

Public Notices • Public Notices

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

INDEX

Business ..... 5  
Phoenix ..... -  
  
Civil ..... 5  
  
Government ..... 17  
  
Maricopa County ..... 17  
  
Probate ..... 17  
  
Public Auctions/Sales..... 22  
  
Trustee's Sales ..... 22

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#

CIVIL

**SUMMONS**  
CASE NO.: CV2025-009465  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Jarrett Maupin  
Name of Plaintiff  
And  
Jennie M. Clark AKA Jennie Finley or the estate of Jennie M. Clark  
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: Jennie M. Clark AKA Jennie Finley or the

estate of Jennie M. Clark  
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. 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.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case

by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.  
7. Eviction Actions/Forcible Detainers: If you want to request a telephonic hearing, please contact the judge assigned to your case. If you do not know your assigned judge, or have not been assigned a judge, please contact Civil Court Administration at 602-506-1497.  
SIGNED AND SEALED this date MAR 25 2025

JEFF FINE, CLERK  
CLERK OF SUPERIOR COURT  
By /s/V. Diaz  
Deputy Clerk  
6/30, 7/7, 7/14, 7/21/25  
RR-3942775#

**SUMMONS**  
**CASE NO. CC2025079642RC**  
SAN TAN JUSTICE COURT, MARICOPA COUNTY, ARIZONA  
201 E. Chicago St. \* Chandler, AZ 85225  
A SPEEDY CASH CAR TITLE LOANS, LLC.  
  
Plaintiff,  
vs.  
CHRISTOPHER HUNDLEY AND DOE HUNDLEY, a married couple,  
  
Defendants.

THE STATE OF ARIZONA TO: Christopher Hundley And Doe Hundley  
1 2 3 3 N 1 0 2 n d W a y  
Mesa, AZ 85207  
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.  
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.  
3. This court is located at (physical address): 222 E. Javelina Avenue, Ste. B \* Mesa, AZ 85210; (602) 372-3400.  
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.azturboocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.  
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.  
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 04/07/25

/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)  
6/30, 7/7, 7/14, 7/21/25  
RR-3942771#

**SUMMONS**  
**CASE NUMBER: CV2025-012515**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
LENDMARK FINANCIAL SERVICES, LLC  
  
Plaintiff,

Name of Plaintiff  
AND  
PHILLIP C AVILA, 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: PHILLIP C AVILA  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
SIGNED AND SEALED This Date: April 08, 2025  
JEFF FINE  
Clerk of Superior Court  
By: D. ARAUJO  
Deputy Clerk  
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopapabar.org>. Sponsored by the Maricopa County Bar Association.  
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, J. Vance Andersen, at J. Vance Andersen, P.L.C., 25823 N. 101st Ave., Peoria, AZ 85383, (602)995-0490X100.  
6/30, 7/7, 7/14, 7/21/25  
RR-3942769#

**SUMMONS**  
**CASE NO. CC2025080029RC**  
NORTH MESA JUSTICE COURT, MARICOPA COUNTY, ARIZONA  
222 E. Javelina Avenue, Ste. B \* Mesa, AZ 85210  
A SPEEDY CASH CAR TITLE LOANS, LLC  
  
Plaintiff,  
vs.

**SUMMONS**  
**CASE NO. CC2025079642RC**  
SAN TAN JUSTICE COURT, MARICOPA COUNTY, ARIZONA  
201 E. Chicago St. \* Chandler, AZ 85225  
A SPEEDY CASH CAR TITLE LOANS, LLC.  
  
Plaintiff,

ELISABETH KONA AND DOE KONA, a married couple,  
  
Defendants.  
THE STATE OF ARIZONA TO: Elisabeth Kona And Doe Kona  
3 1 0 6 N S e a P i n e s  
Mesa, AZ 85215  
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.  
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.  
3. This court is located at (physical address): 222 E. Javelina Avenue, Ste. B \* Mesa, AZ 85210; (602) 372-4900.  
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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: 4/8/25

/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)  
6/30, 7/7, 7/14, 7/21/25  
RR-3942766#

**SUMMONS**  
**CASE NO. CC2025071987RC**  
AGUA FRIA JUSTICE COURT, MARICOPA COUNTY, ARIZONA  
10420 W Van Buren Street \* Avondale, AZ 85323  
A SPEEDY CASH CAR TITLE LOANS, LLC.  
  
Plaintiff,

vs.  
MARICELA SANCHEZ AND DOE SANCHEZ, a married couple,  
  
Defendants.

THE STATE OF ARIZONA TO: Maricela Sanchez And Doe Sanchez  
9 3 1 5 W W i l l i a m s S t  
Tolleson, AZ 85353  
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

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

not count the day you were served with the summons.

3. This court is located at (physical address): 222 E Javeline, Suite D \* Mesa, AZ 85210; (602) 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.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

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

Date: 03/26/2025

/s/illegible

Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, [vance@azjurist.com](mailto:vance@azjurist.com) 6/30, 7/7, 7/14, 7/21/25

**RR-3942761#**

**SUMMONS**  
**CASE NO. CC2025079586RC**  
WEST MESA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
222 E Javeline, Suite D \* Mesa, AZ 85210

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

ROCHELLE SMITH AND DOE SMITH, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
Rochelle Smith And Doe Smith  
1 5 5 0 W 6 t h A v e  
Mesa, AZ 85202

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

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

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

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

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

Date: 4/7/25

/s/illegible

Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, [vance@azjurist.com](mailto:vance@azjurist.com) 6/30, 7/7, 7/14, 7/21/25

**RR-3942759#**

**SUMMONS**  
**CASE NUMBER: CV2024-036396**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Lobel Financial Corp  
Name of Plaintiff  
AND  
Jonathan Cardenas Melo, 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:  
Jonathan Cardenas Melo

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

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

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

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

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

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

SIGNED AND SEALED This Date:  
December 16, 2024  
JEFF FINE  
Clerk of Superior Court  
By: A. MARISCAL  
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  
6/30, 7/7, 7/14, 7/21/25

**RR-3942743#**

**SUMMONS**  
**CASE NO. CC2025-078336RC**  
AGUA FRIA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
10420 W Van Buren Street \* Avondale, AZ 85323

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

CASSANDRA ELENA HENLEY AND DOE HENLEY, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
C a s s a n d r a E l e n a  
H e n l e y A n d D o e H e n l e y  
9 0 7 N L i z a n n e W a y  
Tolleson, AZ 85353

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

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

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

Date: 4-4-25

/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) 6/30, 7/7, 7/14, 7/21/25

**RR-3942735#**

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP**  
**NO. JS521204**  
Related to Case JD533783 SUPP (Honorable Joshua Rogers)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

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

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the

Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.

2. The Court has set a publication hearing on the 26th 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 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, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Rachel Petelle and may be reached by telephone at (602) 774-5991.

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

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

DATED this 24th day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ David L Seidberg  
DAVID L SEIDBERG  
Assistant Attorney General  
6/30, 7/7, 7/14, 7/21/25

**RR-3942031#**

**DCS'S NOTICE OF HEARING ON FIRST AMENDED DEPENDENCY PETITION**  
**NO. JD536409**  
(Honorable Michael Blair)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
GENEVIE CELESTE PEREZ ROMERO  
d.o.b. 06/13/2019  
ALEJANDRO JESUS MOLINA ROMERO  
d.o.b. 06/24/2023  
FERNANDO DANIEL MOLINA ROMERO  
d.o.b. 06/24/2023  
Person(s) under 18 years of age.  
TO: DAISY DE LOS ANGELES ROMERO-ROBLEZ, DANIEL MOLINA, and DAVID ULYSSES PEREZ, parents and/or guardians of the above-named children.

1. The Department of Child Safety has filed a First Amended 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 5th day of August, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 first amended 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 first amended dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the First Amended Dependency Petition, and Notice of Hearing 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 Judith Maribori 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 24th day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Joseph E. Dwyer  
JOSEPH EDWARD DWYER, JR.  
Assistant Attorney General  
6/30, 7/7, 7/14, 7/21/25

**RR-3942005#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD536458**  
(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
ASHTON BENTLEY WILKERSON  
d.o.b. 05/26/2025  
Person under 18 years of age.  
TO: ANGELINA ROSE WILKERSON, 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 22nd 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 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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Emily Hazelman and may be reached by telephone at (602) 774-5857. 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/ Jordan A. Igo for  
ASHTON COLEMAN  
Assistant Attorney General  
6/30, 7/7, 7/14, 7/21/25

RR-3941993#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION**  
**NO. JD536454**  
(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
JAYSEAN JUAN JOHNSON  
d.o.b. 06/14/2024  
Person under 18 years of age.  
TO: ROSELYN DOSELA, 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 22nd day of September, 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 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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Erica Whitehead and may be reached by telephone at (602) 771-3095. 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/ Jordan A. Igo for  
ASHTON COLEMAN  
Assistant Attorney General  
6/30, 7/7, 7/14, 7/21/25

RR-3941970#

**DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD**  
**NO. JD536198**  
(Honorable Adele Ponce)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
BELLATRIX MARIE HONCHAR  
d.o.b. 12/11/2024  
Person under 18 years of age.  
TO: AURORA ROSE MILLER and COLE HONCHAR, parents and/or guardians of the above-named child.  
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 5th day of August, 2025 at 9:30 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, 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: JOTI SANGHA, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager 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 24th day of June, 2025. KRISTIN K. MAYES  
Attorney General  
/s/ Joti K. Sangha  
JOTI SANGHA  
Assistant Attorney General  
6/30, 7/7, 7/14, 7/21/25

RR-3941943#

**SUMMONS**  
**CASE NUMBER: CV2025-000652**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Mesa Airlines, Inc.  
Name of Plaintiff  
AND  
Colton Ellis  
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: Colton Ellis  
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 THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
7. SIGNED AND SEALED this Date: January 07, 2025  
JEFF FINE  
Clerk of Superior Court  
By: C. NASUI  
Deputy Clerk  
Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>.

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 P.C., 2020 N. Central Ave. Suite 675, Phoenix, AZ 85004, (602)962-5778. 6/30, 7/7, 7/14, 7/21/25

RR-3941911#

**SUMMONS**  
**CASE NUMBER: CV2025-006689**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
MP AUTO SALES, LLC dba CARIZONA  
Name of Plaintiff  
AND  
JARA J ALLEN, 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: JARA J ALLEN and "DOE" ALLEN  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days in advance of your scheduled court date.  
7. SIGNED AND SEALED this Date: February 21, 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, J. Vance Andersen, at J. Vance Andersen, P.L.C., 25823 N. 101st Ave., Peoria, AZ 85383, (602)995-0490X100. 6/23, 6/30, 7/7, 7/14/25

RR-3940434#

**SUMMONS**  
**CASE NUMBER: CV2025-011710**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Joseph Aguirre, et al.  
Name of Plaintiff  
AND

Forward Air Corporation, a Tennessee corporation, 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: Elius Yaphet Morris  
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".  
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.  
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.  
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.  
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.  
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.  
7. SIGNED AND SEALED this Date: April 01, 2025  
JEFF FINE  
Clerk of Superior Court  
By: C. CRUZ  
Deputy Clerk  
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Jonathan D. Darnier, at Smith Alston Darnier & Lee, 6816 E. Brown Rd #101, Mesa, AZ 85207, (602)892-5000. 6/23, 6/30, 7/7, 7/14/25

RR-3940405#

**SUMMONS**  
**CASE NUMBER: CV2025-015553**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
Guillermo C Jara  
Name of Plaintiff  
AND  
Luis Angel Perez, 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 Perez  
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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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

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

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

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

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

SIGNED AND SEALED this Date: May 01, 2025

JOSEPH W. MALKA  
Clerk of Superior Court  
By: A. NASUI  
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)716-5847.

