Name of Petitioner

Richard Enrique Susana  
Name of Respondent

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

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

2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. NOTE: If you do not file electronically you will not have electronic access to the documents in this case.

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

4. You can get a copy of the court papers



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center.

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

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

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

SIGNED AND SEALED this Date: November 13, 2023

JEFF FINE  
Clerk of Superior Court  
By: J. ELLINGSON  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.  
6/6, 6/13, 6/20, 6/27/25

RR-3932947#

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

1. STATEMENT OF NAME CORRECTION

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

3. The incorrect capitalization and formatting of my name have resulted in legal misclassification, potentially imposing obligations and liabilities that do not lawfully belong to me.

4. I am a natural person, and therefore, my name should be formatted in proper upper and lowercase letters as Adrian Keith of the family of Williams .

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

2. IDEM SONANS & LEGAL CLASSIFICATION

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

7. The misuse of ALL CAPS formatting in official documents has created the false presumption that I am a corporate or artificial entity, rather than a private individual with unalienable rights.

8. I assert that the continued misrepresentation of my name in ALL CAPS is a violation of due process, lawful identity preservation, and proper grammatical legal recordkeeping.

3. CORRECTION & AFFIRMATION

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

Adrian Keith of the family of Williams  
10. I request that all government agencies, financial institutions, courts, and related entities correct the formatting and recording of my name to reflect my true legal identity.

11. Any past or present use of the incorrectly formatted name "Adrian Keith of the family of Williams KEITH ALEXANDER" shall be recognized as an administrative error and shall not be interpreted as a waiver or alteration of my legal identity.  
6/6, 6/13, 6/20, 6/27/25

RR-3912557#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 05, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 YV YV T0414 01C PROJECT NO YV-0(212)T TERMINI YAVAPAI COUNTY LOCATION WASH BRIDGE AT WALNUT GROVE RD (STR. #8229) The amount programmed for this contract is \$1,217,000. The location and description of the proposed work are as follows: The proposed work is located in Yavapai County on Walnut Grove Road / Wagoner Road at the Wash Bridge, 7.8 miles east from SR 89, southeast of the Town of Wilhoit. The work consists of bridge replacement. The work includes construction of a new cast-in-place concrete box culvert under the existing bridge and removal of the existing bridge superstructure. The work also includes new roadway pavement over the culvert, reconstruction of approach roadway and applying 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.  
6/27, 7/2/25

RR-3942321#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, NOVEMBER 21, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 CH BIS T0524 01C PROJECT NO BIS-0(205)T TERMINI CITY OF BISBEE LOCATION MOON CANYON BRIDGE #10538 The amount programmed for this contract is \$1,012,000. The location and description of the proposed work are as follows: The proposed project is located in Cochise County on Moon Canyon Road at the intersection with Tombstone Canyon Road in the City of Bisbee. The work consists of replacing the existing bridge, bridge barrier and reconstructing the roadway approaches. 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.  
6/27, 7/2/25

RR-3942320#

Request for Proposal SOLICITATION NO.: BPM006966 PROJECT NAME:BPM006966 Manufacturing Services for License Plates for ASPC-Eyman The Arizona Department of Corrections, Rehabilitation and Reentry will be soliciting for BPM006966 Title in the Arizona Procurement Portal (APP) at [app.az.gov](http://app.az.gov) on or before 06/30/2025. Vendors must be registered in APP to participate.  
6/27/25

RR-3942319#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 5, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 YU YUM T0410 01C PROJECT NO YUM-0(225) T TERMINI City of Yuma LOCATION Various Citywide Locations The amount programmed for this contract is \$1,100,000. The location and description of the proposed work are as follows: The proposed project is located within the City of Yuma in Yuma County at the locations of 24th Street and 6th Avenue and on Giss Parkway between 1st Avenue and Madison Street. The proposed work includes the installation of Pedestrian Hybrid Beacons, crosswalks, ADA pedestrian 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.  
6/27, 7/2/25

RR-3942313#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, OCTOBER 24, 2025, AT 11:00 A.M. (M.S.T.) TRACS NO 101 MA 000 F047501C PROJECT NO 101-A(218) T TERMINI AGUA FRIA FREEWAY (SR 101L) LOCATION SR 101 AT I-10 SYSTEM TI IMPROVEMENTS The amount programmed for this contract is \$316,000,000. The location and description of the proposed work are as follows: The proposed project is located in Maricopa County on SR 101L between the I-10 System Traffic Interchange and Indian School Road (Milepost 1.91 to Milepost 3.87) and on I-10 between the 99th Avenue and 83rd Avenue (Milepost 133.91 to 135.84). The proposed work consists of shifting the Northbound and Southbound SR 101L roadways and associated ramps to the outside, shifting Eastbound I-10 roadway and the associated ramps near the System Traffic Interchange outside, and constructing a new Direct High Occupancy Vehicle (DHOV) ramp roadway and bridge from the SR 101L median to the I-10 median, widening one SR 101L southbound bridge, constructing two new bridges for a new connection from 101L southbound to McDowell road, retaining walls, drainage, signing, pavement marking, lighting, landscaping, and other related work For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.  
6/27, 7/2/25

RR-3942297#

PROBATE

**NOTICE TO CREDITORS FOR PUBLICATION**  
**CASE NO. PB2025-003972**  
STATE OF ARIZONA  
MARICOPA COUNTY SUPERIOR COURT

In the Matter of the Estate of  
MATILDA PEARL GAY, Deceased.

NOTICE IS GIVEN THAT:  
1. MICHELLE HEADEN, aka MICHELLE L. HEADEN, was appointed Personal Representative of this Estate on 6/16/2025.  
2. All persons having claims against the Estate are required to present their claims within four (4) months after the date of first publication of this notice or the claims will be forever barred.  
3. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address: Michelle Headen, aka Michelle L. Headen  
c/o Stephen W. Follett  
ANDERSEN PLLC  
17015 N. Scottsdale Rd., Ste. 225  
Scottsdale, AZ 85255  
DATED this 23rd day of June 2025.

ANDERSEN PLLC  
/s/Stephen W. Follett  
Attorneys for Michelle Headen, aka Michelle L. Headen  
Personal Representative  
6/27, 7/2, 7/11/25

RR-3942312#

**NOTICE TO CREDITORS**  
PURSUANT TO A.R.S. §14-6103  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the:  
THE RICHARD LEE SCHANER REVOCABLE LIVIN TRUST, dated January 19, 2018,  
RICHARD LEE SCHANER, Deceased.  
NOTICE IS HEREBY GIVEN THAT RICHARD LEE SCHANER, Trustor of the THE RICHARD LEE SCHANER REVOCABLE LIVIN TRUST, dated January 19, 2018, passed away on March 11, 2025. GARY ALAN SCHANER is the acting Successor Trustee of the Trust. All persons having claims against the Trust Estate that arose prior to the Trustor's death are required to present their claims within four months after the date of the first publication of this notice, as prescribed in A.R.S. §14-3801(A),

or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustees at the address listed below:

GARY ALAN SCHANER  
c/o Bivens & Associates, P.L.L.C.  
8283 North Hayden Road, Suite 195  
Scottsdale, AZ 85258  
DATED this June 19, 2025  
/s/Kristin Y. Adkhamisi  
Attorney for Successor Trustee  
6/27, 7/2, 7/11/25

RR-3942311#

**AVISO DE VISTA INICIAL TOCANTE A:**  
**PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND FOR APPROVAL OF ATTORNEY FEES AND COSTS**  
**NUMERO DE CASO PB2024-003034**  
TRIBUNAL SUPERIOR DE ARIZONA  
EN EL CONDADO DE MARICOPA  
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES

En el asunto de  
ERNESTO URANGA  
ADVERTENCIA

Este 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 JOANNA URANGA ha interpuesto lo siguiente:  
PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND FOR APPROVAL OF ATTORNEY FEES AND COSTS

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

FECHA: martes, 22 de julio de 2025  
HORA: 10:00 AM  
FUNCIONARIO JUDICIAL la juez Kerstin LeMaire  
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003- COURTROOM 104

NUM. DE TELEFONO: (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 4 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. PETICIÓN PARA CONFIRMAR O APROBAR LA VENTA DE UN BIEN INMOBILIARIO

La Petición solicita que el Tribunal confirme (es decir, apruebe) la venta del bien inmobiliario. Conforme a la Regla 16(d)(1) del Reglamento de Procedimientos de Sucesiones, se proporciona la siguiente información:  
A. El nombre y número de teléfono del

peticionante o su abogado son:  
Nombre: CHRISTINA STONEKING  
Número de teléfono: (602) 254-6008  
B. Según lo detallado en la Petición, el precio de venta propuesto para el bien inmobiliario es:  
Precio de venta propuesto: \$370,000.00  
C. En la audiencia inicial, el Tribunal podría considerar otras ofertas.  
4. 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](http://tinyurl.com/jbazmc-pbj01) unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:

Ir a este enlace: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>  
Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga [tinyurl.com/jbazmc-pbj01](http://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>  
6/27, 6/30, 7/2/25

RR-3942305#

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND FOR APPROVAL OF ATTORNEY FEES AND COSTS**  
**CASE NO. PB2024-003034**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION

In the Matter of  
ERNESTO URANGA  
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 JOANNA URANGA has filed the following:  
PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND FOR APPROVAL OF ATTORNEY FEES AND COSTS

2. COURT HEARING.  
An initial hearing has been scheduled to consider the Petition as follows:  
DATE and TIME: Tuesday, July 22, 2025 at 10:00 AM  
JUDICIAL OFFICER: Judge Kerstin LeMaire

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104  
TELEPHONE NO: (602) 506-8245  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

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 4 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. REQUEST TO CONFIRM / APPROVE SALE OF REAL PROPERTY. The Petition requests that the Court confirm (approve) the sale of real property. Pursuant to Rule 16(d)(1), Arizona Rules of Probate Procedure, the following information is provided:

A. The name and telephone number of the petitioner or the petitioner's attorney are as follows:

Name: CHRISTINA STONEKING  
Phone: (602) 254-6008

B. As set forth in the Petition, the proposed sales price of the real property is:

Proposed Sales Price: \$370,000.00

C. At the initial hearing, the Court may consider other bids.

4. 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](https://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#: 818 562 090#

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

6/27, 6/30, 7/2/25

**RR-3942303#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR DECLARATION OF RIGHTS PURSUANT TO A.R.S. §12-1834 CASE NO. PB2025-004775**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
LENA T AREVALOS

**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 LOUIS M AREVALOS has filed the following: PETITION FOR DECLARATION OF RIGHTS PURSUANT TO A.R.S. §12-

1834.

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

DATE and TIME: Thursday, August 28, 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](https://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>

6/27, 6/30, 7/2/25

**RR-3942300#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF TESTATE ESTATE AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-004747**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
REED F LANDIS

**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 JEFF TIPPETT

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: Monday, August 18, 2025 at 10:30 AM

JUDICIAL OFFICER: Commissioner Vanessa Smith

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

TELEPHONE NO: (602) 506-6086

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc05](https://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>

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

**RR-3942299#**

**NOTICE TO CREDITORS**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of  
THE RICHARD HAASNOOT AND PATRICIA HAASNOOT TRUST DATED AUGUST 3, 2010

NOTICE IS GIVEN THAT CERTIFIED FIDUCIARY SERVICES, INC., is the Successor Trustee of THE RICHARD HAASNOOT AND PATRICIA HAASNOOT TRUST DATED AUGUST 3, 2010. All persons having claims against the Trust Estate are required to present their claim within four (4) months after the date of the publication of this Notice or their claims are forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, CERTIFIED FIDUCIARY SERVICES, INC., 9051 W. Kelton Lane Ste 7, Peoria, Arizona, 85382.  
DATED THIS 23RD Day of June, 2025.  
CERTIFIED FIDUCIARY SERVICES, INC.  
By: */s/Tara Lara*  
TARA LARA, (FLN 20884), on behalf of Certified Fiduciary Services, Inc., License No. 20373, Successor Trustee  
6/27, 7/2, 7/11/25

**RR-3942298#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004855**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

ESTATE OF OSCAR D. MAYA SOTO  
NOTICE IS HEREBY GIVEN THAT GABRIELA ALVARADO 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 sixty days after the mailing or other delivery of this Notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of the following:  
Kirsten Copeland, No. 021721  
Copeland Law Offices, PLLC  
9017 North 57th Drive  
Glendale AZ 85302  
DATED: June 20, 2025  
*/s/Kirsten Copeland*

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

**RR-3942289#**

**NOTICE TO CREDITORS**  
(For Publication)  
In the Matter of the Trust of HELENE RUTH FOX,  
Deceased.

Notice is given that Denise Joy Mantrom 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 Helene Fox Living Trust  
Denise Joy Mantrom, Successor Trustee  
C/O Pennington Law, PLLC  
15331 W. Bell Rd, Ste 318  
Surprise, AZ 85374  
DATED: 6/18/2025  
*/s/Denise Joy Mantrom*  
Successor Trustee

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

**RR-3942287#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR AND APPROVAL OF MINOR'S SETTLEMENT**  
**CASE NO. PB2025-004014**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
K E V I N S U R I  
TO: EMILIO AGUSTIN ARAUJO  
FERRALES - 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 ANA MARY SURI ALFONSO 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: Friday, July 11, 2025 at 8:45 AM  
JUDICIAL OFFICER: Commissioner Jeffrey Altieri  
PLACE: 125 W. WASHINGTON

STREET, PHOENIX, AZ 85003 - COURTROOM 207

TELEPHONE NO: (602) 506-3381  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc03](https://tinyurl.com/jbazzmc-pbc03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:

Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 880 692 825

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

6/27, 6/30, 7/2/25

**RR-3942283#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-004836**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of SCOTT DENNIS KELLEY,  
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. Sidney Kelley 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 Sidney Kelley, care of Giancarlo G. Estrada of Kamper and Estrada, PLLC, 3030 N. Third St Ste 770, Phoenix, AZ 85012.  
DATED this 23rd day of June 2025.