6/23, 6/30, 7/7, 7/14/25

**RR-3940403#**

**SUMMONS**  
**CASE NUMBER: CV2025-015553**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Guillermo C Jara  
Name of Plaintiff  
AND  
Luis Angel Perez, 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: Luis Angel Perez

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

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

3. If this "Summons" and the other

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

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

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

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

SIGNED AND SEALED this Date: May 01, 2025

JOSEPH W. MALKA  
Clerk of Superior Court  
By: A. NASUI  
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)716-5847.

6/23, 6/30, 7/7, 7/14/25

**RR-3940402#**

**SUMMONS**  
**CASE NO. CC2025-051628RC**  
IN THE DREAMY DRAW JUSTICE COURT  
COUNTY OF MARICOPA, STATE OF ARIZONA

18380 NORTH 40TH STREET  
PHOENIX, ARIZONA 85032

PARADISE VALLEY VILLAS CONDOMINIUM ASSOCIATION, an Arizona non-profit corporation, Plaintiff,

vs.

YASWANTH REDDY NARASA REDDY and SUSHMITHA LONKA, husband and wife; JOHN and JANE DOES 1-10; ABC CORPORATIONS 1-10; XYZ PARTNERSHIPS 1-10; WHITE LIMITED LIABILITY COMPANIES 1-10; and BLACK SOLE PROPRIETORSHIPS 1-10, Defendants.

THE STATE OF ARIZONA to the Defendants:

Yaswanth Reddy Narasa Reddy  
Sushmitha Lonka  
2221 East Union Hills Drive, #112  
Phoenix, Arizona 85024

YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after the service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. JCRCP 113; Ariz.R.Civ.P. 4; A.R.S. §§25-311 to 25-381.24.

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

YOU ARE CAUTIONED that in order

to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney, JCRCP 114; Ariz.R.Civ.P. 10(d); A.R.S. §12-311; Ariz.R.Civ.P. 5.

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY PARTIES AT LEAST 3 JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

THE NAME AND ADDRESS OF THE PLAINTIFF'S ATTORNEY IS:

Melissa S. Doolan  
THE TRAVIS LAW FIRM, PLC  
10439 South 51st Street, Suite 205  
Phoenix, Arizona 85044  
(480) 219-3633

SIGNED AND SEALED THIS DATE: MAR -4 2025

By /s/Ashley Fitzgibbons  
Justice of the Peace

REQUESTS FOR AN INTERPRETER FOR PERSON 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.

A copy of the Complaint may be obtained at the Law Offices of The Travis Law Firm, PLC, 10439 South 51st Street, Suite 205, Phoenix, Arizona 85044, (480) 219-3633.

6/23, 6/30, 7/7, 7/14/25

**RR-3940393#**

**SUMMONS**  
**CASE NO. CC2025074007RC**  
IN THE WHITE TANK JUSTICE COURT  
COUNTY OF MARICOPA, STATE OF ARIZONA

10420 WEST VAN BUREN STREET  
AVONDALE, ARIZONA 85323

VISTA DE MONTANA COMMUNITY ASSOCIATION, an Arizona non-profit corporation, Plaintiff,

vs.

JOSHUA TAYLOR FREER and JANE DOE FREER, husband and wife; JOHN and JANE DOES 1-10; ABC CORPORATIONS 1-10; XYZ PARTNERSHIPS 1-10; WHITE LIMITED LIABILITY COMPANIES 1-10; and BLACK SOLE PROPRIETORSHIPS 1-10, Defendants.

THE STATE OF ARIZONA to the Defendants:

Joshua Taylor Freer  
Jane Doe Freer  
18853 West Jefferson Street  
Buckeye, Arizona 85326

YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after the service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. JCRCP 113; Ariz.R.Civ.P. 4; A.R.S. §§25-311 to 25-381.24.

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

YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney, JCRCP 114; Ariz.R.Civ.P. 10(d); A.R.S. §12-311; Ariz.R.Civ.P. 5.

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE

TO THE DIVISION ASSIGNED TO THE CASE BY PARTIES AT LEAST 3 JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING.

THE NAME AND ADDRESS OF THE PLAINTIFF'S ATTORNEY IS:

Chandler W. Travis  
THE TRAVIS LAW FIRM, PLC  
10439 South 51st Street, Suite 205  
Phoenix, Arizona 85044  
(480) 219-3633

SIGNED AND SEALED THIS DATE: MAR 28 2025

By /s/Illegible  
Justice of the Peace

REQUESTS FOR AN INTERPRETER FOR PERSON 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.

A copy of the Complaint may be obtained at the Law Offices of The Travis Law Firm, PLC, 10439 South 51st Street, Suite 205, Phoenix, Arizona 85044, (480) 219-3633.

6/23, 6/30, 7/7, 7/14/25

**RR-3940392#**

**SUMMONS**  
**CASE NUMBER: CV2025-014168**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Michael S Capizzi  
Name of Plaintiff  
AND  
Gerardo Martin Torres Vicente  
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: Gerardo Martin Torres Vicente

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

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

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

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

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

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

SIGNED AND SEALED This Date: April 21, 2025

JEFF FINE  
Clerk of Superior Court  
By: C. NASUI

Deputy Clerk

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Christopher Batman, at Dimopoulos Law Firm, 2325 E. Camelback Road Suite 400D, Phoenix, AZ 85016, (480)613-2121.

6/23, 6/30, 7/7, 7/14/25

**RR-3939854#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD44268**  
(Honorable Katherine Cooper)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
MARILYN ZAMORA TORRES  
d.o.b. 08/02/2008  
IKER ZAMORA CARDONA  
d.o.b. 12/27/2009

Person(s) under 18 years of age.  
TO: PATRICIA LONGORIA CARDONA, HUMBERTO ALFREDO ZAMORA TORRES, MARIA LONGORIA CARDONA, 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 19th 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 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: EBONY CORMIER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Rocio Cigarroa and may be reached by telephone at (602) 771-7059.

7. Requests for reasonable



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 17th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Ebony Cormier  
EBONY CORMIER  
Assistant Attorney General  
6/23, 6/30, 7/7, 7/14/25

RR-3939650#

**DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD43509**

(Honorable Jay M Polk)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:  
CARINA TORRES GUERRERO  
d.o.b. 09/17/2023  
Person under 18 years of age.  
TO: VICTORIA CORINA TORRES GUERRERO, 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 5th day of September, 2025, at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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 Mali Creek Kepler and may be reached by telephone at (602) 771-3131.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.  
DATED this 13th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Amelia A. Zurbruggen  
AMELIA ZURBRIGGEN  
Assistant Attorney General  
6/23, 6/30, 7/7, 7/14/25

RR-3939578#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD17028 SUPP**

(Honorable Gregory Como)  
IN THE SUPERIOR COURT OF THE

**STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of:  
LYLIANNA EVA MARIE SANCHEZ  
d.o.b. 03/27/2015

Person under 18 years of age.  
TO: KATHY ESPINOZA AND BRAULIO ESPINOZA, 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 17th day of September, 2025 at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 298-623-248#, before the Honorable Jay Adelman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHAEL FITZGERALD, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Natasha Baldwin and may be reached by telephone at (602) 771-0643.

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 17th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
MICHAEL FITZGERALD  
Assistant Attorney General  
6/23, 6/30, 7/7, 7/14/25

RR-3939570#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45224**

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

In the Matter of:  
KATHRINE JUDITH JANE BARR  
d.o.b. 09/04/2011  
KIZEAH IRENE CARRERO-BARR  
d.o.b. 09/03/2020  
Person(s) under 18 years of age.  
TO: MELISSA IRENE JUDITH BARR,

MICHAEL ARTHUR CARRERO, 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 19th 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 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH BACAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Irma Martinez and may be reached by telephone at (602) 771-1196.

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 17th day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Joseph, Bacal  
JOSEPH BACAL  
Assistant Attorney General  
6/23, 6/30, 7/7, 7/14/25

RR-3939522#

## SUMMONS

**CASE NO.: FN2025-090615**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

ANTHONY TRIGUEROS

Name of Petitioner / Party A

And

ARACELI IBARRA VIDAL

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: ARACELI IBARRA VIDAL

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 FEB 19 2025

CLERK OF SUPERIOR COURT  
By P. STOCKLEY  
Deputy Clerk of Superior Court  
6/16, 6/23, 6/30, 7/7/25

RR-3938105#

SUMMONS Case No.: FN2025-050274  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Megan Reymer Name of Petitioner / Party A And Carlos Antman 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: Carlos Antman 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 JAN 29 2025 CLERK OF SUPERIOR COURT By V. SATURNINO Deputy Clerk of Superior Court 6/16, 6/23, 6/30, 7/7/25

RR-3938104#

**SUMMONS  
CASE NO. CC2025084291RC  
ENCANTO JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA**

620 W. Jackson St. \* Phoenix, AZ 85003  
TODD CAR TITLE, INC

Plaintiff,

vs.  
ARYON WILLIAMS AND DOE WILLIAMS, a married couple,

Defendants.

THE STATE OF ARIZONA TO:  
Aryon Williams And Doe Williams  
2228 W Cheery Lynn Road  
Phoenix, AZ 85015

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

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

3. This court is located at (physical address): 620 W. Jackson St. \* Phoenix,







RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 28, 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, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442. 6/16, 6/23, 6/30, 7/7/25

**SUMMONS**  
**CASE NUMBER: CV2025-003436**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

JOHNNY PRESCOTT  
Name of Plaintiff  
AND  
TRAVIS WHEELER, 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: TRAVIS WHEELER

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

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

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

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

SIGNED AND SEALED this Date: January 28, 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, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite 202, Gilbert, AZ 85234, (480)771-2442. 6/16, 6/23, 6/30, 7/7/25

**SUMMONS**  
**CASE NO. CC2025075791RC**  
MANISTEE JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
14264 W. Tierra Buena Lane \* Surprise, AZ 85374

A SPEEDY CASH CAR TITLE LOANS, LLC.  
Plaintiff,

vs.  
SHON M HENTSCHEL AND DOE HENTSCHEL, a married couple,  
Defendants.

THE STATE OF ARIZONA TO: Shon M Hentschel And Doe Hentschel 6201 W Olive Av Apt # 1145 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.azturbcourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

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

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

Date: APR 01 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) 6/16, 6/23, 6/30, 7/7/25

**RR-3938063#**

**SUMMONS**  
**CASE NO. CC2025076662RC**  
ENCANTO JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
620 W. Jackson St. \* Phoenix, AZ 85003

A SPEEDY CASH CAR TITLE LOANS, LLC.  
Plaintiff,

vs.  
QUINTASHIA MARIA PROCTOR AND DOE PROCTOR, a married couple,

Defendants.

THE STATE OF ARIZONA TO: Quintashia Maria Proctor And Doe Proctor 4002 N 11th St Apt 6 Phoenix, AZ 85014

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

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

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

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

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

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

Date: 4-2-25

/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) 6/16, 6/23, 6/30, 7/7/25

**RR-3938062#**

**SUMMONS**  
**CASE NUMBER: CV2024-028480**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Patricia Melton  
Name of Plaintiff  
AND  
Doris N. Colly, 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 Colly

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

be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by 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: OCTOBER 08, 2024

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

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney: James E. Fucetola at The Slavicek Law Firm, 5500 N. 24 Street, Phoenix, AZ 85016, (602)285-4425 6/16, 6/23, 6/30, 7/7/25

**RR-3937852#**

**SUMMONS**  
**CASE NUMBER: CV2024-028480**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Patricia Melton  
Name of Plaintiff  
AND  
Doris N. Colly, 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: Doris N. Colly

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

be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by 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: OCTOBER 08, 2024

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

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

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: James E. Fucetola at The Slavicek Law Firm, 5500 N. 24 Street, Phoenix, AZ 85016, (602)285-4425. 6/16, 6/23, 6/30, 7/7/25

**RR-3937837#**

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD32324 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: JAZZMYN L. RA'SHON BONNER A.K.A. JAZMYNE JEANELLE LUCERO d.o.b. 06/05/2017 JAYDEN RAY KING LUCERO d.o.b. 01/03/2019 JUSTICE BONNER LUCERO d.o.b. 10/20/2023 LEGACY LUCERO BONNER d.o.b. 05/24/2025 Person(s) under 18 years of age. TO: APRIL JEANELLE LUCERO, 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 publication 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 234-793-964 #, before the Honorable Joshua Rogers for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established. 5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Sergio Barrozo and may be reached by telephone at (602) 774-5913. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 10th day of June, 2025. KRISTIN K. MAYES  
Attorney General  
/s/ David L. Seidberg  
DAVID L. SEIDBERG  
Assistant Attorney General  
6/16, 6/23, 6/30, 7/7/25

RR-3937461#

**DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD41966**  
(Honorable Adele Ponce)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the matter of:  
ANGEL JORDAN OLGUIN  
d.o.b. 06/27/2022  
Person under 18 years of age.  
TO: NANCY OLGUIN and CODY CASTILLO, parents and/or guardians of the above-named child.  
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.  
2. The Court has set a hearing on the 6th day of August, 2025, at 10:15 a.m., at the Maricopa County Superior Court, Southeast Facility/ Juvenile Division, 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 Regina Akpan and may be reached by telephone at (480) 659-6025. 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 9th day of June, 2025. KRISTIN K. MAYES  
Attorney General  
/s/ Joti K. Sangha  
JOTI SANGHA  
Assistant Attorney General  
6/16, 6/23, 6/30, 7/7/25

RR-3937299#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536274**  
(Honorable Jay M Polk)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
CAMRON RACHAUN LEE SIMMONS  
d.o.b. 09/02/2010  
Person under 18 years of age.  
TO: CYDNIIE RACHAUN DURHAM, and THEODIS LEE HOLLINS, 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 11th day of September, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.  
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.  
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.  
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804. 6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ANNA JACOB, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Kary Ridenhour and may be reached by telephone at (602) 774-9752. 7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in

advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 10th day of June, 2025. KRISTIN K. MAYES  
Attorney General  
ANNA JACOB  
Assistant Attorney General  
6/16, 6/23, 6/30, 7/7/25

RR-3936420#

SUMMONS Case No.: FN2025-000702  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY MILDRED OREGON Name of Petitioner / Party A And MARCO ANTONIO CANDELARIO SOTO 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: MARCO ANTONIO CANDELARIO SOTO 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 13 2025 CLERK OF SUPERIOR COURT By C. Clark Deputy Clerk of Superior Court  
6/9, 6/16, 6/23, 6/30/25

RR-3934815#

**SUMMONS**  
**CASE NO. CC2025080105RC**  
WEST MESA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
222 E Javeline, Suite D \* Mesa, AZ  
85210  
A SPEEDY CASH CAR TITLE LOANS,  
LLC  
Plaintiff,  
vs.

BRENNON DRUE SILAS AND DOE  
SILAS, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Brennon Drue Silas And Doe Silas  
1 5 2 0 W 7 t h A v  
Mesa, AZ 85202  
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.  
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.  
3. This court is located at (physical address): 222 E Javeline, Suite D \* Mesa, AZ 85210; (602) 506-8100.  
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.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: 4/8/25

/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)  
6/9, 6/16, 6/23, 6/30/25

RR-3934804#

**SUMMONS**  
**CASE NO. CC2025082839RC**  
IRONWOOD JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
209 E. Pima Street \* Gila Bend, AZ  
85337  
A SPEEDY CASH CAR TITLE LOANS,  
LLC.  
Plaintiff,  
vs.  
KRISTOPHER SCOTT SMITH AND DOE  
SMITH, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Kristopher Scott Smith And Doe Smith  
3 3 4 1 2 W R o e s e r R d  
Tonahav, AZ 85354  
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): 209 E. Pima Street \* Gila Bend, AZ 85337; (928) 683-2651.

4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.  
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.  
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: APR 11 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)  
6/9, 6/16, 6/23, 6/30/25

RR-3934797#

**SUMMONS**  
**CASE NO. CC2025029000RC**  
EAST MESA JUSTICE COURT,  
MARICOPA COUNTY, ARIZONA  
222 E Javelina Avenue, Suite C \* Mesa,  
AZ 85210  
A SPEEDY CASH CAR TITLE LOANS,  
LLC  
Plaintiff,  
vs.  
ANNA LIZA M OCHOA AND DOE  
OCHOA, a married couple,  
Defendants.

THE STATE OF ARIZONA TO:  
Anna Liza M Ochoa And Doe Ochoa  
4150 E Main St Apt 2111  
Mesa, AZ 85205  
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.  
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.  
3. This court is located at (physical address): 222 E Javelina Avenue, Suite C \* Mesa, AZ 85210; (602) 506-8117.  
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at <http://www.azcourts.gov/> under the "Public Services" tab. (b) You may visit <http://www.azturbocourt.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.  
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.  
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.  
Date: 2/5/2025

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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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  
6/9, 6/16, 6/23, 6/30/25

RR-3934796#

SUMMONS

CASE NUMBER: CV2025-008026  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

First American Credit Union  
Name of Plaintiff  
AND

Jayson Michael Grzelak, 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: Jayson Michael Grzelak

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 05, 2025

JEFF FINE

Clerk of Superior Court

By: D. ARAUJO

Deputy Clerk

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

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

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

6/9, 6/16, 6/23, 6/30/25

RR-3934789#

SUMMONS

CASE NO. CC2025-072141RC  
KYRENE JUSTICE COURT, MARICOPA COUNTY, ARIZONA

201 E. Chicago St. \* Chandler, AZ 85225  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

EDWARD ALEXANDER MORENO AND DOE MORENO, a married couple,

Defendants.

THE STATE OF ARIZONA TO:

Edward Alexander Moreno And Doe Moreno  
7017 S Priest Dr Apt 2048  
Tempe, AZ 85283

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 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: 3/26/25

/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  
6/9, 6/16, 6/23, 6/30/25

RR-3934779#

SUMMONS

CASE NO. CC2025029100RC  
KYRENE JUSTICE COURT, MARICOPA COUNTY, ARIZONA

201 E. Chicago St. \* Chandler, AZ 85225  
A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff,

vs.

DEBORAH ANN MOORE AND DOE MOORE, a married couple,

Defendants.

THE STATE OF ARIZONA TO:

Deborah Ann Moore And Doe Moore  
2401 S College Av Apt 104  
Tempe, AZ 85282

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

2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from

the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.

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

4. Your answer must be in writing. (a) You may obtain an answer 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: 2/5/25

/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  
6/9, 6/16, 6/23, 6/30/25

RR-3934777#

SUMMONS

CASE NO. CC2024281978RC  
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

Lobel Financial Corp,

Plaintiff,

vs.

Jacques C Miniefield and John/Jane Doe, a married couple,

Defendant(s).

THE STATE OF ARIZONA TO:

Jacques C Miniefield and John/ Jane Doe, a married couple  
Last known address:  
Jacques C Miniefield and John/Jane Doe  
5353 W Western Star Blvd  
Laveen, AZ 85339

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: 122624

/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  
6/9, 6/16, 6/23, 6/30/25

RR-3934763#

SUMMONS

CASE NO. CC2025079674RC

UNIVERSITY LAKES JUSTICE COURT, MARICOPA COUNTY, ARIZONA

201 E. Chicago St. \* Chandler, AZ 85225  
A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff,

vs.

MANU SITALEKI FINEFEUIAKI AND DOE FINEFEUIAKI, a married couple,

Defendants.

THE STATE OF ARIZONA TO:

Manu Sitaleki Finefeuiaki And Doe Finefeuiaki  
1631 E Dunbar Dr  
Tempe, AZ 85282

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

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

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

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

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

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

Date: 4-7-25

/s/Illegible

Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com  
6/9, 6/16, 6/23, 6/30/25

RR-3934761#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP

CASE NUMBER JS521074  
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Juvenile Department  
PARENT/GUARDIAN NAME(S):

Joshua David Maddeaux (Father)  
Amanda Sue Maddeaux (Mother)

Petitioner Benita Kay Campbell  
In the Matter of Minor(s):

Isis Jade Maddeaux 4/4/2012  
Johnathan David Maddeaux 6/20/2013

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

A petition for termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.

If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights. Judicial Officer: Honorable Thomas Marquait

Hearing Date/Time: 7/15/25 @ 9:15 am

Hearing Type: Initial Hearing

Location: Court Connect Remote

Appearance \*\*\*video appearance preferred

Court Connect Hearing: Yes

Video: <https://tinyurl.com/jbazmc-juj07>

Phone: (917) 781-4590, Participant Code 764 718 766 #

How can I prepare for the hearing?

Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.

If I have questions or concerns who can I contact?

For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.

6/9, 6/16, 6/23, 6/30/25

RR-3934716#

SUMMONS

CASE NUMBER: CV2025-001085  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

Elsa Martinez, et al.