KAMPER AND ESTRADA, PLLC  
By: */s/GIANCARLO G. ESTRADA*  
3030 N. Third St Ste 770  
Phoenix, AZ 85012  
Counsel for Personal Representative  
6/27, 7/2, 7/11/25

**RR-3941785#**

**NOTICE TO CREDITORS**  
**PB2025-004311**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

Estate of Debra Jo Duntion.  
NOTICE IS HEREBY GIVEN that *Tony Blake* 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 the notice, as prescribed in A.R.S. § 14-1301(A), or claims will



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Copper State Estate Planning LLC, 4435 E Chandler Blvd #200, Phoenix, AZ 85048. 6/27, 7/2, 7/11/25

**RR-3941609#**

Notice To Creditors/Michael O. Lavoy  
AVID Esq. Group LLC 4365 E. Pecos Rd., Ste 121 Gilbert, AZ 85295 Phone: 480-805-4357 Fax: 480-712-4881 court@avidesq.com Aaron N. Fransua, AZ #034633 Christian A. Powell, AZ #037221 Attorney 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: Michael O. Lavoy, Deceased. No. PB2025-004799 Notice To Creditors Notice is given that Brenda Lavoy 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, Brenda Lavoy, C/O AVID Esq. Group LLC, 4365 E. Pecos Rd., Ste. 121, Gilbert, AZ 85295. Dated: June 19, 2025 AVID Esq. Group, LLC By: /s/ Christian A. Powell Attorney for Brenda Lavoy  
6/27, 7/2, 7/11/25

**RR-3941601#**

Notice To Creditors/Keim Family Living Trust Dated February 7, 2025  
Tracey Leonard (Bar No. 22554) Van Camp & Leonard 7014 North 55th Avenue Glendale, Arizona 85301 (623) 931-9259 tracey@vcl.legal Attorney for Successor Trustee In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the: Keim Family Living Trust Dated February 7, 2025 Notice To Creditors In regard to the: Keim Family Living Trust Dated February 7, 2025 Notice Is Hereby Given that Michael L. Keim has been appointed Successor Trustee of this Trust. All persons having claims against the Trust are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Successor Trustee, 7014 North 55th Avenue, Glendale, Arizona 85301. Dated this 3 day of June, 2025. /s/ Michael L. Keim Successor Trustee  
6/27, 7/2, 7/11/25

**RR-3941600#**

**NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL**  
**CASE NUMBER: PB2025-003200**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of:  
Louis DeLaine Schumacher  
Deceased

NOTICE IS GIVEN THAT:

1. Personal Representative: Janet Schumacher has been appointed Personal Representative of this Estate on 05/23/2025.  
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 542 Lissara Lodge Drive Lewisville, NC 27023  
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: 06/20/2025

/s/Janet Schumacher  
Personal Representative

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

**RR-3941467#**

**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/jbazzmc-pbc02](https://tinyurl.com/jbazzmc-pbc02) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc02](https://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>  
6/25, 6/27, 6/30/25

**RR-3941111#**

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS**

**CASE NO. PB2025-003745**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION  
In the Matter of  
LUIS SOTELO

**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 Rolando Sotelo 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: Wednesday, July 16, 2025 at 2:15 PM

JUDICIAL OFFICER: Commissioner Jeffrey Altieri  
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

TELEPHONE NO: (602) 506-3381  
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

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

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

Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>  
6/27, 6/30, 7/2/25

**RR-3941096#**

**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/jbazzmc-pbc01](https://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](https://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>  
6/25, 6/27, 6/30/25

**RR-3941088#**

**NOTICE TO CREDITORS**  
THE DAVID AND JACQUELINE PERRY  
LIVING TRUST DATED MARCH 29, 2022

Pursuant to A.R.S. §14-6103, NOTICE IS HEREBY GIVEN that the undersigned is the currently acting Successor Trustee of The David and Jacqueline Perry Living Trust Dated March 29, 2022. The original Trustors and Trustees of the Trust have died. All persons having claims against the Trust (or any sub-trusts) of the above-named Trust are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the undersigned currently acting Successor Trustee, c/o Taylor Williams, Williams & Williams Law, LLC, 7435 East Stetson Drive, Suite A, Scottsdale, Arizona 85251.

DATED: June 20, 2025.  
THE DAVID AND JACQUELINE PERRY  
LIVING TRUST DATED MARCH 29, 2022

By: /s/Michael Perry, Successor Trustee  
WILLIAMS & WILLIAMS LAW, LLC  
By: /s/Taylor Williams, Attorney for Successor Trustee

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

**RR-3941069#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004694**  
(For Publication)  
IN THE MARICOPA COUNTY  
SUPERIOR COURT  
STATE OF ARIZONA

In the Matter of the Estate of:  
DANIEL LUIS GONZALEZ, Deceased.

Notice is given that PATRICIA ANN CHAVEZ was appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative c/o KENT S. BERK, Berk Law Group, P.C., 14220 N. Northlight Blvd., Suite 135, Scottsdale, Arizona 85260.

DATED this 20TH day of JUNE, 2025.

BERK LAW GROUP, P.C.  
By: /s/KENT S. BERK  
14220 N. Northlight Blvd., Suite 135  
Scottsdale, Arizona 85260  
Attorneys for Personal Representative  
PATRICIA ANN CHAVEZ

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

**RR-3941034#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-004674**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of  
PETER WILLIAM WATSON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

1. David Clark Watson 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 David Clark Watson, care of Ronald G. Compton of Compton Law, P.C., 1423 S. Higley Rd., Ste. 112, Mesa, AZ 85206.

DATED this 4 day of June, 2025.

COMPTON LAW, P.C.  
By: /s/Ronald G. Compton  
1423 S. Higley Rd., Ste. 112  
Mesa, AZ 85206

Counsel for Personal Representative  
6/27, 7/2, 7/11/25

**RR-3941006#**

PUBLIC NOTICES

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE IN SUBSEQUENT ADMINISTRATION (WITH NOTICE)**  
**CASE NO. PB2022-070807**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
CAROLE MASON

**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 MARGARET R STEVENSON has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE IN SUBSEQUENT ADMINISTRATION (WITH NOTICE) 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Monday, August 18, 2025 at 9:45 AM JUDICIAL OFFICER: Judge Andrew Russell PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202 TELEPHONE NO: (602) 372-0382 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pbj04](https://www.tinyurl.com/jbazmc-pbj04) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbj04](https://tinyurl.com/jbazmc-pbj04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/27, 6/30, 7/2/25

RR-3940962#

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-004418**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of: PHILLIP D. WESTLUND, Deceased.  
NOTICE IS GIVEN to all creditors of the Estate that: 1. CYNTHIA WESTLUND 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 Cynthia Westlund, Personal Representative, 432 W Thunderhill Drive, Phoenix, Arizona 85045. DATED June 18, 2025.

ALI LEGAL, PLLC  
/s/YASER ALI  
COUNSEL FOR PERSONAL REPRESENTATIVE  
6/27, 7/2, 7/11/25

**NOTICE TO CREDITORS BY PUBLICATION**  
Pursuant to A.R.S. 14-6103, NOTICE IS GIVEN to all creditors of the VALERIE M. HANNAM LIVING TRUST dated April 10, 2002, and any trusts created thereunder ("Trust") that: 1. Trustor VALERIE M. HANNAM is deceased. 2. MARIJKE K. HANNAM has been appointed as Successor Trustee of the Trust. 3. Claims against VALERIE M. HANNAM, the Trust, and/or any of its assets must be presented within four months after the date of the first publication of this notice or be forever barred, as prescribed in A.R.S. 14-3801. 4. Claims may be presented by delivering or mailing a written statement of the claim to MARIJKE K. HANNAM, c/o Dana Whiting Law, PLLC, 8817 E. Bell Road, Suite #201, Scottsdale, AZ 85260. DATED this 20 day of June, 2025. DANA WHITING LAW, PLLC  
By: /s/M. Todd Smith M. Todd Smith  
8817 E. Bell Road, Suite 201  
Scottsdale, AZ 85260  
Counsel for Marijke K. Hannam  
6/27, 7/2, 7/11/25

**RR-3940858#**  
**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Dianne M. Gamboa (the "Decedent") died on February 16, 2025. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trust"). The Gamboa Family Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254. DATED 6/15/25, 2025  
/s/Daniel Peter Gamboa  
Trustee  
6/27, 7/2, 7/11/25

**RR-3940850#**  
**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 UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104 NÚM. 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](https://tinyurl.com/jbazmc-pbj01) unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial: Ir a este enlace: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga [tinyurl.com/jbazmc-pbj01](https://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. 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 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 303 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](https://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](https://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. 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 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-pbc05](https://tinyurl.com/jbazmc-pbc05) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc05](https://tinyurl.com/jbazmc-pbc05) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/23, 6/25, 6/27/25

RR-3940396#

**NOTICE 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. 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 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-pbc05](https://tinyurl.com/jbazmc-pbc05) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc05](https://tinyurl.com/jbazmc-pbc05) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/23, 6/25, 6/27/25



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 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 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 computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/25, 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 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 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 computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-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/jbazmc-pbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/25, 6/27, 6/30/25

**RR-3940272#**

**NOTICE TO CREDITORS**  
**NO. PB2025-004685**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of DAVID GLENN TATE, Deceased.  
NOTICE IS HEREBY GIVEN THAT CONNIT AND ASSOCIATES, LLC has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first

publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim as follows: Condit and Associates, LLC, c/o Dyer Bregman Ferris Wong & Carter, PLLC  
3003 N. Central Avenue, Suite 2600  
Phoenix, Arizona 85012  
DATED this 16th day of June, 2025.  
DYER BREGMAN FERRIS WONG & CARTER, PLLC.  
By /s/Scott C. Hodges  
CHARLES M. DYER  
SCOTT C. HODGES  
Attorneys for Fiduciary

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

**RR-3939849#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004628**  
(for publication)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of LISA S. FIORENZE, Deceased.  
NOTICE IS HEREBY GIVEN that the undersigned has been appointed the Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803 (within four months after the date of the first publication of this notice), or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: Gregory B. Bradshaw, Personal Representative  
c/o Maynard Cronin Erickson & Curran, P.L.C.  
Attn: Daniel G. Cronin, Esq.  
3200 North Central Avenue, Suite 1800  
Phoenix, Arizona 85012  
DATED this 5th day of June, 2025.  
/s/Gregory B. Bradshaw  
MAYNARD CRONIN ERICKSON & CURRAN, P.L.C.  
By: /s/Daniel G. Cronin, Esq.  
3200 N. Central Ave., Ste. 1800  
Phoenix, Arizona 85012  
Attorneys for the Personal Representative  
6/20, 6/27, 7/2/25

**RR-3939848#**

**NOTICE TO CREDITORS**  
(for publication)  
In the Matter of: SHAHKAR DIXON TRUST ESTABLISHED U/T/A DATED JULY 19, 2024, AS AMENDED  
NOTICE IS HEREBY GIVEN pursuant to A.R.S. §§ 14-6103 and 14-3801A that Dana C. Dixon is the Trustee of the above-referenced Trust created by Dana C. Dixon and Noushin Shahkar, who is now deceased, as the Trustees and the Trust must present their claims within four months after the date of the first publication of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Maynard Cronin Erickson & Curran, P.L.C., Attn: Daniel G. Cronin, Esq., 3200 North Central Avenue, Suite 1800, Phoenix, Arizona 85012.  
DATED this 6th day of June, 2025.  
/s/Dana C. Dixon, Trustee

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

**RR-3939846#**

**NOTICE TO CREDITORS**  
IN THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
William E. Schonemann of New River, Arizona, died in New River, Arizona on April 28, 2025.  
NOTICE IS HEREBY GIVEN that Randall W. Schonemann is the Successor Trustee of the Schonemann Family Trust, dated August 12, 2021. All persons having claims against the estate, and/or the Schonemann Family Trust, dated August 12, 2021 are required to present their claims within four months after the date of the first publication of this Notice or sixty days after the mailing or other delivery of this Notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering

or mailing a written statement of the claim to Randall W. Schonemann in care of the following:  
Kirsten Copeland, No. 021721  
Copeland Law Offices, PLLC  
9017 North 57th Drive  
Glendale AZ 85302  
DATED: June 13, 2025  
/s/Kirsten Copeland

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

**RR-3939844#**

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

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

**RR-3939838#**

**NOTICE OF INITIAL HEARING REGARDING: 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/jbazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 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

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# PUBLIC NOTICES

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](https://tinyurl.com/jbzmcpbc05) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc05](https://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#: 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-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/jbzmcpbc05](https://tinyurl.com/jbzmcpbc05) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc05](https://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> 6/23, 6/25, 6/27/25

**RR-3939568#**

Notice To Creditors/Edward W. Carrillo Thomas R. Atkins, #034790 Faith Law, PLC 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Phone: (623) 932-0430 Fax: (623) 932-1610 Email: [atkins@faithlaw.com](mailto:atkins@faithlaw.com) Attorneys for Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In The Matter of the Estate of Edward W. Carrillo, Deceased. Case No. PB2024-071440

Notice To Creditors Notice Is Hereby Given that Angelina Carrillo has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Thomas R. Atkins, Esq. at 1360 N. Bullard Avenue, Suite 201, Goodyear, Arizona 85395, attorney for Personal Representative. Dated this 13 day of June, 2025. Faith Law, PLC By /s/ Thomas R. Atkins, Esq. 1360 N. Bullard Avenue, Suite 201 Goodyear, Arizona 85395 Attorneys for Personal Representative

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

**RR-3939063#**

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

In the Matter of the Estate of:

STEPHEN PAUL COOK, Deceased.

NOTICE IS GIVEN to all creditors of the Estate of Stephen Paul Cook, that Theresa A. Noffke has been appointed as personal representative. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Theresa A. Noffke, Personal Representative, c/o Tomi L. Farr, Praesidium Law, PLLC, 4450 S. Rural Road, Suite C-120, Tempe, AZ 85282.

DATE: June 16, 2025

PRAESIDIUM LAW, PLLC /s/Tomi L. Farr

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

**RR-3939034#**

## NOTICE TO CREDITORS CASE NO. PB2025-004261 (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:

BRIAN A. CODY, Deceased.

NOTICE IS HEREBY GIVEN that Arnold C. Cody has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within 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 Michael J. Tucker, P.C., 2025 North Third Street, Suite B290, Phoenix, Arizona 85004.

DATED: June 16, 2025

Attorney for Personal Representative

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

**RR-393860#**

## NOTICE TO CREDITORS CASE NO. PB2025-004417 (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:

BRIAN A. CODY, Deceased.

NOTICE IS HEREBY GIVEN that Arnold C. Cody has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within 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 Michael J. Tucker, P.C., 2025 North Third Street, Suite B290, Phoenix, Arizona 85004.

DATED: June 16, 2025

Attorney for Personal Representative

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

**RR-393860#**

In the Matter of the Estate of  
LOIS RUSCHKE, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the Estate of Lois Ruschke (the "Estate"). All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. § 14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the law firm of CLARK HILL PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254. DATED May 21, 2025.

/s/Ruth Lye

Personal Representative

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

**RR-3938990#**

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

In the Matter of the Estate of  
PETER RUSSELL PATTERSON, Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:

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

DATED this 13th day of June, 2025.

/Signed// Ya Ping Patterson, Personal Representative

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

**RR-3938862#**

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

In the Matter of the Estate of:  
GREGG WILLIAM STANLEY, Deceased.

NOTICE IS HEREBY GIVEN that HOLLIS LYNN BARRETT has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to HOLLIS LYNN BARRETT, C/O KATHLEEN A. NIELSEN, P.C., KATHLEEN A. NIELSEN, ATTORNEY, 4500 S. LAKESHORE DRIVE, SUITE 300, TEMPE, AZ 85282.

DATED: June 12, 2025

KATHLEEN A. NIELSEN P.C. /s/Kathleen A. Nielsen

By: KATHLEEN A. NIELSEN

Attorney for Personal Representative

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

**RR-3938860#**

## NOTICE TO CREDITORS CASE NO. PB2025-004334 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:

JOHN RIOS GARCIA, Decedent.

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

DATED: June 13, 2025

Attorney for Personal Representative

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

**RR-3938734#**

## NOTICE TO CREDITORS CASE NO. PB2025-004334 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of:

JOHN RIOS GARCIA, Decedent.

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

DATED: June 13, 2025

Attorney for Personal Representative

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

**RR-3938712#**

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

In the Matter of the Estate of

MICHAEL J. TUCKER, P.C. Deceased.

By /s/Michael J. Tucker  
2025 North Third Street, Suite B290  
Phoenix, Arizona 85004

Attorneys for Estate  
6/20, 6/27, 7/2/25

**RR-3938832#**

## NOTICE TO CREDITORS GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008

NOTICE IS HEREBY GIVEN that Jo Ann Mattaliano is the Sole Trustee of the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008. Trustor was GLORIA HELEN MOOREHEAD. Pursuant to A.R.S. §14-6103, all persons having claims against the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008 are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, on the claim will be forever barred. Claims must be presented to the Trustee at the following address: Jo Ann Mattaliano, Trustee Gloria Helen Moorehead Trust Dtd 6-19-08 6207 San Ramon Way Buena Park, CA 90620

DATED: June 13th, 2025

Jo Ann Mattaliano, Trustee

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

**RR-3938804#**

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

In the Matter of the Estate of:  
Mary Kathryn Wallis, Deceased.