Name of Plaintiff

AND

Mortuary Transport Services 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: Shawanna Marie Lawrence

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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 09, 2025

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

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Marc Bleaman, at Bleaman Law Firm, 3507 N. Campbell Ave., Suite 111, Tucson, AZ 85719, (520)323-1808. 6/9, 6/16, 6/23, 6/30/25

RR-3934295#

NOTICE OF HEARING REGARDING APPLICATION FOR CHANGE OF NAME Case Number: CV2025-017798 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY In the Matter of: Sophia Isabella Medina; Elisa Victoria Medina READ THIS NOTICE CAREFULLY. An important court proceeding that affects your rights has been scheduled. If you do not understand this Notice or the other court papers, contact an attorney for legal advice. 1. NOTICE: An application for Change of Name has been filed with the Court by the person(s) named above. A hearing has been scheduled where the Court will consider whether to grant or deny the requested change. If you wish to be heard on this issue, you must appear at the hearing at the date and time indicated below. 2. COURT HEARING: A court hearing has been scheduled to consider the Application as follows: DATE: July 30, 2025 TIME: 2:30 p.m. BEFORE: Commissioner Kaiser 18380 North 40th Street Courtroom 514 Phoenix, AZ 85032 This is a virtual hearing through Court Connect and Microsoft Teams. Please type the following address into your web browser to attend. [www.tinyurl.com/bazmc-sec02](http://www.tinyurl.com/bazmc-sec02) or you can dial in using your phone (audio only) +1 (917) 781-4590 Phone Conference ID: 184259566# DATED: 05/21/25 /s/Rosa Sanchez Applicant's Signature 6/9, 6/16, 6/23, 6/30/25

RR-3934278#

**DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JD536061**

(Honorable Joshua Rogers)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the matter of:  
MELANIA ELIZAB HARPER  
d.o.b. 11/04/2024  
Person under 18 years of age.

TO: MELANIE ASHLEY QUINTANA and ELIJAH TERRELL HARPER, 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 28th 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 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 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: DAVID L SEIDBERG, Office of the Attorney General, CFP/PSS, 120 W. 1st Avenue, 2nd Floor, Mesa, Arizona 85210. The assigned child safety worker is Victoria Forbis and may be reached by telephone at (602) 771-9974.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 3rd day of June, 2025. KRISTIN K. MAYES

Attorney General  
/s/ David L Seidberg  
DAVID L SEIDBERG  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

RR-3934237#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45228**

(Honorable Gregory Como)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
DON'NAE SHIRLEY'ANN JOSEPHINE SMITH  
d.o.b. 05/05/2013  
Person under 18 years of age.

TO: RENITA LAVINE JACKSON, AND DONNIE LAMONT SMITH, 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 6th 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 298-623-248#, before the Honorable Jay Adelman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: HAYDEN P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Manuel Venegas and may be reached by telephone at (602) 774-9694.

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 3rd day of June, 2025. KRISTIN K. MAYES

Attorney General  
HAYDEN P. MYERS  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

RR-3934088#

**DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS22547**

Related to Case JD40038  
(Honorable Gregory Como)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
LUCIE MUKUNA NAKIYA  
d.o.b. 12/19/2010  
ANN MARIE JUSTIN  
d.o.b. 08/21/2016  
Person(s) under 18 years of age.

TO: JOHN DOE, a fictitious name, 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 17th 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 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 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: HAYDEN

P. MYERS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Sophia Meraz and may be reached by telephone at (623) 587-3646.

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 3rd day of June, 2025. KRISTIN K. MAYES

Attorney General  
HAYDEN P. MYERS  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

RR-3934078#

**DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45120**

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

In the Matter of:  
ARTHUR ANTHONY KING MUNSTER  
d.o.b. 05/25/2017  
SIR ACUNA MUNSTER  
d.o.b. 05/30/2019  
Person(s) under 18 years of age.

TO: ANTOINETTE VICTORIA MUNSTER, MICHAEL ACUNA, 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 31st 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 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C051AG, Phoenix, Arizona 85004. The assigned case manager is Jody Hernandez and may be reached by telephone at (623) 500-5848.

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  
/s/Debbie Oelze  
DEBBIE M. OELZE  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

RR-3934077#

**DCS'S NOTICE OF HEARING ON SUBSTITUTED DEPENDENCY PETITION NO. JD526218**

(Honorable Jay M Polk)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
SHANE NEVIN HAAS  
d.o.b. 03/19/2015  
Person under 18 years of age.

TO: STEPHANIE RENEE HAAS A.K.A. STEPHANIE RENEE SAIN, and JAIL JOSEPH HAAS, parents and/or guardians of the above-named child.

1. The Department of Child Safety has filed a Substituted 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 publication hearing on the 4th day of September, 2025 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Substituted Dependency Petition, and Notice of Hearing 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 Valli Truehlich and may be reached by telephone at (602) 255-4555.

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

# RECORDREPORTER.COM LEGALADSTORE.COM

# PUBLIC NOTICES

or motion prior to any hearing that the hearing be closed to the public.  
DATED This 3rd day of June, 2025.  
KRISTIN K. MAYES  
Attorney General  
ANNA JACOB  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

**RR-3934050#**

## DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD535732 SUPP (Honorable Marvin Davis) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:  
DAFNE MARIEL RODRIGUEZ PAGOLA  
d.o.b. 01/15/2008  
Person under 18 years of age.  
TO: PILAR PAGOLA A.K.A. PILAR  
PAGOLA GARCIA, and RICARDO  
RODRIGUEZ RODRIGUEZ, 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  
19th 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 281-904-752#, before the  
Honorable Marvin Davis for the purpose  
of determining whether any parent or  
guardian named herein is contesting the  
allegations in the Petition.

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

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

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

6. If you are receiving this Notice by  
publication, you may obtain a copy of the  
Dependency Petition, Notice of Hearing,  
and Temporary Orders by submitting a  
written request to: JULIE CHAVEZ,  
Office of the Attorney General, CFP/  
PSS-Mesa Unit, 2005 N. Central Avenue,  
Phoenix, Arizona 85004. The assigned  
case manager is Kara Dinell and may be  
reached by telephone at (602) 255-4461.

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 3rd day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Julie Chavez  
JULIE CHAVEZ  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

**RR-3934003#**

## NOTICE OF HEARING REGARDING APPLICATION FOR CHANGE OF NAME

**CASE NUMBER: CV2025-017453**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

In the Matter of:  
Ashley Victoria Neese  
Name(s) of person(s) being changed  
READ THIS NOTICE CAREFULLY. An  
important court proceeding that affects  
your rights has been scheduled. If you do  
not understand this Notice or the other  
court papers, contact an attorney for  
legal advice.

NOTICE: An application for Change of  
Name has been filed with the Court by  
the person(s) named above. A hearing  
has been scheduled where the Court  
will consider whether to grant or deny  
the requested change. If you wish to be  
heard on this issue, you must appear at  
the hearing at the date and time indicated  
below.

COURT HEARING. A court hearing  
has been scheduled to consider the  
Application as follows:  
DATE: 07/25/2025 TIME: 9:00AM  
BEFORE: Judge Jason Easterday  
This is a virtual hearing through Court  
Connect and Microsoft Teams. Please  
type the following address into your web  
browser to attend.

www.tinyurl.com/bazmc-nec02

6/9, 6/16, 6/23, 6/30/25

**RR-3933903#**

## DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45222

(Honorable Chuck Whitehead)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
TOBY AARON SANCHEZ  
d.o.b. 05/31/2012  
KODA JOSEPH SANCHEZ FRANCISCO  
d.o.b. 08/07/2017  
KENAI NAKOA SANCHEZ-FRANCISCO  
d.o.b. 03/16/2019  
AIYANA PASSION SANCHEZ-  
FRANCISCO  
d.o.b. 03/09/2020  
ZYAIR ACE SANCHEZ-FRANCISCO  
d.o.b. 12/01/2020  
AVA LOVE SANCHEZ-FRANCISCO  
d.o.b. 11/03/2021  
NAYARA LOVE SANCHEZ-FRANCISCO  
d.o.b. 11/03/2021  
Person(s) under 18 years of age.

TO: ALEXIS RAE SANCHEZ,  
DAVIN VALISTO, FRANK EUGENE  
FRANCISCO, JR., parents and/or  
guardians of the above-named children.

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

2. The Court has set a hearing on the  
28th day of August, 2025 at 10:00 a.m.,  
at the Maricopa County Superior Court,  
Juvenile Division/Durango Facility,  
3131 West Durango, Phoenix, Arizona  
85009-6292, call-in number (917) 781-  
4590, conference ID 683-327-907#,  
before the Honorable Chuck Whitehead  
for the purpose of determining whether  
any parent or guardian named herein is  
contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by  
publication, you may obtain a copy of the  
Dependency Petition, Notice of Hearing,  
and Temporary Orders by submitting a  
written request to: ASHTON COLEMAN,  
Office of the Attorney General, CFP/PSS,  
2005 N. Central Ave. C007AG, Phoenix,  
Arizona 85004. The assigned case  
manager is Jessica Cuevas and may be  
reached by telephone at (623) 500-5161.

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  
/s/ Ashton Coleman  
ASHTON COLEMAN  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

**RR-3933901#**

## DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536283

(Honorable Ronee Korbin Steiner)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
IZABELLA JO MCGEE  
d.o.b. 09/06/2015  
JOSIELLE MICHELLE MCGEE  
d.o.b. 02/07/2018

Person(s) under 18 years of age.  
TO: CARLENE JO MCGEE, and CODY  
WINTERS, 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 11th day of August, 2025  
at 11:00 a.m., at the Maricopa County  
Superior Court, Juvenile Court Southeast  
Facility, 1810 South Lewis Street, Mesa,  
Arizona 85210, call-in number (917)  
781-4590, conference ID 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 Jody  
Hernandez and may be reached by  
telephone at (623) 500-5848.

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 3rd day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
/s/ Kinda V. Johnson-Hurd  
KINDA JOHNSON-HURD  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

**RR-3933881#**

## DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536371

(Honorable Ronee Korbin Steiner)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
LEAHMONNE WALTERS  
d.o.b. 04/04/2010  
ARIA WILSON  
d.o.b. 08/31/2014

Person(s) under 18 years of age.  
TO: FLOR MOOSETAIL-SANCHEZ,  
MICHAEL WILSON, and DONTÉ  
WALTERS, 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 2nd day of July, 2025  
at 11:00 a.m., at the Maricopa County  
Superior Court, Juvenile Court Southeast  
Facility, 1810 South Lewis Street, Mesa,  
Arizona 85210, call-in number (917)  
781-4590, conference ID 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 Maria  
Boozhanof and may be reached by  
telephone at (602) 771-3114.

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 3rd day of June, 2025.

KRISTIN K. MAYES  
Attorney General  
KINDA JOHNSON-HURD  
Assistant Attorney General  
6/9, 6/16, 6/23, 6/30/25

**RR-3933847#**

## DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS521337

Related to Case JD536133  
(Honorable Adele Ponce)  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of:  
ANNALISE NICOLE RUDICS  
d.o.b. 09/27/2024

Person under 18 years of age.  
TO: HALEY ANNA RUDICS, PARKER  
CRANDALL and JOHN DOE (a fictitious  
name) parents and/or guardians of the  
above-named child.

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

2. The Court has set a hearing on the  
28th day of July, 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 Keith Miller 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:  
SHAUN T. KUTER, Office of the Attorney  
General, CFP/PSS, 2005 N. Central Ave.  
C007AG, Phoenix, Arizona 85004. The  
assigned child safety worker 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-  
4533.

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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

DATED this 22nd day of May, 2025.  
KRISTIN K. MAYES  
Attorney General  
/s/ Shaun T. Kuter  
SHAUN T. KUTER  
Assistant Attorney General  
6/16, 6/23, 6/30, 7/7/25

RR-3932108#

**SUMMONS**  
**CASE NO. CC2024-215777RC**  
IN THE JUSTICE COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA ARCADIA BILTMORE  
PRECINCT  
620 W. JACKSON ST PHOENIX AZ  
85003  
C.A.G. Acceptance, LLC,

Plaintiff,

vs.

Max Ryan Moore and John/Jane Doe, a  
married couple

Defendant(s).

THE STATE OF ARIZONA TO:  
Max Ryan Moore and John/  
Jane Doe, a married couple  
Last known address:  
Max Ryan Moore and John/Jane Doe  
6 7 0 3 N 1 2 t h S t  
Phoenix, AZ 85014

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

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

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

Date: 10/2/24

/s/illegible

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

A copy of the Summons and Complaint  
may be obtained by contacting the  
Plaintiff's attorney: Mark A. Kirkorsky,  
P.C., P.O. Box 25287, Tempe, Arizona  
85285, (480) 551-2173, [info@makcollections.com](mailto:info@makcollections.com)  
6/23, 6/30, 7/7, 7/14/25

RR-3925099#

## GOVERNMENT

REQUEST FOR PROPOSAL: Generator  
Repair Maintenance, and Replace  
Pursuant to A.R.S. § 41-2534, the  
Arizona Department of Administration,  
General Services Division (the State),  
is requesting Sealed Proposals from  
qualified vendors to provide Generator  
Repair Maintenance, and Replacement  
Services. A Pre-Offer Conference WILL  
NOT BE HELD. Responses are due  
Tuesday, July 22, 2025 by 3:00 PM  
(Arizona RFP). View the Request for  
Proposals (RFP) BPM006999, at: <https://app.az.gov/>.  
6/30/25

RR-3942774#

MARICOPA  
COUNTY

REQUEST FOR PROPOSALS (RFP) 2025-  
002. The Town of Carefree, Arizona welcomes  
proposals from qualified vendors to provide  
labor, materials, and equipment for its Pavement  
Maintenance FY2026 Project, which will consist  
of a two-inch mill and asphalt overlay of select  
streets. Solicitation documents and any addenda  
are available on the Town's website: <https://www.carefree.org/page/employment>. Submittals  
will be received by email to C.J. DiMaggio, P.E.  
([engineer@carefree.org](mailto:engineer@carefree.org)) no later than 4:00 P.M.  
MST on Friday, August 1, 2025.  
6/30/25

RR-3942301#

## PROBATE

## NOTICE TO CREDITORS

**NO. PB2025-004777**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
CHARLES W. LAMER, III,  
Deceased.

Notice is given that CHERYL S. LAMER  
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 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(A) or claims will be barred. Claims  
must be presented by delivering  
or mailing a written statement of the  
claim to the Personal Representative,  
c/o Morris Hall, PLLC, 7250 North 16th  
Street, Suite 201, Phoenix, Arizona  
85020.

DATED this 11th day of JUNE, 2025.

/s/Michael A. Halliday  
MORRIS HALL, PLLC  
7250 North 16th Street, Suite 201  
Phoenix, Arizona 85020  
6/30, 7/7, 7/14/25

RR-3942756#

## NOTICE TO CREDITORS

**NO. PB 2025-004829**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
NOAH J. FARABAUGH,

Deceased.

NOTICE IS GIVEN that ROBERT  
FARABAUGH has been appointed  
Personal Representative of the above-  
captioned Estate. All persons having  
claims against the estate are required  
to present their claims within four  
(4) months after the date of the first  
publication of this Notice or the claims  
will be forever barred. Claims must  
be presented by delivering or mailing  
a written statement of the claim to the  
Personal Representative at the address

listed below:  
ROBERT FARABAUGH  
c/o Banker Law Office, P.L.L.C.  
14555 N. Scottsdale Road, Suite 330  
Scottsdale, AZ 85254  
DATED this 24th day of June, 2025.  
/s/Vvette N. Banker  
Attorney for Personal Representative  
6/30, 7/7, 7/14/25

RR-3942752#

**NOTICE TO CREDITORS OF  
FORMAL APPOINTMENT OF  
PERSONAL REPRESENTATIVE AND/  
OR FORMAL PROBATE OF A WILL  
CASE NUMBER: PB2025-003036**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of:  
VICK EDWIN CAYLOR  
an Adult, deceased  
NOTICE IS GIVEN THAT:

1. Personal Representative: Rick William  
Caylor has been appointed Personal  
Representative of this Estate on June  
11, 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  
GIAMMARCO LAW OFFICE, PLLC  
3910 S. Alma School Rd., Suite 5  
Chandler, AZ 85248

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

DATED: June 12, 2025  
/s/Zachary D. Giammarco, #024393  
Attorney for Personal Representative  
6/30, 7/7, 7/14/25

RR-3942738#

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. PETICION 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:

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,  
elijá uno de los métodos a continuación  
para descargar e instalar la aplicación  
Microsoft Teams en su dispositivo antes  
del comienzo de la Vista Inicial:

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

Si usted tiene un dispositivo con cámara,  
pero no desea instalar la aplicación  
Microsoft Teams, puede usar un  
navegador de Internet. Para esta última  
opción, ponga [tinyurl.com/jbazmc-pbj01](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.

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/jbazmc-pbj01](http://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](http://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>

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

RR-3942303#

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

**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 TAREVALOS  
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/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://tinyurl.com/jbazmc-pbc01) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.  
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 465 286 133#  
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/27, 6/30, 7/2/25

**RR-3942300#**

**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/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://tinyurl.com/jbazmc-pbc03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.  
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590  
Courtroom Conference ID#: 880 692 825 #  
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 6/27, 6/30, 7/2/25

**RR-3942283#**

**NOTICE TO CREDITORS CASE NO. PB2025-004915**  
(By Publication)  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of  
WILLIAM W. BOHNERT, M.D.,  
Deceased.  
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Personal Representative at:  
Joyce K. Bohnert  
c/o James W. Ryan  
Frazer, Ryan, Goldberg & Arnold, L.L.P.  
1850 North Central Avenue, Suite 1800  
Phoenix, Arizona 85004-4561  
DATED this 24th day of June, 2025.  
/s/Joyce K. Bohnert, Personal Representative  
FRAZER, RYAN, GOLDBERG & ARNOLD, L.L.P.  
By: /s/Illegible  
James W. Ryan  
Roger M. Stahl  
Attorneys for Joyce K. Bohnert, as Personal Representative of the Estate  
6/30, 7/7, 7/14/25

**RR-3942174#**

**NOTICE TO CREDITORS CASE NUMBER: PB2025-004822**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY  
In the Matter of the Estate of:  
ROSEMARY TORRES,  
Deceased.  
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the address shown below and filed with the Court. A copy of the Notice of Informal Appointment of Personal Representative is attached to the copies of this document mailed to all known creditors.  
DATED this 24th day of June, 2025.  
/s/Guadalupe Regina Torres  
c/o Toby Tigges  
Attorney for Personal Representative  
DURFEE LAW GROUP, PLLC  
1423 S. Higley Road, Suite 127  
Mesa, Arizona 85206  
6/30, 7/7, 7/14/25

**RR-3942146#**

**NOTICE TO CREDITORS CASE NUMBER: PB2025-002964**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY  
In the Matter of the Estate of  
Carole Davis Steele, deceased  
NOTICE IS GIVEN THAT:  
1. PERSONAL REPRESENTATIVE: Kristin Steele Barber has been appointed Personal Representative of this Estate on May 15, 2025.  
Address: c/o Marty Zalevsky, Esq. 14050 N 83rd Ave Suite 290 Peoria, AZ 85381  
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 c/o Marty Zalevsky, Esq. 14050 N 83rd Ave Suite 290 Peoria, AZ 85381.  
4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.  
DATED: June 24, 2024  
/s/Marty Zalevsky, Esq.,  
Personal Representative  
6/30, 7/7, 7/14/25

**RR-3942112#**

**NOTICE TO CREDITORS CASE NO. PB2025-004657**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Estate of  
JOSEPH W. ROONEY,  
Deceased.  
NOTICE IS HEREBY GIVEN that

TIMOTHY W. ROONEY has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative as follows: TIMOTHY W. ROONEY c/o Afsanieh Rassti, Esq., Frazer Ryan Goldberg and Arnold, L.L.P., 1850 North Central Avenue, Suite 1800, Phoenix, Arizona 85004-1402.  
DATED this 24th day of June, 2025.  
FRAZER, RYAN, GOLDBERG & ARNOLD, L.L.P.  
By: /s/Afsanieh Rassti  
Afsanieh Rassti  
Attorneys for Personal Representative  
6/30, 7/7, 7/14/25

**RR-3942102#**

**NOTICE TO CREDITORS CASE NO. PB2025-001795**  
(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:  
DEBORAH GRIJALVA,  
Deceased.  
NOTICE IS HEREBY GIVEN that DIANE KAY SCANTLEBURY has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at:  
DIANE KAY SCANTLEBURY  
c/o Emily R. Taylor, PLLC  
1747 East Morten Avenue, Suite 105  
Phoenix, AZ 85020  
RESPECTFULLY SUBMITTED this 24 day of June, 2025.  
By: /s/Emily R. Taylor  
6/30, 7/7, 7/14/25

**RR-3942096#**

**NOTICE TO CREDITORS NO. PB2025-004660**  
(For Publication)  
SUPERIOR COURT OF ARIZONA,  
MARICOPA COUNTY  
In the Matter of the Estate of  
Cecilia H Cortez,  
Deceased.  
Notice is given that Xavier Briseno was appointed personal representative of the estate of Cecilia H Cortez. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative care of Winsor Law Firm, 1237 S. Val Vista Drive, Mesa, AZ 85204. A courtesy copy should be emailed to [justin@winsorlawonline.com](mailto:justin@winsorlawonline.com).  
DATED: June 24, 2024  
/s/Justin C. Call  
Attorney for Petitioner  
STATE OF ARIZONA )  
) ss.  
COUNTY OF MARICOPA )  
This instrument was acknowledged before on June 24, 2025, by Justin C. Call.  
/s/Lorel Winsor  
Notary Public  
Expires: March 31, 2026  
6/30, 7/7, 7/14/25

**RR-3942052#**

Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative/Robert Zurick  
Superior Court Of Arizona In Maricopa County Issued And Filed: 6/11/2025  
Probate Court Administration In the Matter of Robert Zurick Case No. PB2025-004617 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in

the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Maureen Barnabas has filed the following: Petition For Formal Probate Of Will And Appointment Of Personal Representative 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, August 6, 2025 at 10:15 AM Judicial Officer: Judge Andrew Russell Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 202 Telephone No: (602) 372-0382 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazmc-pbj04](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-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> 6/30, 7/2, 7/7/25

**RR-3941944#**

**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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

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 O

T O : 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 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/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-pbj04) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbj04](https://tinyurl.com/jbazzmc-pbj04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 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**  
**CASE NO. PB2025-003277**  
(FOR PUBLICATION)  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of:  
FRANK SCHLIEF,

Deceased.