1. PERSONAL REPRESENTATIVE. Larry Jones was appointed Personal Representative of this Estate on May 15, 2025.

2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the publication of this Notice or be forever barred.

3. NOTICE OF CLAIMS. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: Larry Jones C/O Paulsen, Reissner, & Curtis, PLC 505 E Plaza Cir, Ste 505-C Litchfield Park, AZ 85340

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

DATED this June 13, 2025.

Paulsen, Reissner, & Curtis, PLC /s/Joel N. Reissner, Esq. Attorney for Personal Representative(s) 6/20, 6/27, 7/2/25

**RR-3938734#**

**NOTICE TO CREDITORS  
CASE NO. PB2025-004334  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of the Estate of:  
JOHN RIOS GARCIA, Decedent.

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

DATED: June 13, 2025

Attorney for Personal Representative

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

**RR-3938712#**

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

In the Matter of the Estate of

MICHAEL J. TUCKER, P.C. Deceased.

By /s/Michael J. Tucker  
2025 North Third Street, Suite B290  
Phoenix, Arizona 85004

Attorneys for Estate  
6/20, 6/27, 7/2/25

**RR-3938832#**

**NOTICE TO CREDITORS  
GLORIA HELEN MOOREHEAD TRUST  
DATED JUNE 19, 2008**

NOTICE IS HEREBY GIVEN that Jo Ann Mattaliano is the Sole Trustee of the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008. Trustor was GLORIA HELEN MOOREHEAD. Pursuant to A.R.S. §14-6103, all persons having claims against the GLORIA HELEN MOOREHEAD TRUST DATED JUNE 19, 2008 are required to present their claims within four (4) months after the date of the first (1st) publication of this notice or within sixty (60) days after the mailing or other delivery of the notice, whichever is later, on the claim will be forever barred. Claims must be presented to the Trustee at the following address: Jo Ann Mattaliano, Trustee Gloria Helen Moorehead Trust Dtd 6-19-08 6207 San Ramon Way Buena Park, CA 90620

DATED: June 13th, 2025

Jo Ann Mattaliano, Trustee

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

**RR-3938804#**

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

In the Matter of the Estate of:  
Mary Kathryn Wallis, Deceased.

1. PERSONAL REPRESENTATIVE. Larry Jones was appointed Personal Representative of this Estate on May 15, 2025.

2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the publication of this Notice or be forever barred.

3. NOTICE OF CLAIMS. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at: Larry Jones C/O Paulsen, Reissner, & Curtis, PLC 505 E Plaza Cir, Ste 505-C Litchfield Park, AZ 85340

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

DATED this June 13, 2025.

Paulsen, Reissner, & Curtis, PLC /s/Joel N. Reissner, Esq. Attorney for Personal Representative(s) 6/20, 6/27, 7/2/25

**RR-3938734#**

**NOTICE TO CREDITORS  
CASE NO. PB2025-004334  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of the Estate of:  
JOHN RIOS GARCIA, Decedent.

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

DATED: June 13, 2025

Attorney for Personal Representative

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

**RR-3938712#**

**NOTICE TO CREDITORS  
CASE NO. PB2025-004417  
(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:

BRIAN A. CODY, Deceased.

NOTICE IS HEREBY GIVEN that Arnold C. Cody has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within 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 Michael J. Tucker, P.C., 2025 North Third Street, Suite B290, Phoenix, Arizona 85004.

DATED: June 16, 2025

Attorney for Personal Representative

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

**RR-393860#**



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

at c/o C. Kyle Brown, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255. Dated: June 5, 2025.

/s/Christina Lynn Borden  
750 Tabor Street #45  
Lakewood, Colorado 80401  
BROWN & HOBKIRK, PLLC  
By /s/C. Kyle Brown  
17015 N. Scottsdale Road, Suite 335  
Scottsdale, Arizona 85255  
(480) 685-4036  
Attorney for Personal Representative  
6/13, 6/20, 6/27/25

RR-3937567#

NOTICE TO CREDITORS

(For Publication)  
Warner A. Uchison Living Trust dated  
December 28, 2007

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

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

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

RR-3936311#

NOTICE TO CREDITORS

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

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

Dated: 6-9-25  
/s/Laura M. Goodman, Personal Representative  
6/13, 6/20, 6/27/25

RR-3936308#

NOTICE TO CREDITORS

CASE NO. PB2025-001942  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
SANDRA JANE WEBSTER,

Deceased.

NOTICE IS GIVEN that Larry George was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative's attorney at 1060 S. Hazel Ct. Gilbert, AZ 85296.

DATED: 6-5-2025  
/s/Larry George  
522 West Flaxen Drive  
Oro Valley, AZ 85755

RR-3936299#

NOTICE TO CREDITORS

(For Publication)  
ESTATE OF RICHARD ALAN CUMMINS  
Notice is given that Barbara Barber is the successor Trustee of Richard Alan Cummins Living Trust dated March 28, 2012. Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the estate of Richard Alan Cummins are required to present their claims within four (4) months after the date of the first publication of this notice, if notice is given as provided in A.R.S. § 14-6103 and 14-3801, or within sixty (60) days after mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or

mailing a written statement of the claim to the Trustee at: Cholewka Law, 4365 E. Pecos Rd., Suite 104, Gilbert, AZ 85295. DATED: June 5, 2025

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

STATE OF ARIZONA )  
) ss.  
County of Maricopa  
SUBSCRIBED AND SWORN TO before  
me on June 5, 2025, by Becky Cholewka.  
/s/Denise Demarco  
Notary Public

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

RR-3936280#

NOTICE TO CREDITORS

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

c/o Kevin Ganser  
GANSEY LAW OFFICES  
8787 E Pinnacle Peak Rd.  
Scottsdale, AZ 85255  
DATED this 6th day of June, 2025.

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

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

RR-3936275#

NOTICE TO CREDITORS

THE JOAN M. LEANDER TRUST dated  
September 9, 2017

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

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

2. Notice of Claims: Claims must be presented by delivering or mailing a written statement of the claim to the above named Co-Trustees in c/o Ronald G. Compton, Attorney at Law, Compton Law, P.C., 1423 S. Higley Rd., Suite 112, Mesa, AZ 85206.  
DATED this 4th day of June, 2025.  
Compton Law, P.C., by Ronald G. Compton, 1423 S. Higley Rd., Suite 112, Mesa, Arizona 85206, Attorney for CoTrustees.  
6/13, 6/20, 6/27/25

RR-3936271#

NOTICE TO CREDITORS

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

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

Deceased.

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

their claims within the time prescribed by A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address:

Jeffrey A. Chandler  
c/o Lisa M. Castillo  
Antonio Dominguez  
DOMINGUEZ LAW FIRM, P.C.  
2323 North Third Street, Suite 100  
Phoenix, Arizona 85004  
DATED this 4th day of June 2025.

DOMINGUEZ LAW FIRM, P.C.  
By: /s/Lisa M. Castillo  
Lisa M. Castillo  
Antonio Dominguez  
2323 North Third Street, Suite 100  
Phoenix, Arizona 85004-1305  
Attorneys for Personal Representative  
6/13, 6/20, 6/27/25

RR-3936260#

Notice To Creditors/Sandra S. Blum/The Sandra S. Blum Trust  
Mushkatel, Gobatto & Kile, PLLC P.O. Box 6617 Scottsdale, AZ 85261 (480) 348-1590 firm@phoenixlawteam.com  
Emily B. Kile, Esq., #018819 Attorney for Emily Blum Kile, Trustee In the Matter of Sandra S. Blum and The Sandra S. Blum Trust Deceased. Notice To Creditors Notice is given that Sandra S. Blum died on or about May 10, 2025. All persons having claims against the estate of Sandra S. Blum or The Sandra S. Blum Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim c/o Emily B. Kile, Attorney, P.O. Box 6617, Scottsdale, Arizona 85261. Dated this 4th day of June, 2025. /s/ Emily B. Kile P.O. Box 6617 Scottsdale, AZ 85261  
6/13, 6/20, 6/27/25

RR-3936011#

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

RR-3936010#

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

RR-3936009#

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

RR-3936008#

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

RR-3936008#

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

RR-3936007#

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

In the Matter of the Estate of:  
June Harriet Howe  
an Adult, deceased  
NOTICE IS GIVEN THAT:

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

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

3. Notice of claims: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 5818 Eberle St. Lakewood, CA 90713  
4. Notice of appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.  
DATED: 5/15/2025

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

RR-3935838#

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

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

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

Address: 3394 Morro Hill Road, Hemet, California 92345

2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to present their claims within four months after the date of the first

publication of this Notice or the claims will be forever barred.

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

4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.  
DATED: 6-7-2025

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

RR-3935687#

NOTICE TO CREDITORS

NO. PB2025-004171  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY

In the Matter of the Estate of  
JAMES W. HARRIS,

Deceased.

NOTICE IS HEREBY GIVEN that Matthew K. Stephen has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the later of (i) four months after the date of the first publication of this notice or (ii) sixty (60) days after the mailing or other delivery of this notice to such persons, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of Michael J. Tucker, P.C., 2025 North Third Street, Suite B290, Phoenix, Arizona 85004.  
DATED This 21st day of MAY, 2025.

/s/Matthew K. Stephen  
MICHAEL J. TUCKER, P.C.

By /s/Michael J. Tucker  
2025 North Third Street, Suite B290  
Phoenix, Arizona 85004  
(602) 280-1500  
Attorneys for Estate  
6/13, 6/20, 6/27/25

RR-3935570#

NOTICE TO CREDITORS

IN TRUST ADMINISTRATION NOT  
SUBJECT TO CONTINUING JUDICIAL  
SUPERVISION PURSUANT TO A.R.S. §  
14-10604(A)

In the Matter of the Trust and Estate of:  
GLORIE NE J. CLUM  
NOTICE IS HEREBY GIVEN that Barbara J. Trollope has been appointed Successor Trustee and nominated Personal Representative of this Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against this Trust and Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Alexander R. Hartman, Esq., Pfarr & Rethore P.C., 5070 N. 40th St., Ste. 230, Phoenix, AZ 85018  
DATED This 4th day of June, 2025.

/s/Barbara J. Trollope, Trustee  
By Alexander R. Hartman,  
Counsel for Trustee  
c/o Pfarr & Rethore, P.C.  
5070 N 40th St., Ste. 230  
Phoenix, AZ 85018

BY: /s/Alexander R. Hartman, Esq.  
PFARR & RETHORE P.C.  
5070 N 40th St., Ste. 230  
Phoenix, AZ 85018  
Attorneys for Trustee  
6/13, 6/20, 6/27/25

RR-3935558#

NOTICE TO CREDITORS

Pursuant to A.R.S. § 14-6103  
In the Matter of:  
The Degroot Espinoza Family Trust,  
dated December 23, 2024,

Juan C. Espinoza, Deceased.  
Notice is given that Juan C. Espinoza, Trustor of The Degroot Espinoza Family Trust, dated December 23, 2024, passed away on March 09, 2025. Patricia J. DeGroot is the acting Trustee of the Trust. All persons having claims against the Trust Estate that arose prior to the Trustor's death are required to present their claims within four months after the date of the first publication of the notice, pursuant to A.R.S. § 14-3801(A), or claims will be forever barred. Claims must be presented by delivering or mailing a

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

written statement of the claim to Patricia DeGroot, Trustee 13156 W. Crocus Drive, Surprise, AZ 85379.  
DATED 5/14/25  
/s/Patricia J. DeGroot, Trustee  
6/13, 6/20, 6/27/25

RR-3935527#

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

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

/s/John Edward Lake  
Personal Representative  
6/13, 6/20, 6/27/25

RR-3935391#

**NOTICE TO CREDITORS BY  
PUBLICATION  
NO. PB2025-004477  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA**

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

NOTICE IS GIVEN to all creditors of the  
Estate that:  
1. Ronald R. Moran has been appointed  
as Personal Representative of the Estate.  
2. Claims against the Estate must be  
presented within four months after the  
date of the first publication of this notice  
or be forever barred.  
3. Claims against the Estate may be  
presented by delivering or mailing a  
written statement of the claim to Ronald  
R. Moran, care of Kimberly Hansen  
of Hansen Law Office, PLLC, 8413 E  
Baseline Rd., #106, Mesa, AZ 85209.  
DATED this 5th day of June, 2025.

HANSEN LAW OFFICE, PLLC  
By: /s/Kimberly Hansen  
8413 E Baseline Rd., #106  
Mesa, AZ 85209  
Counsel for Personal Representative  
6/13, 6/20, 6/27/25

RR-3935326#

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

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

NOTICE IS GIVEN THAT SEAN MICHAEL  
SANCHEZ was appointed as  
Personal Representative of this Estate.  
All persons having claims against the  
Estate must present their claims within  
four months after the date of the first  
publication of this Notice or the claims  
will be forever barred. Claims must  
be presented by delivering or mailing  
a written statement of the claim to the  
Personal Representative at  
Sean Michael Sanchez  
c/o Stephen W. Follett, Esq.  
17015 N. Scottsdale Rd., Ste. 225  
Scottsdale, AZ 85255  
DATED: 6/5/2025

ANDERSEN PLLC  
/s/Stephen W. Follett  
Stephen W. Follett  
Attorneys for Sean Michael Sanchez  
6/13, 6/20, 6/27/25

RR-3935320#

**NOTICE TO CREDITORS BY  
PUBLICATION  
NO. PB2025-004318  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA**

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

NOTICE IS GIVEN to all creditors of the  
Estate that:

1. Mark E. Lindstrom has been appointed  
as Personal Representative of the Estate.  
2. Claims against the Estate must be  
presented within four months after the  
date of the first publication of this notice  
or be forever barred.  
3. Claims against the Estate may be  
presented by delivering or mailing a  
written statement of the claim to Mark  
E. Lindstrom, Personal Representative,  
1074 S. Palomino Creek Dr, Gilbert, AZ,  
85296.  
DATED this 5 day of June, 2025.

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

RR-3935316#

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

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

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

All persons having claims against Trust  
or Estate of KAREN JAEGER that arose  
prior to the Grantor's death, are required  
to present their claims within four months  
after the date of the first the published  
notice or within sixty days after mailing  
or delivery of this Notice to Creditors by  
Mail, if later, or be forever barred.  
Claims must be presented by delivering  
or mailing a written statement of the  
claim to the Trustee, c/o Mahoney Law  
Office PLLC, 2980 N. Litchfield Rd.,  
#120, Goodyear, AZ 85339S.  
DATED June 5, 2025

/s/Jennifer Mahoney  
Jennifer Mahoney, Esq.  
Mahoney Law Office, PLLC  
2980 N. Litchfield Rd. #120  
Goodyear, AZ 85395

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

RR-3935311#

**AMENDED NOTICE OF INITIAL  
HEARING REGARDING: PETITION  
FOR FORMAL PROBATE OF WILL  
AND APPOINTMENT OF PERSONAL  
REPRESENTATIVE  
CASE NO. PB2025-002703  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION  
In the Matter of  
FLORENCE BERGER

WARNING

This is a legal notice: your rights may  
be affected. Este es un aviso legal. Sus  
derechos podrían ser afectados.  
You are not required to attend this  
hearing except as provided in A.R.S. §  
14-5401(D). However, if you oppose any  
of the relief requested in the petition that  
accompanies this notice, you must file  
with the court a written response at least  
7 calendar days before the hearing date  
OR you or your attorney must attend  
the hearing by following the instructions  
provided in this notice.  
Any written response must comply  
with Rule 15(e) of the Arizona Rules of  
Probate Procedure. If you do not file a  
timely response or attend the hearing:  
(1) the court may grant the relief  
requested in the petition without further  
proceedings, and  
(2) you will not receive additional  
notices of court proceedings relating to  
the petition unless you file a Demand  
for Notice pursuant to Title 14, Arizona  
Revised Statutes.

1. Notice is given that STEVEN N  
BERGER has filed the following:  
PETITION FOR FORMAL PROBATE  
OF WILL AND APPOINTMENT OF  
PERSONAL REPRESENTATIVE  
2. COURT HEARING. An initial hearing  
has been scheduled to consider the  
Petition as follows:  
DATE and TIME: Wednesday, July 16,

2025 at 9:30 AM  
JUDICIAL OFFICER: Commissioner  
Joshua Yost

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

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

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

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

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

If you have a camera-enabled device, but  
do not want to install the Microsoft Teams  
application, you may use a web browser  
simply by typing [tinyurl.com/bazmc-pbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes  
before the Initial Hearing is scheduled  
to begin. Please note, however, that you  
will not have access to all the features if  
you use a web browser rather than the  
Microsoft Teams application.  
If you do not have a camera-enabled  
device, you can still attend the Initial  
Hearing by phone by calling:  
Courtroom Phone Number: 1-917-781-  
4590

Courtroom Conference ID#: 728 539 63#  
For more information about Court  
Connect, please see <https://superiorcourt.maricopa.gov/court-connect>  
6/13, 6/20, 6/27/25

RR-3934813#

**PUBLIC AUCTION/  
SALES**

**NOTICE OF SALE AT PUBLIC  
AUCTION**

The following-described personal  
property of THE WRAP ROOM LLC its  
tenant(s) or subtenant(s), will be sold  
by Landlord, FARNAM FAMILY TRUST,  
pursuant to A.R.S. §§ 33-361, 33-362  
and 33-1023, or otherwise, at public  
auction to the highest bidder, at 2140  
East 5th Street, Suite 4, Tempe, Arizona  
85281 on Tuesday, July 1, 2025 at 10:00  
a.m., and the proceeds will be applied to  
the payment of rent and other charges  
owing and due:

All goods, furniture, equipment, inventory,  
supplies and other personal property  
located at 2140 East 5th Street, Suite 4,  
Tempe, Arizona 85281 that is moveable  
(i.e. not bolted, nailed, built-in, screwed  
in, wired, or plumbed into the walls,  
ceiling, or floor).

The sale shall be made for cash, payable  
at the time of sale, without any covenant  
or warranty, express or implied, regarding  
title, possession or encumbrances.  
DATED this 23rd day of June, 2025.

SANFORD J. GERMAINE, P.C.  
By: /s/Sanford J. Germaine  
Sanford J. Germaine  
4634 North 44th Street  
Phoenix, Arizona 85018  
(602) 953-5588  
(602) 953-5590 fax  
[sgermaine@germaine-law.com](mailto:sgermaine@germaine-law.com)  
Attorneys for Landlord

6/27, 6/30/25

RR-3942294#

**NOTICE OF SALE AT PUBLIC  
AUCTION**

The following-described personal  
property of DETROIT HAIR CARE  
LLC its tenant(s) or subtenant(s), will  
be sold by Landlord, NARAZONA  
CORPORATION, pursuant to A.R.S.  
§§ 33-361, 33-362 and 33-1023, or  
otherwise, at public auction to the highest  
bidder, at 10820 North 43rd Avenue,  
Suite 2, Glendale, Arizona 85304 on  
Tuesday, July 1, 2025 at 11:00 a.m.,  
and the proceeds will be applied to the  
payment of rent and other charges owing  
and due:

All goods, furniture, equipment, inventory,  
supplies and other personal property  
located at 10820 North 43rd Avenue,  
Suite 2, Glendale, Arizona 85304 that is  
moveable (i.e. not bolted, nailed, built-in,  
screwed in, wired, or plumbed into the  
walls, ceiling, or floor).

The sale shall be made for cash, payable  
at the time of sale, without any covenant  
or warranty, express or implied, regarding  
title, possession or encumbrances.  
DATED this 23rd day of June, 2025.

SANFORD J. GERMAINE, P.C.  
By: /s/Sanford J. Germaine  
Sanford J. Germaine  
4634 North 44th Street  
Phoenix, Arizona 85018  
(602) 953-5588  
(602) 953-5590 fax  
[sgermaine@germaine-law.com](mailto:sgermaine@germaine-law.com)  
Attorneys for Landlord

6/27, 6/30/25

RR-3942293#

**NOTICE OF SALE AT PUBLIC  
AUCTION**

The following-described personal  
property of ARIZONA INTEGRATED  
TELEPSYCHIATRY & TELEMEDICINE  
SERVICES LLC its tenant(s) or  
subtenant(s), will be sold by Landlord,  
INTERNATIONAL SHOPPING CENTER  
INVESTMENTS, L.L.C., pursuant to  
A.R.S. §§ 33-361, 33-362 and 33-1023,  
or otherwise, at public auction to the  
highest bidder, at 2735 East Main Street,  
Suites 2-4 and 8, Mesa, Arizona 85213  
on Tuesday, July 1, 2025 at 1:00 p.m.,  
and the proceeds will be applied to the  
payment of rent and other charges owing  
and due:

All goods, furniture, equipment, inventory,  
supplies and other personal property  
located at or formerly located at 2735  
East Main Street, Suites 2-4, 8 and  
9, Mesa, Arizona 85213 and formerly  
located at 2729 East Main Street, Suites  
101 and 102, Mesa, Arizona 85213 that  
is moveable (i.e. not bolted, nailed, built-  
in, screwed in, wired, or plumbed into the  
walls, ceiling, or floor).

The sale shall be made for cash, payable  
at the time of sale, without any covenant  
or warranty, express or implied, regarding  
title, possession or encumbrances.  
DATED this 23rd day of June, 2025.

SANFORD J. GERMAINE, P.C.  
By: /s/Sanford J. Germaine  
Sanford J. Germaine  
4634 North 44th Street  
Phoenix, Arizona 85018  
(602) 953-5588  
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[sgermaine@germaine-law.com](mailto:sgermaine@germaine-law.com)  
Attorneys for Landlord

6/27, 6/30/25

RR-3942291#

**NOTICE OF SALE OF MOBILE  
HOME**

NOTICE IS HEREBY GIVEN that the  
following item of personal property will be  
sold at public sale to the highest bidder,  
to satisfy a landlord's lien:  
Vehicle/Mobile Home ("Personal  
Property")

Make: FASHION MANOR  
Body Style: 10 X 56 MH  
Model Year: 1973

V I N : S 7 0 0 1 1 3 U  
VIN: S700113X  
Date and Time of Sale: 7/18/25 10:00:01  
AM

Location of Sale: Space No. B15  
BRIDGE WF II AZ DESERT  
VALLEY OASIS LLC DBA  
DESERT VALLEY OASIS  
9421 E MAIN STREET  
MESA, AZ 85207  
Name of landlord: BRIDGE WF II AZ  
DESERT VALLEY OASIS  
Amount of Claimed Lien: \$8,637.00 as of  
July 18, 2025

The Personal Property will be sold  
"as is," where is, with all faults and  
no warranties. No one may enter the

Vehicle/Mobile Home. Buyer purchases  
the Personal Property subject to any  
liens with priority over the Landlord's  
Lien and at their own risk. To bid, bidder  
must provide valid government-issued  
identification and must deposit with the  
auctioneer a \$5,000.00 cashier's check  
payable to the Landlord named above  
and sign and agree to the terms of sale.  
Terms of Sale will be provided upon  
request and/or at the sale. High bidder  
is responsible for space rent from and  
after date of sale and must either qualify  
to reside in the mobile home park in  
which the Personal Property is located  
and sign a Rental Agreement, or sign  
a storage agreement and pay monthly  
space rent to store the Personal Property  
in the park.

Date of Rental Agreement: July 23, 2010  
Name(s) of Tenant(s): MARK IVAN  
JACKSON

Said Personal Property is located at the  
address shown above as the Location  
of Sale. The above-described Personal  
Property shall be offered for sale  
pursuant to A.R.S. § 33-1023. Proceeds  
from the sale will be applied to costs of  
sale and to the Landlord's Lien, and any  
remaining money will be disposed of as  
provided in A.R.S. § 33-1023.

BRIDGE WF II AZ DESERT VALLEY  
OASIS LLC  
By: /s/legible  
Park Manager  
Dated: June 13, 2025  
6/20, 6/27/25

RR-3939857#

**TRUSTEE'S  
SALES**

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

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



**EQUAL HOUSING  
OPPORTUNITY**

File No. MACU v KFH Union Station LLC  
Notice Of Trustee Sale

For sale information, please contact:  
[www.mkconsultantsinc.com](http://www.mkconsultantsinc.com) or 877-440-  
4460 Recorded: 06/09/2025  
The following legally described trust property  
will be sold, pursuant to the power of sale  
under that certain Deed of Trust dated  
November 8, 2023 and recorded on  
November 9, 2023 in Instrument Number  
20230581355, in the records of Maricopa  
County, Arizona. NOTICE! IF YOU  
BELIEVE THERE IS A DEFENSE TO  
THE TRUSTEE SALE OR IF YOU HAVE  
AN OBJECTION TO THE TRUSTEE  
SALE, YOU MUST FILE AN ACTION  
AND OBTAIN A COURT ORDER  
PURSUANT TO RULE 65, ARIZONA  
RULES OF CIVIL PROCEDURE,  
STOPPING THE SALE NO LATER  
THAN 5:00 P.M. MOUNTAIN STANDARD  
TIME OF THE LAST BUSINESS DAY  
BEFORE THE SCHEDULED DATE OF  
THE SALE, OR YOU MAY HAVE  
WAIVED ANY DEFENSES OR  
OBJECTIONS TO THE SALE, UNLESS  
YOU OBTAIN AN ORDER, THE SALE  
WILL BE FINAL AND WILL OCCUR  
at public auction to the highest bidder,  
at the main entrance of the Superior Court  
Building, 201 West Jefferson, Phoenix,  
Arizona, on September 11, 2025, at the  
hour of 11:30 A.M. of said day: See



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Exhibit "A" attached hereto and by this reference is made a part hereof. Tax Parcel Numbers: 112-18-118R; 112-19-115A. Original Principal Balance: \$5,616,000.00 Purported street address: 401 W Harrison St Phoenix AZ 85003 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union, a federal credit union 9800 South Monroe Street Sandy, Utah 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: June 4, 2025 KFH Union Station LLC, an Arizona limited liability company Attn: James Aaron Klusman 3701 E. Camelback Road, Suite 180 Phoenix, Arizona 85016 KFH Union Station LLC, an Arizona limited liability company Attn: James Aaron Klusman 2710 E. Camelback Ste 180 Phoenix, Arizona 85016 KFH Union Station LLC an Arizona limited liability company 401 W Harrison St. Phoenix AZ 85003 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona ) County Of Maricopa ): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 Exhibit "A" Legal Description Parcel No. 1: A portion of the West half of Section 8, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Northwest corner of the Southwest quarter of said Section 8; Thence South 00 degrees 07 minutes 25 seconds West (bearings based on Warranty Deed dated September 22, 1989 to Southern Pacific Transportation Company from the Atchison Topeka and Santa Fe Railway Company, recorded October 20, 1972 in Docket 9770, Page 155, records of Maricopa County, Arizona) along the Westerly line of said Section 8, a distance of 99.43 feet; Thence South 89 degrees 50 minutes 00 seconds East, a distance of 73.00 feet to the Northwest corner of that certain 0.987 acre of a parcel of land described in said Warranty Deed and the True Point Of Beginning of the parcel of land herein described; Thence Easterly along the Northerly line of said 0.987 acre parcel of land the following 3 courses: Thence South 74 degrees 53 minutes 25 seconds East, a distance of 311.90 feet; Thence Easterly along the arc of a curve, tangent to the preceding course, concave Northerly and having a radius of 558.14 feet, through a central angle of 15 degrees 20 minutes 48 seconds, a distance of 149.50 feet; Thence North 89 degrees 45 minutes 47 seconds East, tangent to the preceding curve, a distance of 451.14 feet; Thence North 00 degrees 14 minutes 58 seconds East (leaving said Northerly line), a distance of 17.99 feet; Thence North 89 degrees 22 minutes 58 seconds East, a distance of 257.80 feet; Thence North 72 degrees 59 minutes 56 seconds East, a distance of 214.43 feet; Thence North 60 degrees 27 minutes 28 seconds East, a distance of 22.94 feet to a point in the Westerly line of Third Avenue (58.00 feet wide); Thence North 00 degrees 17 minutes 32 seconds West along the last said Westerly line, a distance of 94.77 feet to the Easterly prolongation of the Southerly line of Block 53 of the Original Townsite Of Phoenix, as said Block and Townsite are described in Deed recorded May 09, 1921 in Book 160 of Deeds, Page 265, records of Maricopa County, Arizona; Thence North 89 degrees 38 minutes 58 seconds West along said prolongation, a distance of 8.50 feet to the Southeast corner of Lot 2 of said Block 53; Thence North 00 degrees 03 minutes 18 seconds West along the Easterly line and also the Westerly line of Third Avenue (80.00 feet wide), a distance of 127.46 feet to the Northeast corner of said Lot 2; Thence South 89 degrees 55 minutes 32 seconds West along the Northerly line of Lots 2, 4, 6, 8, 10, 12 of said Block 53 and the Northerly line of Lots 2, 4, 6, 8, 10 and 12 of said Block 54, as said block is described in Deed recorded April 12, 1921 in Book