NOTICE IS HEREBY GIVEN that Phillip Schlieff has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the offices

of his attorneys, Hillary P. Gagnon, Stacey L. Johnson, PLLC, 20325 N. 51st Avenue, Suite 134, Glendale, Arizona, 85308.

DATED this 17th day of June, 2025.

STACEY L. JOHNSON, PLLC  
By: /s/Hillary P. Gagnon  
Attorneys for Phillip Schlieff

6/23, 6/30, 7/7/25

**RR-3940432#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-003532**  
SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

In the Matter of the Estate of  
ARTHUR J. RAPTON aka ARTHUR JAMES RAPTON,

Deceased.

NOTICE IS HEREBY GIVEN THAT:

1. Premier Fiduciary Services, LLC, Fiduciary License No. 20861, has been appointed as Personal Representative of this estate.

2. Creditors of this estate must present their claims within four months after the date of the first publication of this notice or be forever barred.

3. Creditors may present their claims by either delivering or mailing a written statement of the claim to the Personal Representative at the address provided below, or by commencing a proceeding against the Personal Representative in the Superior Court of Maricopa County, Arizona.

Premier Fiduciary Services, LLC  
P.O. Box 12637  
Scottsdale, AZ 85267-2637

Dated this 17th day of June, 2025.

LINCOLN & LAUER, PLLC  
/s/Michelle M. Lauer

Attorney for Personal Representative

6/23, 6/30, 7/7/25

**RR-3940424#**

**NOTICE TO CREDITORS**  
**NO. PB2025-004666**  
SUPERIOR COURT OF ARIZONA,  
MARICOPA COUNTY

In the Matter of the Estate of  
PATRICIA ROYALL TRENT,

Deceased.

NOTICE IS HEREBY GIVEN that NATHAN WILLIAM GLERUM 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 within sixty days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, c/o BRADLEY & LeSUEUR, PC, 14301 N. 87th St., #208, Scottsdale, AZ 85260.

DATED this 17th day of June 2025.

NATHAN WILLIAM GLERUM  
Personal Representative  
By /s/J. Leon LeSueur

14301 North 87th Street, Suite 208  
Scottsdale, Arizona 85260  
(480) 584-3517

6/23, 6/30, 7/7/25

**RR-3940422#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004626**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
NORMAN R. MCMULLIN, JR.,

Deceased.

NOTICE IS GIVEN that Julie E. Auer is the duly-appointed Personal Representative of the above-mentioned 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 counsel for the Personal Representative, addressed as follows:

Spencer Fane LLP  
c/o Samantha Winter McAlpin

2415 E. Camelback Road, Suite 600,  
Phoenix, Arizona 85016.

DATED this 17th day of June, 2025.

SPENCER FANE LLP  
/s/Samantha Winter McAlpin

Chelsea A. Hesla  
Samantha Winter McAlpin  
SPENCER FANE LLP

2415 East Camelback Road, Suite 600  
Phoenix, Arizona 85016-4251

Attorneys for Deanna Stow

6/23, 6/30, 7/7/25

**RR-3940417#**

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE**  
**CASE NO. PB2025-004425**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY  
PROBATE COURT ADMINISTRATION  
In the Matter of  
DIANNE TILTON

**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 CERTIFIED FIDUCIARY SERVICES, INC has filed the following:

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

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

**DATE and TIME:** Tuesday, July 15, 2025 at 11:00 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> 6/23, 6/30, 7/7/25

**RR-3940416#**

**NOTICE TO CREDITORS**  
(For Publication)  
In the Matter of the Trust of  
LARRY K. JOHNSON AND JOHN P. ELLIOTT,

Deceased.  
Notice is given that Pennington Fiduciary Services, LLC, 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 Larry K. Johnson and John P. Elliott Living Trust  
Pennington Fiduciary Services, LLC,  
Successor Trustee  
C/O Pennington Law, PLLC  
15331 W. Bell Rd, Ste 314  
Surprise, AZ 85374  
DATED: 6-17-25

/s/Andre L. Pennington  
Attorney for Successor Trustee  
6/23, 6/30, 7/7/25

**RR-3940415#**

**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:** Tuesday, August 19, 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://tinyurl.com/jbazzmc-pbc05) a few minutes before the Initial Hearing is scheduled to begin. For the

best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc05](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> 6/23, 6/30, 7/7/25

**RR-3940413#**

**NOTICE TO CREDITORS**  
(For Publication)  
THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of  
THE DORIS J. GANGELHOFF REVOCABLE TRUST, DATED DECEMBER 30, 2011, Irrevocable.

NOTICE IS HEREBY GIVEN that THE DORIS J. GANGELHOFF REVOCABLE TRUST, dated December 30, 2011, RONDA JEAN GANGELHOFF, Trustee, is being administered. All persons having claims against the Trust 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 at the address shown below.

DATED this 9th day of June, 2025.

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

RESPECTFULLY SUMMITTED this 9th day of June, 2025.

BENEDICT LEGAL

By: /s/Benjamin D. Benedict, Esq.  
3333 E. Camelback Road, Suite 210  
Phoenix, AZ 85018

Attorney for Trustee  
6/23, 6/30, 7/7/25

**RR-3940411#**

**NOTICE TO CREDITORS**  
IN THE MATTER OF THE ESTATE OF IRENE B. METZ  
AND THE ADMINISTRATION OF THE IRENE B. METZ FAMILY TRUST

Notice is hereby given that Irene B. Metz died on June 14, 2025 and a probate proceeding is not being initiated. Irene B. Metz was the Grantor of THE IRENE B. METZ FAMILY TRUST, dated October 1, 2024 (hereinafter "Trust"). Matthew Metz is the Successor Trustee of the Trust and the sub-trusts created thereunder. All persons having claims against the Estate of Irene B. Metz or the Trust, including the sub-trusts created thereunder are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, attention Mark R. Allen, Esq., Watland & Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532.

Dated: June 16, 2025.

WATLAND & ALLEN, PLLC  
By /s/MARK R. ALLEN  
MARGO ALLEN  
393 East Palm Lane  
Phoenix, Arizona 85004-1532

Attorney for the Estate of Irene B. Metz and the Irene B. Metz Family Trust, dated

October 1, 2024

6/23, 6/30, 7/7/25

**RR-3940400#**

**NOTICE TO CREDITORS**  
**NO. PB2025-004605**  
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF

MARICOPA  
In the Matter of the Estate of:  
SUSAN JAYNE EVERINGHAM,

Deceased.  
NOTICE IS HEREBY GIVEN that CYNTHIA RENEE ESTRELLA has been appointed as personal representative of this estate. Unless all persons having claims against the estate present their claims within the time prescribed in Arizona Revised Statutes section 14-3803, subsection A, 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:

CYNTHIA RENEE ESTRELLA, P.C.  
C/O Douglas B. Price, Esq.,  
2101 East Broadway Road, Suite 22  
Tempe, AZ 85282

DATED this 16th day of June, 2025.

LAW OFFICES OF DOUGLAS B. PRICE, P.C.

/s/Douglas B. Price  
By: Douglas B. Price, Esq.,

Attorney for Personal Representative  
6/23, 6/30, 7/7/25

**RR-3940398#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-002410**  
(For Publication)  
THE SUPERIOR COURT OF THE STATE OF ARIZONA  
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of  
PAUL CARMINE D'ANDREA, Deceased.

NOTICE IS HEREBY GIVEN that SCOTT D'ANDREA has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address shown below.

DATED this 10th day of June, 2025.

/s/Scott D'Andrea  
16866 West Marshall Lane  
Surprise, Arizona 85388

RESPECTFULLY SUBMITTED THIS 10th day of June, 2025.

BENEDICT LEGAL

By: /s/Benjamin D. Benedict, Esq.  
3333 E. Camelback Road, Suite 210  
Phoenix, AZ 85018

Attorney for Personal Representative  
6/23, 6/30, 7/7/25

**RR-3940394#**

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 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

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-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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc01](https://tinyurl.com/jbzmcpbc01) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc01](https://tinyurl.com/jbzmcpbc01) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

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

**RR-3940272#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-004639**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
FLOYD JOSEPH GALLO,

Deceased.

NOTICE IS HEREBY GIVEN that Jo Ann Marie Gallo has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in 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, c/o Matthew Gobbato, Mushkatel, Gobbato & Kile, PLLC, 15249 North 99th Avenue, Sun City, Arizona, 85351.

DATED this 17th day of June, 2025.

*/s/Jo Ann Marie Gallo*  
MUSHKATEL, GOBBATO & KILE, PLLC  
By: */s/Matthew Gobbato*  
Attorney for Personal Representative  
6/23, 6/30, 7/7/25

**RR-3939769#**

**NOTICE TO CREDITORS**  
THE LUCY P. HERRERA TRUST Dated  
July 26, 2022 (the "Trust")  
NOTICE IS GIVEN to all creditors of the  
Trust that:

1. EDUARDO PINA VALDEZ III is serving as successor Trustee of the Trust;  
2. Claims against the Trust must be presented within four months after the date of the first publication of this notice or be forever barred.

3. Claims against the Trust may be presented by delivering or mailing a written statement to:

EDUARDO PINA VALDEZ III  
C/O Giancarlo G. Estrada  
Kamper Estrada, LLP  
3030 N Third St., Suite 770  
Phoenix, AZ 85012

KAMPER AND ESTRADA, PLLC  
By */s/Giancarlo G. Estrada*  
Attorney for the Successor Trustee  
6/23, 6/30, 7/7/25

**RR-3939584#**

**NOTICE TO CREDITORS IN PROBATE**  
**CASE NO.: PB2025-004152**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Hilmar B. Lange a/k/a Hilmar Bruno Lange,

Deceased.

NOTICE IS GIVEN:

1. Michael K. Lange a/k/a Michael Konrad Lange, has been appointed Personal Representative of this estate.  
2. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. A.R.S. §§14-3801 through 14-3816.  
3. To present the claim, claimant must either:

a. Deliver or mail a written statement of the claim to the Personal Representative at the following address:  
Michael K. Lange a/k/a Michael Konrad Lange  
2261 E. Azalea Drive  
Chandler, Arizona 85286

b. Commence a proceeding against the personal representative in the following courts:  
Superior Court, MARICOPA County  
State of Arizona  
222 E. Javelina Avenue, Mesa, Arizona 85201

Dated: 5/20/2025  
*/s/Michael K. Lange a/k/a Michael Konrad Lange*

6/23, 6/30, 7/7/25  
**RR-3939518#**

**NOTICE TO CREDITORS**  
(For Publication)  
NORENE N. MEALMAN TRUST DATED  
MARCH 29, 1990  
("the Trust")

NOTICE IS HEREBY GIVEN that TERENCE LEE MEALMAN is the current Trustee of the Trust. The Trust was created by NORENE N. MEALMAN as Settlor. NORENE N. MEALMAN died on April 17, 2025.

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

This Notice to Creditors is made pursuant to A.R.S. § 14-6103.  
Dated: June 2, 2025  
*/s/Terence Lee Mealman*  
TERENCE LEE MEALMAN, Trustee  
6/16, 6/23, 6/30/25

**RR-3938098#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004426**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of  
KATHERINE WHITLOW,

Deceased.