160 of Deeds, Page 63, records of Maricopa County, Arizona and its Westerly prolongation, a distance of 719.65 feet to a point in the centerline of Fifth Avenue (80.00 feet wide); Thence South 00 degrees 15 minutes 33 seconds East along said centerline and its Southerly prolongation, a distance of 132.13 feet to the centerline of Harrison Street (vacated) as described in City of Phoenix Ordinance No. 569, dated February 01, 1992; Thence North 89 degrees 38 minutes 58 seconds West along last said centerline, a distance of 695.20 feet to a point in a line parallel with and distance Easterly, 33.00 feet, measured at right angles from said Westerly line of said Section 8; Thence South 00 degrees 07 minutes 25 seconds East along said parallel line, a distance of 78.63 feet to a point in the Northwesterly prolongation of that certain course previously described above as having a bearing and distance of South 74 degrees 53 minutes 25 seconds East, 311.90 feet; Thence South 74 degrees 53 minutes 25 seconds East along said prolongation, a distance of 41.43 feet to the True Point Of Beginning; Except that portion as conveyed in Special Warranty Deed recorded January 22, 2002 in Document No. 2002-0064869, records of Maricopa County, Arizona, described as follows: Commencing at the Southwest corner of Lot 11 of Block 54, Original Townsite Of Phoenix, according to Book 2 of Maps, Page 51, records of Maricopa County, Arizona; Thence South 89 degrees 59 minutes 40 seconds West, a distance of 40.00 feet to the monument line of 5th Avenue; Thence South 00 degrees 01 minutes 36 seconds East, a distance of 25.41 feet along the monument line of 5th Avenue to the True Point Of Beginning; Thence North 89 degrees 59 minutes 40 seconds East, a distance of 40.00 feet; Thence South 00 degrees 01 minutes 36 seconds East, a distance of 49.50 feet; Thence North 89 degrees 45 minutes 28 seconds West, a distance of 42.00 feet; Thence South 00 degrees 01 minutes 36 seconds East, a distance of 11.66 feet; Thence South 89 degrees 58 minutes 22 seconds West, a distance of 38.00 feet; Thence North 00 degrees 01 minutes 36 seconds West, a distance of 60.99 feet; Thence North 89 degrees 59 minutes 40 seconds East, a distance of 40.00 feet to the True Point Of Beginning; and Excepting all railroad tract and railroad ties situated on the hereinabove described parcel of land; and Except all minerals contained in the above described land, including, without limiting the generality thereof, oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, lying not less than 500.00 feet below the surface thereof, and except the right for any purpose whatsoever to enter upon, into or through the surface of said land or any part thereof lying between said surface and 500.00 feet, measured vertically, below the contour of said surface. Parcel No. 2: Those parts of 4th and 5th Avenues in the Original Townsite Of Phoenix, according to Book 2 of Maps, Page 51, and Affidavit of Corrective Dedication recorded August 08, 2003 in Document No. 20031086430, records of Maricopa County, Arizona, described as follows: Part No. 1: That part of said 4th Avenue, lying South of a line which extends from the Northwest corner of Lot 12 of Block 53, to the Northeast corner of Lot 2 of Block 54, all in said Original Townsite Of Phoenix. Parcel No. 2: That part of said 5th Avenue, lying South of the line which extends from the Northwest corner of Lot 12 of Block 54, to the Northeast corner of Lot 2 of Block 55, all in said Original Townsite Of Phoenix; Except that portion as conveyed in Special Warranty Deed recorded January 22, 2002 in Document No. 2002-0064869, records of Maricopa County, Arizona, described as follows: Commencing at the Southwest corner of Lot 11 of Block 54, Original Townsite Of Phoenix, according to Book 2 of Maps, Page 51, and Affidavit of Corrective Dedication recorded August 08, 2003 in Document No. 20031086430, records of Maricopa County, Arizona; Thence South 89 degrees 59 minutes 40 seconds West, a distance of 40.00 feet to the monument line of 5th Avenue; Thence South 00 degrees 01 minutes 36 seconds East, a distance of 25.41 feet along the monument line of 5th Avenue to the True Point Of Beginning; Thence North 89 degrees 59 minutes 40 seconds East, a distance of 40.00 feet; Thence South 00 degrees 01 minutes 36 seconds East, a

distance of 49.50 feet; Thence North 89 degrees 45 minutes 28 seconds West, a distance of 42.00 feet; Thence South 00 degrees 01 minutes 36 seconds East, a distance of 11.66 feet; Thence South 89 degrees 58 minutes 22 seconds West, a distance of 38.00 feet; Thence North 00 degrees 01 minutes 36 seconds West, a distance of 60.99 feet; Thence North 89 degrees 59 minutes 40 seconds East, a distance of 40.00 feet to the True Point Of Beginning. 6/27, 7/2, 7/11, 7/18/25

RR-3941599#

File No. MACU v Abarca, David Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 06/09/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated August 4, 2023 and recorded on August 11, 2023 in Instrument Number 20230421661, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on September 9, 2025, at the hour of 11:30 A.M. of said day: Lot 40, Of Westwing Mountain Phase II Parcel 15, According To Book 693 Of Maps, Page 15, Records Of Maricopa County, Arizona. Tax Parcel Number: 201-39-365 8 Original Principal Balance: \$86,000.00 Purported street address: 27486 North 89th Drive Peoria, AZ 85383 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union 9800 S Monroe St. Sandy, UT 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: June 2, 2025 David Abarca and Suleyma Lopez 27486 North 89th Drive Peoria, AZ 85383 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 21 East Speedway Boulevard Tucson, Arizona 85705 (520) 792-0011 State Of Arizona ) County Of Maricopa ): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejeda Notary Public My Commission Expires: 10/6/2028 6/27, 7/2, 7/11, 7/18/25

RR-3941599#

Toone v S Mountain Acre.2 Notice of Trustee's Sale Recorded: 05/22/2025 Loan #: South Mountain Acre The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/14/2024 and recorded on 6/18/2024 as Instrument # 20240324016, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on

9/2/2025 at 11:30 AM of said day: See Attached Exhibit "A" Legal Description According To The Deed Of Trust Or Upon Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. Section 33-808(C): Street address or identifiable location: 8309 S. Dysart Rd. Goodyear, AZ 85338 A.P.N.: 400-01-008N, 506-43-114Q, 506-43-114T Original Principal Balance: \$32,000.00 Name and address of original trustor: (as shown on the Deed of Trust) South Mountain Acre, LLC, an Arizona limited liability company and Richards Development LLC, an Arizona limited liability company PO Box 42117 Phoenix, Arizona 85080 Name and address of beneficiary: (as of recording of Notice of Sale) Michael J. Toone and Carol H. Toone, Trustees of the Michael J. and Carol H. Toone Revocable Living Trust (Dated 04/14/1999) 817 N. York Mesa, AZ 85213 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona Department of Real Estate, Real Estate Broker as required by ARS Section 33-803, Subsection A(3). Name of Trustee's Regulator: Arizona Department of Real Estate Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions 1 W. Deer Valley Road, Suite 103 Phoenix, Arizona 85027 623-434-5560 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 20th day of May, 2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an Arizona Corporation /s/ By: Randy S. Newman, Designated Broker Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State Of California ) ss County of San Diego ) On this 20 day of May, 2025 before me, Notary Public, personally appeared Randy S. Newman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Kimberly Alise Lokey Notary Public My Commission Expires: 5/20/28 Exhibit "A" Parcel No. 1: APN: 400-01-008N A Portion Of The Northwest Quarter Of Section 2, Township 1 South, Range 1 West Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona More Particularly Described As Follows: Beginning At The Southwest Corner Of Said Northwest Quarter; Thence South 89 Degrees 47 Minutes 02 Seconds East Along The South Line Of Said Northwest Quarter, A Distance Of 145.00 Feet To The True Point Of Beginning; Thence North 0 Degrees 02 Minutes 20 Seconds West, A Distance Of 235.46 Feet; Thence South 89 Degrees 47 Minutes 02 Seconds East, A Distance Of 185.00 Feet To A Point On The East Line Of The West 330, 00 Feet Of Said Northwest Quarter; Thence South 00 Degrees 02 Minutes East Along Said Line, A Distance Of 235.56 Feet To The Southeast Corner Of Said West 330.00 Feet; Thence North 89 Degrees 47 Minutes 02 Seconds West Along The South Line Of Said Northwest Quarter, A Distance Of 185.00 Feet To The True Point Of Beginning. Parcel No. 2: A Well Site Easement Over The Following Described Parcel: Beginning At The Southwest Corner Of Said Northwest Quarter; Thence North 0 Degrees 02 Minutes 20 Seconds West Along The West Line Of Said Northwest Quarter, A Distance Of 300.42 Feet; Thence South 89 Degrees 47 Minutes 02 Seconds East, A Distance Of 120.00 Feet To The True Point Of Beginning Of The Herein Described Easement; Thence North 0 Degrees 02 Minutes 20 Seconds West, A Distance Of 30.00 Feet; Thence South 89 Degrees 47 Minutes 02 Seconds East, A Distance Of 25.00 Feet; Thence South 0 Degrees 02 Minutes 20 Seconds East, A Distance Of 17.38 Feet; Thence South 38 Degrees 17 Minutes 41 Seconds West, A Distance Of 16.06 Feet; Thence North 89 Degrees 47 Minutes 02 Seconds West, A Distance Of 15.00 Feet To The True Point Of Beginning. Parcel No. 3: An Easement For Ingress, Egress And Utilities Over The Following Described Property: A Portion Of The Northwest Quarter Of Section 2, Township 1 South, Range 1 West Of The

Gila And Salt River Base And Meridian, Maricopa County, Arizona, More Particularly Described As Follows: Beginning At The Southwest Corner Of Said Northwest Quarter; Thence North 0 Degrees 02 Minutes 20 Seconds West Along The West Line Of Said Northwest Quarter, A Distance Of 300.42 Feet; Thence South 89 Degrees 47 Minutes 02 Seconds East, A Distance Of 24.00 Feet; Thence South 0 Degrees 02 Minutes 20 Seconds East, A Distance Of 60.68 Feet To A Point Of A Curve, Concave Northeasterly, Having A Radius Of 20.00 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of 99 Degrees 44 Minutes 01 Seconds, An Arc Length Of 34.83 Feet; Thence North 80 Degrees 11 Minutes 39 Second East, A Distance Of 72.04 Feet To A Point Of A Curve, Concave Northwesterly, Having A Radius Of 20.00 Feet; Thence Northeasterly Along The Arc Of Said Curve, Through A Central Angle Of 80 Degrees 13 Minutes 59 Seconds, Arc Length Of 28.01 Feet; Thence North 0 Degrees 02 Minutes 20 Seconds West, A Distance Of 47.97 Feet; Thence North 38 Degrees 27 Minutes 41 Seconds East, A Distance Of 84.53 Feet; Thence North 20 Degrees 05 Minutes 48 Seconds East, A Distance Of 110.71 Feet; Thence South 89 Degrees 47 Minutes 02 Seconds East, A Distance Of 21.27 Feet; Thence South 20 Degrees 05 Minutes 48 Second West, A Distance Of 121.18 Feet; Thence South 38 Degrees 27 Minutes 41 Seconds East, A Distance Of 80.78 Feet; Thence South 0 Degrees 02 Minutes 20 Seconds East, A Distance Of 17.57 Feet To A Point Of A Curve, Concave Easterly, Having A Radius Of 35 Feet; Thence Southerly Along The Arc Of Said Curve, Through A Central Angle 31 Degrees 00 Degrees 10, An Arc Length Of 18.94 Feet To A Point Of Reverse Curvature, Concave Northwesterly, Having A Radius Of 35.00 Feet; Thence Southeasterly, Southerly And Southwesterly Along The Arc Of Said Curve, Through A Central Angle Of 142 Degrees 14 Minutes 14 Seconds, An Arc Length Of 66.89 Feet To A Point Of Reverse Curvature, Concave Southerly, Having A Radius Of 35.00 Feet; Thence Westerly Along The Arc Of Said Curve, Through A Central Angle Of 31 Degrees 00 Minutes 05 Seconds, An Arc Length Of 18.94 Feet; Thence South 80 Degrees 11 Minutes 39 Seconds West, A Distance Of 58.96 Feet To A Point Of A Curve, Concave Southeasterly, Having A Radius Of 20.00 Feet; Thence Southwesterly Along The Arc Of Said Curve, Through A Central Angle Of 80 Degrees 13 Minutes 59 Seconds, An Arc Length Of 28.01 Feet; Thence South 0 Degrees 02 Minutes 20 Seconds East, A Distance Of 178.86 Feet To A Point On The South Line Of The Northwest Quarter Of Said Section 2; Thence North 89 Degrees 47 Minutes 02 Seconds West Along Said South Line, A Distance Of 24.00 Feet To The Point Of Beginning. Except Any Portion Lying Within Parcel No. 1 Above. Parcel No. 4: APN: 506-43-114Q A Portion Of Parcel No. 2 As Shown In Book 1395 Of Survey Maps, Page 9, Maricopa County Recorder's Office (M.C.R.), Situate In A Portion Of The Southwest Quarter Of Section 33, Township 1 North, Range 6 West Of The Gila And Salt River Meridian, Maricopa County, Arizona, More Particularly Described As Follows: Commencing At The West Quarter Corner Of Said Section 33, Marked By A GLO Brass Cap, Also Being The Northwest Corner Of Lot 130 Of Horseshoe Trail Phase II, As Shown In Book 423 Of Plat Maps, Page 2, M.C.R., From Which The Northwest Corner Of Said Section, Marked By A GLO Brass Cap, Bears North 00 Degrees 30 Minutes 21 Seconds East (Basis Of Bearing), A Distance Of 2,641.88 Feet; Thence Along North Line Of Said Lot 130, South 89°23'26" East, A Distance Of 330.43 Feet, To The Northwest Corner Of Said Parcel No. 2; Thence Continuing Along Said Line, South 89°29'26" East, A Distance Of 330.30 Feet, To The Northeast Corner Of Said Parcel; Thence Along The East Line, South 00°29'20" West, A Distance Of 443.65 Feet, To The Point Of Beginning (P.O.B.); Thence Continuing South 00°29'20" West, A Distance Of 138.52 Feet; Thence North 89°29'05" West, A Distance Of 330.34 Feet; Thence North 00°29'36" East, A Distance Of 138.40 Feet; Thence South 89°30'24" East, A Distance Of 330.33 Feet, To The Point Of Beginning. Together With An Easement Parallel To

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

And 20.00 Feet East Of The West Property Line For Ingress/Egress Access And Utilities Easement. Parcel No. 5: APN: 506-43-114T A Portion Of Parcel No. 2 As Shown In Book 1395 Of Survey Maps, Page 9, Maricopa County Records Office (M.C.R.), Situate In A Portion Of The Southwest Quarter Of Section 33, Township 1 North, Range 6 West Of The Gila And Salt River Meridian, Maricopa County, Arizona, More Particularly Described As Follows; Commencing At The West Quarter Corner Of Said Section 33, Marked By A GLO Brass Cap, Also Being The Northwest Corner Of Lot 130 Of Horseshoe Trail Phase II, As Shown In Book 423 Of Plat Maps, Page 2, M.C.R., From Which The Northwest Corner Of Said Section, Marked By A GLO Brass Cap, Bears North 00 Degrees 30 Minutes 21 Seconds East (Basis Of Bearing), A Distance Of 2,641.88 Feet; Thence Along North Line Of Said Lot 130, South 89°29'26" East, A Distance Of 330.43 Feet, To The Northwest Corner Of Said Parcel No. 2; Thence Continuing Along Said Line, South 89°29'26" East, A Distance Of 330.30 Feet, To The Northeast Corner Of Said Parcel; Thence Along The East Line, South 00°29'20" West, A Distance Of 582.17 Feet, To The Point Of Beginning (P.O.B.); Thence Continuing South 00°29'20" West, A Distance Of 263.72 Feet; Thence North 89°29'03" West, A Distance Of 330.36 Feet, Thence North 00°29'36" East, A Distance Of 263.71 Feet; Thence South 89°29'05" East, A Distance Of 330.34 Feet, To The Point Of Beginning. Together With An Easement Parallel To And 20.00 Feet East Of The West Property Line For Ingress/Egress Access And Utilities Easement.  
6/20, 6/27, 7/2, 7/11/25

**RR-3939062#**

TS#: 2250430052  
Notice Of Trustee's Sale  
Recorded: 08/05/2025 Loan #: 3840 N 43rd Ave Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/11/2024 and recorded on 6/27/2024 as Instrument # 20240345182, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 9/4/2025 at 10:00 AM of said day; See legal description, attached hereto and made a part thereof. Street address or identifiable location: 3840 N 43rd Ave Apt 38, Phoenix, AZ 85031 A.P.N.: 107-22-096 Original Principal Balance: \$127,500.00 Name and address of original trustor: (as shown on the Deed of Trust) Capital Tristate, LLC, An Arizona limited liability company 39270 Paseo Padre Pkwy Fremont, CA 94538 Name and address of beneficiary: (as of recording of Notice of Sale) LLH Development and Real Estate, LLC, an Arizona Limited Liability Company 7137 E. Rancho Vista Dr., Ste B05 Scottsdale, AZ 85251 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 6/5/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona/ss County of Maricopa On 6/5/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within

instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Unit 38, Building 5, Of El Semo, According To The Declaration Of Horizontal Property Regime Recorded May 02, 2000 As 2000-0331898, Of Official Records And Per Map Recorded May 10, 1982 As Book 241 Of Maps, Page45, The Office Of The County Recorder Of Maricopa County, Arizona. Together With A Proportionate Interest In And To The Common Areas, As Set Forth In Said Declaration Of Horizontal Property Regime And As Shown On Said Plat. Except That Part Of El Semo, According To Book 241 Of Maps, Page 45. Records Of Maricopa County, Arizona, In The Northeast Quarter Of Section 28, Township 2 North, Range 2 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Lying East Of The Line Described As Follows; Commencing At The Northeast Corner Of Sa Id Northeast Quarter; Thence South Along The East Line Thereof A Distance Of 52.2.18 Feet To An Orthogonal Line Designated Herein As Line "A"; Thence South Along Said East Line A Distance Of 400.00 Feet To An Orthogonal Line Designated Herein As Line "B"; Thence South Along Said East Line A Distance Of 199.83 Feet; Thence West A Distance Of 40 Feet To The Point Of Beginning; Thence Northerly To The Intersection Of Said Line "B" With The West Line Of The East 45 Feet Of Said Northeast Quarter; Thence Northerly To The Intersection Of Said Line "A" With The West Line Of The East 60 Feet Of Said Northeast Quarter And The Terminus; Together With That Part Described As Follows: Beginning At The Intersection Of The Above Described Line With The South Right Of Way Line Of Indianola Avenue; Thence Westerly Along Said South Rightofwaylinea distance Of 7 Feet; Thence Southeasterly To A Point In Said Described Line Which Is 7 Feet Southerly From The Point Of Beginning; Thence To The Point Of Beginning. Except From The Whole Herein, Those Portions Lying Within Dedicated Street And Alley Right Of Way As Condemned To The City Of Phoenix, A Municipal Corporation In Instrument Recorded February 24, 1989 In Document No. 89- 084420, Of Official Records.  
6/20, 6/27, 7/2, 7/11/25

**RR-3939061#**

Trustee Sale No. 34183-058  
Notice Of Trustee's Sale  
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Samira Soleey Uriarte Zamudio and Efraim Uriarte Cuen and recorded on 08/20/2024 at Instrument No. 2024-0442930, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 3919 W. Sheridan St, Phoenix, AZ 85009 Tax parcel number: 108-29-126 Original principal balance: \$220,500.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Samira Soleey Uriarte Zamudio Efraim Uriarte Cuen 9125 W. Miami St, Tolleson, AZ 85353 Name and address of Successor Trustee: Casey

S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona ) ) ss. County of Maricopa ) This instrument was acknowledged before me this 23rd day of May, 2025 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 126, of Encanto Village, as per Map recorded in Book 78, page 1, of Maps, in the Office of the County Recorder of Maricopa County, Arizona. APN: 108-29-126  
6/20, 6/27, 7/2, 7/11/25

**RR-3939060#**

Trustee Sale No. 34183-057  
Notice Of Trustee's Sale  
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 05/03/2022 at Instrument No. 2022-0385291, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 7702 E. Thomas Road, Scottsdale, AZ 85251 Tax parcel number: 130-30-012 Original principal balance: \$693,750.00 Name and address of Beneficiary: BFSR4, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 7702 E. Davenport Drive Scottsdale, AZ 85260 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona ) ) ss. County of Maricopa ) This instrument was acknowledged before me this 23rd day of May, 2025 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained

will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 12, Cavalier Vista Unit One, according to Book 66 of Maps, Page 48, records of Maricopa County, Arizona. APN: 130-30-012  
6/20, 6/27, 7/2, 7/11/25

**RR-3939059#**

Trustee Sale No. 34183-056  
Notice Of Trustee's Sale  
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 04/01/2022 at Instrument No. 2022-0295431, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 8707 E. Oak St, Scottsdale, AZ 85257 Tax parcel number: 131-48-005 Original principal balance: \$764,100.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 20311 E. Stonecrest Drive Queen Creek, AZ 85142 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona ) ) ss. County of Maricopa ) This instrument was acknowledged before me this 23rd day of May, 2025 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained

will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 2206, of Scottsdale Estates Twelve, according to Book 91 of Maps, Page 22, records of Maricopa County, Arizona. APN: 131-48-005  
6/20, 6/27, 7/2, 7/11/25

**RR-3939057#**

Trustee Sale No. 34183-055  
Notice Of Trustee's Sale  
Recorded: 05/27/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 203rd Enterprises, LLC and recorded on 03/25/2022 at Instrument No. 2022-0270987, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on August 28, 2025 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 8602 N. 56th Dr., Glendale, AZ 85302 Tax parcel number: 148-19-231 Original principal balance: \$405,000.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 203rd Enterprises, LLC 20311 E. Stonecrest Drive Queen Creek, AZ 85142 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona ) ) ss. County of Maricopa ) This instrument was acknowledged before me this 23rd day of May, 2025 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 230, of Pace West, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 143 of Maps, Page 5. APN: 148-19-231 6/20, 6/27, 7/2, 7/11/25

**RR-3939056#**

TS#: Toone V Nguyen  
Notice of Trustee's Sale  
Recorded: 05/21/2025 Loan #: Nguyen  
The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/22/2021 and recorded on 12/22/2021 as Instrument # 20211358189, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/02/2025 at 11:30 AM of said day. Lot 114, Chris Gilligan's Cox Villa Unit 2, according to Book 71 of Maps, page 47, records of Maricopa County, Arizona. According To The Deed Of Trust Or Upon Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. Section 33-808(C): Street address or identifiable location: 5201 N. 11th Ave, Phoenix, AZ 85013 A.P.N.: 156-43-120 Original Principal Balance: \$448,500.00 Name and address of original trustor: (as shown on the Deed of Trust) Danny Nguyen, Trustee of the Arcana Trust dated March 15, 2021 4400 N. Scottsdale Rd., Ste. 9-918 Scottsdale, Arizona 85251 Name and address of current trustor: Matthew Phi LLC, an Arizona limited liability company 4400 N. Scottsdale Rd., Ste. 9-918 Scottsdale, AZ 85251 Name and address of beneficiary: (as of recording of Notice of Sale) Michael J. Toone and Carol H. Toone 817 N. York Circle Mesa, AZ 85213 The successor trustee herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona Department of Real Estate, Real Estate Broker as required by ARS Section 33-803, Subsection A(3). Name of Trustee's Regulator: Arizona Department of Real Estate Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions 1 W. Deer Valley Road, Suite 103 Phoenix, Arizona 85027 623-434-5560 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 19th day of May, 2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an Arizona Corporation /s/ By: Randy S. Newman, Designated Broker Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of California ) ss County of San Diego ) On this 19 day of May, 2025 before me, Notary Public, personally appeared Randy S. Newman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Kimberly Alise Lokey Notary Public My Commission Expires: 5/20/28 6/20, 6/27, 7/2, 7/11/25

**RR-3939055#**

NOTICE OF TRUSTEE'S SALE Title No. 250238321 Trustee's Sale No. 183521 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 03/14/2023 in Instrument No. 20230126860, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 09/09/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 1002, of SUN GROVES PARCELS 13, 14, 15 AND 16, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 624 of Maps, page 23 and Affidavit of Correction recorded as 2004-055648 PURPORTED STREET ADDRESS: 4081 East Firestone Dr, Chandler, AZ 85249 TAX PARCEL NUMBER(S): 313-09-803 0 ORIGINAL PRINCIPAL BALANCE: \$691,000.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC 1100 Wehrle Dr Williamsville, New York 14221-7748 Name and Address of Original Trustor: Thomas Richburg and Rose T. Richburg, Husband and Wife, as Joint Tenants with Right of Survivorship, Not as tenants in common and not as community property, but as joint tenants with right of Survivorship 4081 East Firestone Drive Chandler, AZ 85249 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 6/4/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. A-4845101 06/13/2025, 06/20/2025, 06/27/2025, 07/04/2025 6/13, 6/20, 6/27, 7/7/25

**RR-3935047#**

NOTICE OF TRUSTEE'S SALE Title No. 2644050AZD Trustee's Sale No. 184463 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/11/2023 in Instrument No. 20230360969, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 09/11/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 132, of VICTORY AT AMBERLEA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 380 of Maps, page 18 PURPORTED STREET ADDRESS: 2233 N 87th Dr, Phoenix, AZ 85037 TAX PARCEL NUMBER(S): 102-87-867 ORIGINAL PRINCIPAL BALANCE: \$292,500.00 Name and Address of Beneficiary: CrossCountry Mortgage, LLC 8950 Cypress Waters Blvd, Coppell, TX 75019 Name and Address of Original Trustor: ALEJANDRINA VELASCO, A SINGLE WOMAN 10004 W Payson Rd, Tolleson, AZ 85353 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and die unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/4/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. 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-FN4845104 06/13/2025, 06/20/2025, 06/27/2025, 07/02/2025 6/13, 6/20, 6/27, 7/2/25

**RR-3935046#**

Notice Of Trustee's Sale  
Recorded: 05/02/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated January 3, 2020 and recorded January 3, 2020 at Recording No. 20200030662 in the Office of the County Recorder of Pima County, Arizona. NOTICE! IF YOU

BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the offices of Slutes, Sakrison & Rogers, P.C., Attorneys at Law, located at 4801 E. Broadway, Suite 301, Tucson, Arizona 85711 on August 7, 2025 at the hour of 11:00 o'clock a.m. of said day. A \$10,000.00 deposit in the form of a cashier's check payable to the Trustee is a bidding requirement. Purported Street Address of Property: 1435 S. 10th Avenue, Tucson, Arizona 85713 and 1455 S. 10th Avenue, Tucson, Arizona 85713 Legal Description of Property: See Exhibit A attached hereto and incorporated herein as though set forth word for word. Tax Parcel Code(s): 118-20-079C and 118-20-079D Statement(s) of Breach: Attached hereto as Exhibit B Original Principal Balance: \$436,000.00 Name and Address of Beneficiary: Michael G. Jacobs, 4510 W. Camino Pintoresco, Tucson, Arizona 85745 Name and Address of Trustor(s): AZ. Cactus & Tree Service, L.L.C. c/o Patricia Patton, 1209 S. 11th Avenue, Tucson, Arizona 85713 Name, Address and Telephone Number of Trustee: James M. Sakrison, Attorney at Law, 4801 E. Broadway, Suite 301, Tucson, Arizona 85711, Phone (520) 624-6691, or Paulette Francen, Legal Assistant, Phone (520) 289-8408. Signature of Trustee: /s/ James M. Sakrison Manner of Trustee Qualification: Member of and regulated by the State Bar of Arizona. State Of Arizona ) ss. County Of Pima ) The foregoing instrument was acknowledged before me this 1st Day of May, 2025 by James M. Sakrison in his capacity as Trustee, having full authority so to do, /s/ Paulette Francen Notary Public Notarial Seal/Expiration: 11/1/2027 Exhibit ID(A): Legal Description For APN/Parcel ID(s): 118-20-079C and 118-20-079D The Land Referred To Herein Below Is Situated In The County Of Pima, State Of Arizona And Is Described As Follows: Parcel I: A portion of that land described by Docket 6167, page 1128, being a part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona and further described as follows: Commencing at the Northwest corner of said Docket 6167, page 1128 and being the True Point of Beginning; Thence North 89 degrees 35 minutes 24 seconds East along the North property line, a distance of 135.63 feet; Thence South 65 degrees 44 minutes 31 seconds East, a distance of 22.28 feet to a point on the West line of that subdivision described as Barrio Ochoa and recorded in Book 62 of Maps, page 59, Pima County, Arizona; Thence South 00 degrees 18 minutes 53 seconds East, along said West line of Barrio Ochoa, a distance of 134.69 feet; Thence South 89 degrees 40 minutes 52 seconds West, a distance of 155.85 feet to a point on the West line of said Docket 6167, page 1128; Thence North 00 degrees 20 minutes 12 seconds West, a distance of 143.74 feet to the True Point of Beginning. Parcel II: A portion of that land described by Docket 6167, page 1128, being a part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona and further described as follows: Commencing at the Northwest corner of said Docket 6167, page 1128; Thence South 00 degrees 29 minutes 12 seconds East, along the West line of said Docket, a distance of 143.74 feet to the True Point of Beginning; Thence North 89 degrees 40 minutes 52 seconds East, a distance of 155.85 feet to a point on the West line of that subdivision described as Barrio Ochoa and recorded in Book 62 of Maps, page 59, Pima County, Arizona; Thence South 00 degrees 18 minutes 53 seconds East, along said West line of Barrio Ochoa, a distance of 141.41 feet to the Southeast corner of said Docket 6167 at page 1128; Thence North 89 degrees 40 minutes

52 seconds West, a distance of 155.79 feet measured, 155.90 feet record to, to the Southwest boundary corner; Thence North 00 degrees 20 minutes 12 seconds West, along the West line, a distance of 141.41 feet to the True Point of Beginning. Statement Of Breach Or Non-Performance The following described breach or non-performance of the Deed Of Trust, or of the Contracts secured thereby, referred to in the attached Notice Of Trustee's Sale has occurred: Failure to pay the monthly installments commencing with the payment due December 3, 2024, accrued and current late charges, delinquent property and/or insurance premiums, and all subsequent payments and charges thereto. The Beneficiary in said Deed of Trust has elected to sell or cause to be sold, the property described in said Notice Of Trustee's Sale under said Deed Of Trust. Should any person or entity having an interest in the property which is described in the Notice of Trustee's Sale attached hereto, or which is subordinate in priority to the Deed of Trust mentioned in the Notice of Trustee's Sale, then that person or entity is hereby advised that said interest may be subject to being terminated by the Trustee's Sale. The Beneficiary of said Deed of Trust has elected to sell or cause to be sold the property described in said Deed of Trust at a trustee's sale in compliance with A.R.S. 33-801, et seq. If for any reason there should be a delay in payment of fees and costs after the sale has been made, thus delaying recordation of the aforesaid Deed of Trust, the Beneficiary herein agreed to fully indemnify, save and hold harmless the Trustee from any liability which may arise from physical or material damage to the property during the intervening period. Dated this 30th Day of April, 2025. /s/ James M. Sakrison, Trustee State of Arizona ) ss. County Of Pima ) The foregoing Statement Of Breach Or Non-Performance was acknowledged before me this 30th Day of April, 2025 by James M. Sakrison in his capacity as Trustee, under the Deed of Trust recorded on January 3, 2020 at Recording No. 20200030662. /s/ Paulette Francen Notary Public Notarial Seal/Expiration: 11/1/2027 6/6, 6/13, 6/20, 6/27/25

**RR-3933476#**

TS#: 2250522068  
Notice of Trustee's Sale  
Recorded: 05/22/2025 Loan #: 4425 N. Arcadia Ln Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/11/2023 and recorded on 12/14/2023 as Instrument # 20230637984, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 8/21/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 4425 N. Arcadia Ln, Phoenix, AZ 85018 A.P.N.: 172-30-016 Original Principal Balance: \$3,100,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Arcadia LN, LLC, an Arizona limited liability company 19475 N. Grayhawk Dr. Unit #1164 Scottsdale, Arizona 85255 Name and address of beneficiary: (as of recording of Notice of Sale) GIG Arcadia Lane Holdings, LLC, an Arizona limited liability company as to an undivided 100.00% beneficial interest c/o Colonial Capital, LLC 4222 E. Thomas Road, Suite 370 Phoenix, AZ 85018 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

https://mkconsultantsinc.com Dated: 5/22/2025 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiaki, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona/ss County of Maricopa) On 5/22/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiaki, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 16, of Arcadia Manors, according to Book 36 of Maps, Page 48, Records of Maricopa County, Arizona.  
6/6, 6/13, 6/20, 6/27/25