NOTICE IS HEREBY GIVEN that Hellen J. Carter, PhD has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Robert W. Hobkirk, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.  
Dated: June 4, 2025

*/s/Hellen J. Carter, PhD*  
3839 E. Briarwood Terrace  
Phoenix, Arizona 85250

BROWN & HOBKIRK, PLLC  
By */s/Robert W. Hobkirk*  
17015 N. Scottsdale Road, Suite 335  
Scottsdale, Arizona 85255  
(480) 685-4036  
Attorney for Personal Representative  
6/16, 6/23, 6/30/25

**RR-3938097#**

**NOTICE TO CREDITORS**  
**NO. PB2025-004266**  
SUPERIOR COURT OF ARIZONA  
IN AND FOR MARICOPA COUNTY  
In the Matter of the Estate of  
ELEANOR YVONNE HOREN,

Deceased.

Notice is given that Janie Jones

Gonzalez was appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374.  
DATED: 5/27/2025

PENNINGTON LAW, PLLC  
*/s/Andre L. Pennington, Esq.*  
Attorney for Janie Jones Gonzalez  
6/16, 6/23, 6/30/25

**RR-3938082#**

**NOTICE TO CREDITORS**  
(For Publication)  
In the Matter of the Trust of  
BEVERLY DAWN HOLMES JENKINS,

Deceased.

Notice is given that Trace G. Jenkins 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 Beverly D.H. Jenkins Living Trust  
Trace Jenkins, Successor Trustee  
C/O Pennington Law, PLLC  
15331 W. Bell Rd, Ste 318  
Surprise, AZ 85374  
DATED: 6-9-2025

*/s/Trace G. Jenkins*  
Successor Trustee

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

**RR-3938066#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-003292**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Jillian Mercedes,

Deceased.

1. PERSONAL REPRESENTATIVE. Sharon Barbara Gendler was appointed Personal Representative of this Estate on April 30, 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:  
Sharon Barbara Gendler  
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 10, 2025.

*/s/Joel N. Reissner, Esq.*  
Paulsen, Reissner, & Curtis, PLC  
Attorney for Personal Representative(s)  
6/16, 6/23, 6/30/25

**RR-3937523#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**CASE NO.: PB2025-004343**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
THOMAS G. MCKNIGHT, JR.

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. THOMAS G. MCKNIGHT, SR. 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 THOMAS G. MCKNIGHT, SR., in care of BRI NIRO, ESQ., MAZZA + NIRO, PLLC, 5425 East Bell Road, Suite 104, Scottsdale, Arizona, 85254.  
RESPECTFULLY SUBMITTED this 10th day of June, 2025.

MAZZA + NIRO, PLLC  
*/s/Bri Niro, Esq.*  
Attorney for Personal Representative  
6/16, 6/23, 6/30/25

**RR-3937522#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-003629**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Gloria J. Baxter,

Deceased.

1. PERSONAL REPRESENTATIVE. Joel N. Reissner was appointed Personal Representative of this Estate on May 8, 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:  
Joel N. Reissner  
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 10, 2025.

*/s/Joel N. Reissner, Esq.*  
Paulsen, Reissner, & Curtis, PLC  
*/s/Jeffrey D. Paulsen, Esq.*  
Attorney for Personal Representative(s)  
6/16, 6/23, 6/30/25

**RR-3937496#**

**NOTICE TO CREDITORS BY PUBLICATION**  
**NO. PB2025-002794**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of  
ERNEST F. BATES, SR.,

Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:  
1. Julie Ann Bates 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 Julie Ann Bates, care of Giancarlo G. Estrada of Kamper and Estrada, PLLC, 3030 N. Third St Ste 770, Phoenix, AZ 85012.  
DATED this 10 day of June, 2025.

KAMPER AND ESTRADA, PLLC  
By: */s/Giancarlo G. Estrada*  
3030 N. 3rd Street, Suite 770  
Phoenix, AZ 85012

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

**RR-3937495#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-004374**  
SUPERIOR COURT OF ARIZONA  
IN MARICOPA COUNTY

In the Matter of the Estate of  
Linda Jean Burgener,

Deceased.

1. PERSONAL REPRESENTATIVE. SCOTT M. BURGNER was appointed Personal Representative of this Estate on June 2, 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 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:  
SCOTT M. BURGNER, Personal Representative  
C/O HP LAW  
19420 North 59th Ave.  
Ste. C-265  
Glendale, Arizona 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 this JUN 10 2025

Hasegawa Probate & Estate Planning  
PLC  
*/s/Ian Hasegawa, Esq.*  
Attorney for Personal Representative  
6/16, 6/23, 6/30/25

**RR-3937489#**

**NOTICE TO CREDITORS**  
**NO. PB2025-002647**  
ARIZONA SUPERIOR COURT  
MARICOPA COUNTY  
In the Matter of the Estate of

PATRICIA K. BUSH, Deceased.  
NOTICE IS HEREBY GIVEN that Richard A. Bush has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within (i) four (4) 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 28 day of March, 2025.

*/s/Richard A. Bush*  
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  
6/16, 6/23, 6/30/25

**RR-3937465#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-002308**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Charlene Elizabeth Trainor,

Deceased.

1. PERSONAL REPRESENTATIVE. Joel N. Reissner was appointed Personal Representative of this Estate on March 24, 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:  
Joel N. Reissner  
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 10, 2025.

*/s/Joel N. Reissner, Esq.*  
Paulsen, Reissner, & Curtis, PLC  
*/s/Jeffery D. Paulsen, Esq.*  
Attorney for Personal Representative(s)  
6/16, 6/23, 6/30/25

**RR-3937267#**

**NOTICE TO CREDITORS**  
**CASE NO.: PB2025-002258**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

In the Matter of the Estate of:  
Ralph Reginald Mizell,

Deceased.  
1. PERSONAL REPRESENTATIVE. Joel N. Reissner was appointed Personal Representative of this Estate on March 21, 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:  
Joel N. Reissner  
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 10, 2025.

*/s/Joel N. Reissner, Esq.*  
Paulsen, Reissner, & Curtis, PLC  
*/s/Jeffery D. Paulsen, Esq.*  
Attorney for Personal Representative(s)  
6/16, 6/23, 6/30/25

**RR-3936457#**

**NOTICE TO CREDITORS**  
**CASE NO. PB2025-004394**  
IN THE SUPERIOR COURT OF THE  
STATE OF ARIZONA  
IN AND FOR THE COUNTY OF  
MARICOPA

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

In the Matter of the Estate of  
EMIL E. BESIER, Deceased.  
NOTICE IS HEREBY GIVEN THAT:  
1. WILLIAM D. BUTLER, having an address c/o Phoebe Moffatt, Sacks Tierney, 4250 N. Drinkwater Blvd, Fourth Floor, Scottsdale, AZ 85251, has been appointed Personal Representative of the above Estate on June 3, 2025.  
2. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred.  
3. Claims must be presented by delivering or mailing a written statement of the claim to: William D. Butler, c/o Phoebe Moffatt, Sacks Tierney P.A, 4250 N. Drinkwater Blvd, Fourth Floor, Scottsdale, Arizona 85251.  
4. A copy of the Notice of Appointment is attached to a copy of this documents mailed to all known creditors.  
DATED this 9th day of June, 2025.  
/s/William D. Butler  
WILLIAM D. BUTLER  
Personal Representative

6/16, 6/23, 6/30/25  
RR-3936365#

PUBLIC AUCTION/  
SALES

**NOTICE OF SALE OF MOBILE HOME**  
NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien:  
Vehicle/Mobile Home ("Personal Property")  
Make: SILVERCREST INDUSTRIES  
Body Style: 12 X 60 MH  
Model Year: 1970  
VIN: S284  
Date and Time of Sale: 7/23/25 10:00:01 AM  
Location of Sale: Space No. B165 ROYAL PALM OWNER, LLC DESERT SCAPE 2050 W DUNLAP AVENUE PHOENIX, AZ 85021  
Name of landlord: ROYAL PALM OWNER, LLC  
Amount of Claimed Lien: \$7,135.14 as of July 23, 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: December 7, 1994  
Name(s) of Tenant(s): PATRICIA ANNE FLANNERY, CHARLES B FLANNERY  
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.  
ROYAL PALM OWNER, LLC  
By: /s/illegal  
Park Manager  
DATED: June 23, 2025  
6/30, 7/7/25  
RR-3942773#

**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: FLAMINGO  
Body Style: 16 X 60 MH  
Model Year: 1987  
VIN: 13508455  
Date and Time of Sale: 7/23/25 10:00:01 AM  
Location of Sale: Space No. 21 MHC DESERT SKIES, L.L.C. DESERT SKIES MOBILE HOME PARK 19802 N. 32ND STREET PHOENIX, AZ 85050  
Name of landlord: MHC DESERT SKIES, L.L.C.  
Amount of Claimed Lien: \$9,820.15 as of July 23, 2025  
The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.  
Date of Rental Agreement: May 3, 2003  
Name(s) of Tenant(s): RICHARD DAVID DAVIS  
Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023.  
MHC DESERT SKIES, L.L.C.  
By: /s/illegal  
Park Manager  
DATED: June 23, 2025  
6/30, 7/7/25  
RR-3942748#

**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: CAVCO INDUSTRIES  
Body Style: 14 X 68 MH  
Model Year: 1994  
MVR VIN: CAVAZD940495  
ADOT Assigned VIN: AZ398931  
Date and Time of Sale: 7/23/25 10:00:00 AM  
Location of Sale: Space No. 109 SAILAWAY HOLDINGS LTD/JOMA ENTERPRISES LTD KONTIKI MOBILE HOME VILLAGE 555 W. WARNER ROAD CHANDLER, AZ 85225  
Name of landlord: SAILAWAY HOLDINGS LTD/JOMA ENTERPRISES LTD  
Amount of Claimed Lien: \$6,647.00 as of July 23, 2025  
The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.  
Date of Rental Agreement: April 26, 2021  
Name(s) of Tenant(s): ANTHONY ROBERT CERVANTES, MELODY ANN PEDRO  
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.  
SAILAWAY HOLDINGS LTD/JOMA ENTERPRISES LTD  
By: /s/illegal  
Park Manager  
DATED: June 23, 2025  
6/30, 7/7/25  
RR-3942746#

**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  
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  
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  
(602) 953-5590 fax  
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: WESTERN HERITAGE  
Body Style: 12 X 60 MH  
Model Year: 1970  
VIN: S6012311  
Date and Time of Sale: 7/18/25 10:00:00 AM  
Location of Sale: Space No. 145 BREIT ROSEHAVEN MHC, LLC ROSEHAVEN ESTATES 10540 E. APACHE TRAIL APACHE JUNCTION, AZ 85120  
Name of landlord: BREIT ROSEHAVEN MHC, LLC  
Amount of Claimed Lien: \$4,662.00 as of July 18, 2025  
The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.  
Date of Rental Agreement: April 25, 2022  
Name(s) of Tenant(s): GLENN CURTIS TWOGOOD  
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.  
BREIT ROSEHAVEN MHC, LLC  
By: /s/illegal  
Park Manager  
DATED: June 13, 2025  
6/23, 6/30/25  
RR-3940407#

**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: MFG  
Body Style: 10 X 50 MH  
Model Year: 1964  
MVR VIN: 501014885182  
ADOT Assigned VIN: AZ400233  
Date and Time of Sale: 7/18/25 10:10:01 AM  
Location of Sale: Space No. 44 BRIDGE WF II AZ DESERT VALLEY OASIS LLC DESERT VALLEY OASIS 9421 E MAIN STREET MESA, AZ 85207  
Name of landlord: BRIDGE WF II AZ DESERT VALLEY OASIS LLC  
Amount of Claimed Lien: \$8,500.00 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: January 29, 2020  
Name(s) of Tenant(s): RICHARD E COOMER, RUTH JEAN COOMER  
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/illegal  
Park Manager  
DATED: June 16, 2025  
6/23, 6/30/25  
RR-3940406#

**TRUSTEE'S SALES**  
PUBLISHERS STATEMENT: All real estate advertised herein is subject to the Federal Fair Housing Act which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."  
We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

  
EQUAL HOUSING OPPORTUNITY

TS/File 100258  
Notice Of Trustee's Sale  
Recorded: 05/12/2025  
The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 7/12/2024, in 2024-0370370 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/12/2025 at 11:00 A.M.