RR-3933381#

File No. 6503-TS  
Notice Of Trustee's Sale  
Recorded: 05/15/2025 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated June 5, 2003, and recorded on June 18, 2003, in Docket 12074, at Page 3367, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on August 21, 2025, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof Property Address: 5315 South Marsteller Road Tucson, Arizona 85735 Tax Parcel Number: 209-05-010V Original Principal Balance: \$37,400.00 Original Trustor: Claro T. Poblete and Dolores M. Poblete 3346 S. San Joaquin Rd. Tucson, AZ 85735 Current Trustor: Rosa Elvia Corrales-Rabago Cordova 1741 E. Minorka Street Tucson, AZ 85706 Current Beneficiary: Jack Goretski 26600 S. Canoas Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 15th day of May, 2025. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar State of Arizona ) ss. County of Pima ) The foregoing instrument was acknowledged before me this 15th day of May, 2025, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: Parcel A according to Survey recorded in Book 26 of Surveys, Page 83, Records of Pima County, Arizona, being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona. Parcel 2: An easement for ingress, egress, and utilities (public and/ or private) over that portion of property described in Instrument recorded in Docket 11273, at Page 107 and being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows: Commencing

at the West quarter corner of said Section 4; Thence South 86 degrees 01 minutes 50 seconds East (South 85 degrees 59 minutes 39 seconds East, Record), a distance of 748.07 feet to the Northwest corner of property described in Instrument recorded in Docket 11273, at Page 107, being a 5/8 inch rebar with registration tag number RLS 26932; Thence South 00 degrees 11 minutes 57 seconds West, along the West line of said "Recorded Parcel," a distance of 540.74 feet to the True Point Of Beginning; Thence North 89 degrees 34 minutes 34 seconds East, a distance of 1285.47 feet to a point on the East line of said "Recorded Parcel;" Thence South 01 degrees 44 minutes 40 seconds West, along said East line, a distance of 45.03 feet to a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence South 89 degrees 34 minutes 34 seconds West, a distance of 1284.26 feet to a point on the West line of said "Recorded Parcel," marked by a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence North 00 degrees 11 minutes 57 seconds East, along said West line, a distance of 45.00 feet to the True Point Of Beginning. Parcel 3: An easement for well site purposes over that portion of property described in Instrument recorded in Docket 11273, at Page 107 and being a portion of Lots 21 and 24 as shown on map of Tucson West, recorded in Book 2 of Record of Surveys, at Page 80 and located in Section 4, Township 15 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows: Commencing at the West quarter corner of said Section 4; Thence South 86 degrees 01 minutes 50 seconds East (South 85 degrees 59 minutes 39 seconds East, Record), a distance of 1430.07 feet to the Northwest corner of said Lot 24, marked by a 1/2 inch diameter rebar with a plastic cap; Thence North 84 degrees 57 minutes 49 seconds East, along the North line of said Lot 24, a distance of 622.00 feet to the Northeast corner of "Recorded Parcel," marked by a 1/2 inch diameter rebar with registration tag number RLS 26932; Thence South 01 degrees 44 minutes 40 seconds West, along the East line of said "Recorded Parcel," a distance of 488.87 feet to the True Point Of Beginning; Thence South 01 degrees 44 minutes 40 seconds West, along the East line of said "Recorded Parcel," a distance of 50.00 feet; Thence South 89 degrees 34 minutes 34 seconds West, a distance of 50.00 feet; Thence North 01 degrees 44 minutes 40 seconds East, a distance of 50.00 feet; Thence North 89 degrees 34 minutes 34 seconds East, a distance of 50.00 feet to the True Point Of Beginning.  
6/6, 6/13, 6/20, 6/27/25

RR-3933380#

TS 25-077 L. 12880  
Notice Of Trustee's Sale  
Recorded: 04/23/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona 06/07/2021 in Maricopa County, Arizona Recorder's Number 20210628396. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 24, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: The East Half Of Lot 26, Del Rey, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, In Book 14 Of Maps, Page 5, Except The North 123.06 Feet Thereof. According To The Deed Of

Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: No Hassle Cash Sale Az LLC, an Arizona Limited Liability company, 67 E Weldon Ave, suite 130 Phoenix AZ 85012 Original Principal Balance: \$335,000.00 Tax Parcel Number: 121-78-014-B Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 2524 E Willetta St, Phoenix AZ 85008 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-23-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-23-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028  
6/6, 6/13, 6/20, 6/27/25

RR-3933379#

TS 25-062  
Notice Of Trustee's Sale  
Recorded: 04/08/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 12-30-2024 in Maricopa County, Arizona Recorder's Number 20240695178. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA ON JULY 9, 2025 AT 11:00 AM ARIZONA TIME. Property in Maricopa County, State of Arizona, described as: According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Israel Uriarte Angulo, a single man, 4523 N 27th Dr. Phoenix, AZ 85017. Original Principal Balance: \$194,850.00 Tax Parcel Number: 154-11-071 Beneficiary: Dayspring Bank, Make Payments Payable To: Southwest Capital, LLC 3303 E Baseline Rd in 19, Gilbert, AZ 85234 Identifiable Location: 4523 N 27th Dr. Phoenix, AZ 85017. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-8-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-8-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Makenzie Potter Notary Public My Commission Expires December 7, 2025 Exhibit A Legal Description of the Property Lot 8, Block 3, Of Northwest Village Unit One, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 54 Of Maps, Page 35.  
6/6, 6/13, 6/20, 6/27/25

RR-3933378#

TS 25-078 L. 12391  
Notice Of Trustee's Sale  
Recorded: 04/23/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona,

05/03/2021 in Maricopa County, Arizona Recorder's Number 20210494973. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 24, 2025. Property in Maricopa County, State of Arizona, described as: Lot 5922, Maryvale Terrace No. 18, According to Book 79 Of Maps, Page 18. Records Of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Rebecca E. Hanna, a single woman, Am Hang 28 87752 Holzgunz, Germany Original Principal Balance: \$210,000.00 Tax Parcel Number: 144-61-115 Beneficiary: Capital Fund REIT LLC, an Arizona limited liability company, 14555 N Scottsdale Rd Ste 200, Scottsdale, AZ 85254. Identifiable Location: 5009 N 63rd Ave, Glendale AZ 85301 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-23-2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 4-23-2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires: November 17, 2028  
6/6, 6/13, 6/20, 6/27/25

RR-3933377#

NOTICE OF TRUSTEE'S SALE STATE OF ARIZONA County of Maricopa "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." Trustee Sale No: 331162 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated May 9, 2022 and recorded on May 13, 2022, in instrument 20220417257 in the records of Maricopa County, Arizona. The sale will be a public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 in Maricopa County, Arizona, on Wednesday, July 30, 2025, at 10:00 AM on said day. Legal description: LOT 19, ESTATES AT MARSHALL RANCH, ACCORDING TO BOOK 332 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA The street address is purported to be: 12315 North 53rd Drive Glendale, AZ 85304 Tax Parcel Number: 200-39-182 Original Principal Balance: \$445,000.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Sanaa Kuryakoos 12315

North 53rd Drive Glendale, AZ 85304 Jaill Kuryakoos (Pro Forma) 12315 North 53rd Drive Glendale, AZ 85304 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED this 16th day of April, 2025. SIGNATURE TRUSTEE Attorney Richard E. Anderson Member the State Bar of Arizona A-4844690 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025  
6/6, 6/13, 6/20, 6/27/25

RR-3933345#

TS#: 136208-AZ Order #: 250271997-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/1/2021 and recorded on 10/1/2021, as Instrument No. 20211065550, the subject Deed of Trust was modified by Loan Modification recorded on 3/24/2025 as Instrument 20250158101 in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 1, OF TRAILS WEST UNIT THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 99 OF MAPS, PAGE 27. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 130-33-087 STREET ADDRESS OR IDENTIFIABLE LOCATION: 8143 E MONTEREY WAY SCOTTSDALE, AZ 85251 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/4/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: TARI MICHELLE MOCK AND TORI MELISSA MOCK 8143 E MONTEREY WAY SCOTTSDALE, AZ 85251 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$548,250.00 CURRENT BENEFICIARY: Nationstar Mortgage LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/27/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California ss. County of San Diego) On May 27, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/6, 6/13, 6/20, 6/27/25

RR-3933043#

NOTICE OF TRUSTEE'S SALE Title No. DEF-672599 Trustee's Sale No. 184147 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/26/2007 in Instrument No. 20070845550, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 09/11/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: Lot 153, Paradise Village Parkway Unit Three, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, in Block 202 of Maps, Page36. PURPORTED STREET ADDRESS: 3726 E Aster Dr, Phoenix, AZ 85032 TAX PARCEL NUMBER(S): 166-011-921 ORIGINAL PRINCIPAL BALANCE: \$91,916.00 Name and Address of Beneficiary: U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: KYLE G EDSALL UNMARRIED MAN 3726 E Aster Dr Phoenix, AZ 85032 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/27/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to

the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4844652 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3933041#

TS#: 136336-AZ Order #: 250283345-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/12/2023 and recorded on 1/12/2023, as Instrument No. 20230019803, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME 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 below date, time and place. Lot 426, of CAMELBACK RANCH UNIT 3 AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 831 of Maps, Page 32. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 102-72-216 STREET ADDRESS or IDENTIFIABLE LOCATION: 10743 W COOLIDGE ST PHOENIX, AZ 85037 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/4/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY. THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: NAMROOD MOSHI AND PANEPAL MOSHI 3121 W LIBBY ST PHOENIX, AZ 85053-1628 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$317,578.00 CURRENT BENEFICIARY: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 635 Woodward Ave Detroit, MI 48226-1906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/27/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 27, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16,

2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/6, 6/13, 6/20, 6/27/25

RR-3933040#

FILE # 25-029597 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on January 27, 2023 in Instrument No. 20230045257 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: Lot 195, HALLCRAFT VILLAS WEST THREE, according to Book 139 of Maps, Page 20 and Affidavit of Correction in Docket 8991, Page 451, records of Maricopa County, Arizona. Purported Street address: 3944 Wes Camelback Road, Phoenix, AZ 85019 Tax Parcel # 145-27-506 Original Principal Balance \$202,042.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Marcelo Aispuro Gonzalez, 3944 West Camelback Road, Phoenix, AZ 85019 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 6/6, 6/13, 6/20, 6/27/25

RR-3933037#

FILE # 24-029238 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on October 25, 2021 in Instrument No. 20211147011 and including Loan Modification Agreement recorded on 6/6/2023 as instrument number 20230292607 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on September 4, 2025: UNIT 113, ARBOR WALK AMENDED, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2003-0871857, AND RE-RECORDED IN DOCUMENT NO.

2003-1077069, AND AMENDED IN DOCUMENTS NO. 2003-1325010, AND DECLARATION OF ANNEXATION RECORDED IN DOCUMENT NO. 2004-0758272, AND ACCORDING TO PLAT RECORDED IN BOOK 644 OF MAPS, PAGE 33, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2003-1325009, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT Purported Street address: 477 N Alder Ct, Gilbert, AZ 85233 Tax Parcel # 302-14-873 Original Principal Balance \$303,600.00 Name and Address of Beneficiary: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726. Name and Address of Original Trustor: Trevell Quinley, an unmarried man, 159 West Laurel Court, Gilbert, AZ 85233 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on May 27, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's attorney. 6/6, 6/13, 6/20, 6/27/25

RR-3933036#

NOTICE OF TRUSTEE'S SALE Title No. 2633174AZD Trustee's Sale No. 183926 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/28/2022 in Instrument No. 20220805710, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 on 09/04/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: See attached Exhibit A EXHIBIT "A"LEGAL DESCRIPTION UNIT 60, LA CRESCENTA CONDOMINIUMS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15974, PAGE 579, FIRST AMENDMENT IN DOCKET 16251, PAGE 454 AND DECLARATIONS OF ANNEXATION IN DOCKET 16360, PAGE 592, IN DOCKET 16428, PAGE 306, IN DOCKET 16428, PAGE 314, IN DOCUMENT NO. 1983-0001689, IN DOCUMENT NO. 1983-0025489, IN DOCUMENT NO. 1983-0054033, IN DOCUMENT NO. 1983-0078760, IN DOCUMENT NO. 1983-0091553, IN DOCUMENT NO. 1983-0108629, IN DOCUMENT NO. 1983-0152148, IN DOCUMENT NO. 1983-0152149, IN DOCUMENT NO. 1983-0234642, IN DOCUMENT NO. 1983-0280967, IN DOCUMENT NO. 1983-0339366, IN DOCUMENT NO. 1983-0361185, IN DOCUMENT NO. 1983-0387980, IN DOCUMENT NO. 1983-0419706, IN DOCUMENT NO. 1983-0419707, IN DOCUMENT NO. 1983-0466294, IN DOCUMENT NO. 1983-0468344, IN DOCUMENT NO. 1983-0492639, IN DOCUMENT NO. 1984-0000816, IN DOCUMENT NO. 1984-0000817, IN DOCUMENT NO. 1984-0050011, IN DOCUMENT NO. 1984-0079221, AND PLAT RECORDED IN BOOK

241 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANNEXATIONS THERETO. END OF LEGAL DESCRIPTION PURPORTED STREET ADDRESS: 409 W Pontiac Dr Unit 1, Phoenix, AZ 85027 TAX PARCEL NUMBER(S): 209-10-270B ORIGINAL PRINCIPAL BALANCE: \$252,103.00 Name and Address of Beneficiary: Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 Name and Address of Original Trustor: FLORENCE A HOLLINGSWORTH, AN UNMARRIED WOMAN 409 W Pontiac Dr Unit 1 Phoenix, AZ 85027 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 5/28/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-FN4844602 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3932985#

TS#: 135826-AZ Order #: 250244918-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/25/2022 and recorded on 7/26/2022, as Instrument No. 20220597955, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 63, BUTLER GLENDALE UNIT 1, ACCORDING TO THE PLAT RECORDED IN BOOK 158 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 148-21-261 STREET ADDRESS or

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

IDENTIFIABLE LOCATION: 9054 NORTH 51ST LANE GLENDALE, AZ 85302 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/4/2025 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: RHODA BOTH AND DENG BHAN 9054 NORTH 51ST LANE GLENDALE, AZ 85302 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$277,874.00 CURRENT BENEFICIARY: NewRez LLC D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/27/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 27, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/6, 6/13, 6/20, 6/27/25

RR-3932984#

TS#: 25-35243 Order #: 101-10717686 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/9/2024 and recorded on 9/14/2024 as Instrument # 20210990353, Book Page in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the Main entrance of the Maricopa Superior Court Building located at 201 West Jefferson, Phoenix, AZ 85003, on 9/11/2025 at 12:00 PM of said day: Unit 102, Building A, of Lakebrook Villas II, according to Declaration of Horizontal property regime recorded May 24, 1979, as in Docket 13653, Page 370, First Amendment Recorded in Docket 13974, Page 1595, Re-recorded in 86-261418, Second Amendment Recorded in Docket 14173, Page 667; Re-recorded in 86-261419; Third Amendment in Docket 14288, Page 687 and Re-recorded as 86-261420,

All of official Records, and Per Map Record January 26, 1979 in Book 208 of Maps, Page 1; and Affidavit of Correction Recorded in Docket 14543, Page 574 and Recorded February 22, 1979 in Book 208 of Maps, Page 35 and Recorded September 28, 1979 in Book 216 of Maps, Page 12, Records of Maricopa County, Arizona. Together with A Proportionate Interest in and to the Common areas, as set forth in said declaration of horizontal property regime and as shown on said plat The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 10828 N BILTMORE DR PHOENIX, AZ 85029 A.P.N.: 149-17-847 Original Principal Balance: \$168,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Amanda J Grounds, a single woman 10828 N Biltmore Dr # Apt 102 Phoenix, AZ 85029 TS#: 25-35243 Order #: 101-10717686 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/28/2025 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sales information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-35243 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of Collin) On 5/28/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. IN WITNESS WHEREOF I hereunto set my hand and official seal. Irma Covarrubio, My Comm. Expires 01-25-2028 6/6, 6/13, 6/20, 6/27/25

RR-3932822#

TS#: 135159-AZ Order #: 3468744 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/25/2022 and recorded on 4/26/2022, as Instrument No. 20220365906, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION

AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 10, COPPER LEAF DEVELOPMENT UNIT 2, A SUBDIVISION RECORDED IN BOOK 706 OF MAPS, PAGE 29, AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-0143621, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 122-52-335 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5327 S 23RD PL PHOENIX, AZ 85040 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 8/28/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MICHAEL E. JOHNSON 5327 S 23RD PL PHOENIX, AZ 85040 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$314,000.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/22/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On May 22, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/6, 6/13, 6/20, 6/27/25

RR-3932686#

NOTICE OF TRUSTEE'S SALESTATE OF ARIZONA COUNTY OF Maricopa "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL."

Trustee Sale No: 340120 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated June 29, 2002 and recorded on June 30, 2022 under Instrument# 20220542465 in the records of Maricopa County, Arizona. The sale will be a public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 in Maricopa County, Arizona, on Wednesday, July 16, 2025, at 10:00 AM on said day: Legal description: LOT 22, OF NATIONAL EMBLEM NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 156 OF MAPS, PAGE 40 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 10705, PAGE 940. A.P.N. 209-13-185 7 The street address is purported to be: 18636 North 13th Ave. Phoenix, AZ 85027 Tax Parcel Number: 209-13-185 Original Principal Balance: \$368,280.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Michael Johnson18636 North 13th Ave. Phoenix, AZ 85027 Trustee: Attorney Richard E. Anderson 4920 Westport Drive The Colony, Texas 75056 Phone: 214-276-1545 Ext. 207 Direct: 214-295-6423 Legal Assistant Direct: 469-609-0529 Toll Free: 866-553-7015 Fax: 214-276-1546 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. PLEASE BE ADVISED THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE WILL BE USED FOR THAT PURPOSE. DATED this 7th day of April, 2025 SIGNATURE OF TRUSTEE Attorney Richard E. Anderson Member of the State Bar of Arizona A-4844507 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3932682#

NOTICE OF TRUSTEE'S SALE Title No. 250280272 Trustee's Sale No. 184032 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/08/2014 in Instrument No. 20140804699, Book xx, Page xx, records Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 08/26/2025 at 10:00 AM NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE, OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 5 OF THE CAMPO ALEGRE TRACT, ACCORDING TO BOOK 27 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA PURPORTED STREET ADDRESS: 2007 N Campo Alegre Dr, Tempe, AZ 85281 TAX PARCEL NUMBER(S): 129-19-005 1 ORIGINAL PRINCIPAL BALANCE: \$215,450.00 Name and Address of Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-1 Participation Interest Trust 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119-3284 Name and Address of Original Trustor: GUY P ROLL, a married man 2007 N Campo Alegre Dr Tempe, AZ 85281 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown

herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 5/22/2025 Ryan Remington, Managing Member The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon due subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A-4844506 06/06/2025, 06/13/2025, 06/20/2025, 06/27/2025 6/6, 6/13, 6/20, 6/27/25

RR-3932681#

Notice of Trustee's Sale Recorded on: 5/22/2025 TS No.: AZ-25-1010421-SH Order No. : FIN-25002687 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/22/2024 and recorded 8/22/2024 as Instrument No. 20240447592 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 1180, of Tartesso Unit 2B, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 776 of Maps, Page 10 and Affidavit of Scrivener's error recorded as Document No. 2008-169596; Excepting therefrom all coal, oil, gas, and other mineral deposits, as reserved in the patent to said land; Except therefrom the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Document No. 2017-0579126, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado corporation. Purported Street Address: 30915 V MULBERRY DR, BUCKEYE, AZ 85396 Tax Parcel Number: 504-77-280 Original Principal Balance: \$316,730.00 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): Karla C Aguirre, a Single Woman, 3007 N 47TH AVE, PHOENIX, AZ 85031 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio



602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1010421-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-25-1010421-SH Dated: 5/22/2025 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/22/2025 before me, Maroun Elias Khater a notary public, personally appeared Veronica Eisert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248563 6/27/2025 7/4/2025 7/11/2025 7/18/2025 6/27, 7/7, 7/11, 7/18/25

RR-3932168#

T.S. No.:48171929 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated March 29, 2022 and recorded on March 31, 2022 as Instrument No. 20220290448, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003; at the Main Entrance to the Superior Court Building, on July 17, 2025 at 10:00 AM of said day: LOT 107, OF HOMESTEAD TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 98 OF MAPS, PAGE 11. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street Address or other common designation of real property: 5308 West Edgemont Avenue Phoenix, AZ 85035 A.P.N.: 103-55-021 Original Principal Balance: \$302,706.00 Name and address or original trustor: James Gonzalez, a single man 5308 West Edgemont Avenue Phoenix, AZ 85035 Name and address of beneficiary: Planet Home Lending, LLC 321 Research Parkway, Suite 303

Meriden, CT 17022 The Successor Trustee appointed herein qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803, Subsection A. The Successor Trustee's telephone number is (877) 353-2146. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Jolene Puckett, Esq. IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 (877) 353-2146 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. Date: 5/27/2025 IDEA Law Group, LLC 4530 S. Eastern Avenue, Suite 10 Las Vegas, NV 89119 Foreclosure Department: (877) 353-2146 Jolene Puckett, Esq. (TS#48171929 SDI-33655) 6/6, 6/13, 6/20, 6/27/25

RR-3932063#

FILE # 25-029580 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on May 3, 2022 in Instrument No. 20220388386 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on August 28, 2025: LOT 119, Rancho Mercado Parcel A14, according to the Plat thereof recorded in Book 1358 of Maps, Page 40, Official Records of Maricopa County, Arizona Purported Street address: 14345 West Hackamore Drive, Surprise, AZ 85387 Tax Parcel # 503-55-586 Original Principal Balance \$465,800.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Christopher Colonna, 14345 West Hackamore Drive, Surprise, AZ 85387 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 20, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on May 20, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 6/6, 6/13, 6/20, 6/27/25

RR-3930936#

FILE# 25-029660 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on July 7, 2022 in Instrument No. 20220556024 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on August 28, 2025: LOT 107, FINAL PLAT FOR VISTAL — PHASE II B, A PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1492 OF MAPS, PAGE 5 Purported Street address: 917 East Buist Avenue, Phoenix, AZ 85042 Tax Parcel # 300-71-447 Original Principal Balance \$631,788.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, in c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Michael Alfelore and Emmanuel Alfelore, 917 East Buist Avenue, Phoenix, AZ 85042 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 20, 2025 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A)(2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA COUNTY OF MARICOPA The foregoing instrument was acknowledged before me on May 20, 2025, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's attorney. 6/6, 6/13, 6/20, 6/27/25

RR-3930935#

Notice of Trustee's Sale Recorded on: 5/16/2025 TS No.: AZ-25-1012939-CL Order No. : 250217968-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/16/2022 and recorded 2/25/2022 as Instrument No. 20220176246 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/26/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 339, OF PALM VALLEY PHASE VIII NORTH PARCEL, ACCORDING TO BOOK 800 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address:

15886 W ASHLAND AVE, GOODYEAR, AZ 85395 Tax Parcel Number: 508-11-669 1 Original Principal Balance: \$825,000.00 Name and Address of Current Beneficiary: M&T Bank C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): JAY THOMAS, UNMARRIED MAN 15886 WEST ASHLAND AVENUE, GOODYEAR, AZ 85395 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: [www.nationwideposting.com](http://www.nationwideposting.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012939-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012939-CL Dated: 5/16/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248455 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/7, 7/11/25

RR-3930431#

Notice of Trustee's Sale Recorded on: 5/16/2025 TS No.: AZ-25-1014105-CL Order No. : 250247195-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/20/2023 and recorded 7/21/2023 as Instrument No. 20230381084 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/28/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 24, OF COBBLESTONE VILLAS, ACCORDING TO BOOK 1320 OF MAPS, PAGE 15, AND A CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 18, 2017 AS

2017-685348, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 1527 S LOREN LN, GILBERT, AZ 85296 Tax Parcel Number: 313-18-896 8 Original Principal Balance: \$536,476.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): JACOB LIVOVICH, A SINGLE MAN 2571 W TEMPLE ST, CHANDLER, AZ 85224 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1014105-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1014105-CL Dated: 5/16/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/16/2025 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248456 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/7, 7/11/25

RR-3930429#

Notice of Trustee's Sale Recorded on: 5/15/2025 TS No.: AZ-25-1007269-AB Order No. : 250047501-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/16/2019 and recorded 7/22/2019 as Instrument No. 20190554055 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/21/2025 at 12:00PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 4, OF WHITE FENCE FARMS, ACCORDING

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PUBLIC NOTICES

TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 133 OF MAPS, PAGE 22, EXCEPT 5/6 INTEREST IN ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS AS EXCEPTED IN INSTRUMENT RECORDED IN DOCKET 2485, PAGE 286 AND IN DOCKET 2667, PAGE 503. RECORDS OF MARICOPA COUNTY, ARIZONA AS RECITED IN UNRECORDED AGREEMENT BETWEEN TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE TO MILTON E. CHRISTENSON AND KATHRYN C. CHRISTENSON, HIS WIFE. Purported Street Address: 9401 S 157TH PL, GILBERT, AZ 85234 Tax Parcel Number: 304-09-018 0 Original Principal Balance: \$576,000.00 Name and Address of Current Beneficiary: BRAVO Residential Funding Trust 2023-NQM5 c/o Citibank, N.A., not in its individual capacity but solely as owner trustee C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): SCOTT OBLINGER AND ATHENA OBLINGER HUSBAND AND WIFE 9401 S. 157TH PLACE, GILBERT, AZ 85234 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: [www.nationwideposting.com](http://www.nationwideposting.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1007269-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1007269-AB Dated: 5/15/2025 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/15/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248437 6/20/2025 6/27/2025 7/4/2025 7/11/2025 6/20, 6/27, 7/7, 7/11/25

RR-3929965#

Notice of Trustee's Sale Recorded on: 5/9/2025 TS No.: AZ-25-1012663-NJ Order No.: S-MCH-AZ-207389-TSG The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/10/2022 and recorded 6/16/2022 as Instrument No. 20220505036 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you

have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/14/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 31, VERAMONTE PARCELS 3 & 4, ACCORDING TO BOOK 688 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE SAME PROPERTY AS CONVEYED TO TRINIDAD RIOS MILLER AND ROBERT JEROME MILLER, WIFE AND HUSBAND, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP FROM ROBERT L. FROEBER AND TERESA L. FROEBER, TRUSTEES OF THE FROEBER FAMILY REVOCABLE LIVING TRUST DATED NOVEMBER 30, 2009 BY THAT DEED DATED 07/15/2010 AND RECORDED 08/19/2010 IN INSTRUMENT NUMBER : 20100711498 IN THE MARICOPA COUNTY RECORDS. Purported Street Address: 14089 W ROSEWOOD DR, SURPRISE, AZ 85379 Tax Parcel Number: 509-14-798 Original Principal Balance: \$215,175.00 Name and Address of Current Beneficiary: NEW DAY FINANCIAL, LLC C/O Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB 1177 West Loop South, Suite 700 Houston, TX 77027 Name(s) and Address(s) of Original Trustor(s): TRINIDAD RIOS MILLER, UNMARRIED 14089 WEST ROSEWOOD DRIVE, SURPRISE, AZ 85379 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1012663-NJ The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1012663-NJ Dated: 5/6/2025 QUALITY LOAN SERVICE CORPORATION By: Maria Cecilia De Jesus, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/6/2025 before me, Maroun Elias Khater a notary public, personally appeared Maria Cecilia De Jesus, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248379 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3928595#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-24-1004290-CL Order No.: FIN-24014550 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/18/2017 and recorded 9/19/2017 as Instrument No. 20210691406 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/14/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: Lot 7793, Maryvale Terrace No. 20-A, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 79 of maps, Page 19. Purported Street Address: 5633 N 65TH AVE, GLENDALE, AZ 85301 Tax Parcel Number: 144-58-090 Original Principal Balance: \$153,500.00 Name and Address of Current Beneficiary: PNC BANK, NATIONAL ASSOCIATION C/O PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342 Name(s) and Address(s) of Original Trustor(s): Pah Htoo, a married man as his sole and separate property 6422 W TUCKEY LN APT D, GLENDALE, AZ 85301 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-1004290-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-1004290-CL Dated: 5/8/2025 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248324 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927332#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-25-1011372-BF Order No.: CTT25023178 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/27/2022 and recorded 6/30/2022 as Instrument No. 20220540870 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/14/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 701, OF SUNDIAL UNIT 2, ACCORDING TO BOOK 505, OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 12009 WEST ASTER DRIVE, EL MIRAGE, AZ 85335 Tax Parcel Number: 509-06-248 Original Principal Balance: \$382,936.00 Name and Address of Current Beneficiary: DATA MORTGAGE INC., DBA ESSEX MORTGAGE C/O Data Mortgage Inc., dba Essex Mortgage 1417 N Magnolia Ave Ocala, FL 34475 Name(s) and Address(s) of Original Trustor(s): Ruben A Garcia Felix and Gabriela Caro Quebrado, husband and wife. 12009 WEST ASTER DRIVE., EL MIRAGE, AZ 85335 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1011372-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1011372-BF Dated: 5/8/2025 QUALITY LOAN SERVICE CORPORATION By: Daniel Lazos, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248325 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927331#

Notice of Trustee's Sale Recorded on: 5/8/2025 TS No.: AZ-25-1014919-BF Order No.: EOR20250505-8751687 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/8/2021 and recorded 6/9/2021 as Instrument No. 20210637354 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/14/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 52, OF CYPRESS GARDENS NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 238 OF MAPS, PAGE 23. Purported Street Address: 3645 N 71ST AVE., #52, PHOENIX, AZ 85033 Tax Parcel Number: 102-84-067 Original Principal Balance: \$130,950.00 Name and Address of Current Beneficiary: Wells Fargo Bank, N.A. C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd., MAC# N9286-01G Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): CRISTIAN ALONZO CORRAL, A SINGLE MAN 3645 N 71ST AVE., #52, PHOENIX, AZ 85033-4322 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: [www.auction.com](http://www.auction.com) Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1014919-BF The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1014919-BF Dated: 5/8/2025 QUALITY LOAN SERVICE CORPORATION By: Daniel Lazos, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/8/2025 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248327 6/13/2025 6/20/2025 6/27/2025 7/4/2025 6/13, 6/20, 6/27, 7/7/25

RR-3927330#