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

of said day: The West 264.00 feet of the East 791.80 feet of the North half of the South half of the Northeast quarter of the Northeast quarter of Section 20, Township 5 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Purported Property Address: Address Unavailable, See Legal Description, Maricopa County, Arizona Tax Parcel Number: 503-30-0077 Original Principal Balance: \$81,000.00 Original/Current Beneficiary: Lone Mountain 325, LLC, an Arizona limited liability company 16429 N. 52nd Ave., Glendale, AZ 85306 Original/Current Trustor: Matthew J. Powell and Julie L. Powell, husband and wife 41720 N. Iron Horse Way, Anthem, AZ 85086 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: May 12, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas ) ) County of Miami ) The foregoing instrument was acknowledged before me on May 12, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 2-3-27  
6/30, 7/7, 7/14, 7/21/25

**RR-3942010#**

TS/File 100272  
Notice Of Trustee's Sale  
Recorded: 05/20/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 7/5/2023, in 2023-0350628 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/20/2025 at 11:00 A.M. of said day: Unit 272, of Camelback House, according to Declaration of Horizontal Property Regime recorded Docket 9899, Page 193 and according to the map of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 157 of Maps, Page 13. Together With a proportionate interest in and to the Common Areas, as set forth in said Declaration of Horizontal Property Regime as shown on said plat. Purported Property Address: 4630 N. 68th St., Unit 272, Scottsdale, AZ 85251 Tax Parcel Number: 173-35-451 Original Principal Balance: \$155,000.00 Original/Current Beneficiary: AZDOT Income 18, LLC, an Arizona limited liability company 3865 N. Sonoran Hills, Mesa, AZ 85207 Original/Current Trustor: Dorothy Home Solutions LLC, an Arizona limited liability company 9787 E. Desert Jewell Drive, Scottsdale, AZ 85255 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: May 20, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as

Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas ) ) County of Miami ) The foregoing instrument was acknowledged before me on May 20, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 2-3-27  
6/30, 7/7, 7/14, 7/21/25

**RR-3942009#**

TS 25-100 L. 2024-00087  
Notice Of Trustee's Sale  
Recorded: 05/22/25 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, 8/1/2024 in Maricopa County, Arizona Recorder's Number 20240410353. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 22, 2025. Property in Maricopa County, State of Arizona, described as: The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 405, Chaparral Rancheros Unit Two, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 159 of Maps, Page 33. Excepting And Reserving unto the United States of America, all the coal and other minerals in the lands, as set forth in the Patent recorded in Docket 12900, Page 11. Affidavit of Affixture Recorded in Docket 15465, Page 199 Year: 1981 Make: Somerset Manufacturer: Golden West Vin: GW15-AZ-S56007A Vin: GW15-AZ-S56007B According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Investments LLC, an Arizona Limited Liability Company, 27622 N 203rd Ave, Wittman, AZ 85361 Original Principal Balance: \$132,150.00 Tax Parcel Number: 503-48-475 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Arizona 85016 Identifiable Location: 26848 N 203rd Ave, Wittmann, AZ 85361 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/20/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 5/20/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Mellow Notary Public My Commission Expires December 15, 2028  
6/30, 7/7, 7/14, 7/21/25

**RR-3941949#**

TS 25-087A L. 2022-00046  
Notice Of Trustee's Sale  
Recorded: 05/15/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 04/07/2022 in Maricopa County, Arizona Recorder's Number 20220310584.

NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 19, 2025. Property in Maricopa County, State of Arizona, described as: See Exh "A" attached According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Oficina Del Hispano, LLC, an Arizona Limited Liability Company, 4825 N 35th Ave, Phoenix AZ 85017 Original Principal Balance: \$275,700.00 Tax Parcel Number: 120-04-126 Beneficiary: SWH Funding, LLC, an Arizona Limited Liability Company, 1703 E Bethany Home Rd Phoenix Arizona 85016 Identifiable Location: 3338 E Virginia Ave, 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 5/15/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 5/15/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Mellow Notary Public My Commission Expires December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: That Part Of Lot 10, of Taber Tract, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 17 of Maps, Page 5, and described as follows: Beginning at a point on the South boundary line of said Lot 10, which is 138.99 feet West of the Southeast corner of said Lot 10; Thence Northerly 112.00 feet parallel to the East Line of said Lot 10; Thence Westerly 46.33 feet parallel to the South line of said lot 10; Thence Southerly 112.00 feet parallel to the East line of said Lot 10 to the South line of said Lot 10; and Thence Easterly 46.33 feet to the True Point of Beginning.  
6/30, 7/7, 7/14, 7/21/25

**RR-3941948#**

TS 25-098  
Notice Of Trustee's Sale  
Recorded: 05/16/25 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, 11/27/2024 in Maricopa County, Arizona Recorder's Number 20240637007. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201

W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 18, 2025. Property in Maricopa County, State of Arizona, described as: Lot 24, Randall Terrace, according to Book 62 of Maps, page 44, 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: Nelson Brother's Revocable Trust Dated: November 16th, 1987, Jake J. Nelson, as Trustee, 1380 Park Row, La Jolla, Ca 92037 Original Principal Balance: \$295,000.00 Tax Parcel Number: 132-66-091 Beneficiary: Hanson Capital Group LLC 4800 N Scottsdale Rd Suite # 43A, Scottsdale Az 85251 Identifiable Location: 1805 E Randall Dr, Tempe, Az 85281-4510 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/16/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 5/16/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Mellow Notary Public My Commission Expires December 15, 2028  
6/30, 7/7, 7/14, 7/21/25

**RR-3941947#**

TS 25-099  
Notice Of Trustee's Sale  
Recorded: 05/16/25 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, 11/27/2024 in Maricopa County, Arizona Recorder's Number 20240636997. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 18, 2025. Property in Maricopa County, State of Arizona, described as: Lot 174, Colonia Del Sur-Unit 11, according to Book 145 of Maps, Page 6, 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: Nelson Brother's Revocable Trust Dated: November 16th, 1987, Jake J. Nelson, as Trustee, 1380 Park Row, La Jolla, Ca 92037 Original Principal Balance: \$275,000.00 Tax Parcel Number: 133-34-709 Beneficiary: Hanson Capital Group LLC 4800 N Scottsdale Rd Suite # 43A, Scottsdale Az 85251 Identifiable Location: 3004 S Country Club Way, Tempe, Az 85282-4019 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/16/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 5/16/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Mellow Notary Public My Commission Expires December 15, 2028  
6/30, 7/7, 7/14, 7/21/25

**RR-3941946#**

TS 25-090 A  
Notice Of Trustee's Sale  
Recorded: 05/22/25 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 6-19-2023 in Maricopa County, Arizona Recorder's Number 2023-0318022. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 21, 2025. Property in Maricopa County, State of Arizona, described as: Lot 170 of Independence Park Unit Four, according to book 97 of Maps, Page 23, 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: Jackie P. Mcfarland, 3722 W. Coronado Phoenix Az 85041 Original Principal Balance: \$23,100.00 Tax Parcel Number: 105-69-153 Beneficiary: Investors Az, LLC, an Arizona Limited Liability Company, 2710 E Oak. St. Phoenix, AZ 85008 Identifiable Location: 3722 W Corona, Phoenix, AZ 85041 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5/21/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) ss County Of Maricopa ) Acknowledged before me on 5/21/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Mellow Notary Public My Commission Expires December 15, 2028  
6/30, 7/7, 7/14, 7/21/25

**RR-3941945#**

NOTICE OF TRUSTEE'S SALE Title No. 250283896 Trustee's Sale No. 184071 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 04/09/2021 in Instrument No. 20210399402 and Re-Recorded on 6/28/2021 by Instrument No. 20210702626, 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 09/25/2025 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 3454, MARYVALE TERRACE NO. 9, according to Book 71 of Maps, Page 7 Records of Maricopa County, Arizona. PURPORTED STREET ADDRESS: 5332 W Wolf St, Phoenix, AZ 85031 TAX PARCEL NUMBER(S): 144-53-067 1 ORIGINAL PRINCIPAL BALANCE: \$279,837.00 Name and Address of Beneficiary: U.S. BANK

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: JOSE RUIZ A SINGLE MAN, AND MICKIE CONCHOS A SINGLE WOMAN 5332 W Wolf St Phoenix, AZ 85031 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/20/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp. f 618 F. Supp.2d 1 178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-4846390 06/30/2025, 07/07/2025, 07/14/2025, 07/21/2025 6/30, 7/7, 7/14, 7/21/25

**RR-3941817#**

TS #: 136881-AZ Order #: 250316312-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/23/2021 and recorded on 4/28/2021, as Instrument No. 20210472148, 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 95, Manistee Ranch Parcel 3, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 497 of Maps, Page 16. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 147-19-272 STREET ADDRESS or IDENTIFIABLE LOCATION: 5174 W BELMONT AVENUE GLENDALE, AZ 85301 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/25/2025 Sale

Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JUANTEZ WILLIAMS 5174 W BELMONT AVENUE GLENDALE, AZ 85301 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$261,600.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/18/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 18, 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. 6/30, 7/7, 7/14, 7/21/25

**RR-3941686#**

NOTICE OF TRUSTEE'S SALE Title No. DEF-674330 Trustee's Sale No. 184801 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/16/2016 in Instrument No. 20160335324, 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 09/25/2025 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 43, Crestmont, according to Book 94 of Maps, Page 28, Records of Maricopa County, Arizona. PURPORTED STREET ADDRESS: 558 S Daley, Mesa, AZ 85204 TAX PARCEL NUMBER(S): 139-52-069 ORIGINAL PRINCIPAL BALANCE: \$191,900.00 Name and Address of Beneficiary: U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: JOSE VALENZUELA, AN UNMARRIED MAN AND OSMARA VALENZUELA, AN UNMARRIED WOMAN 558 S Daley Mesa, AZ 85204 The undersigned Trustee disclaims any liability for any incorrectness of the street address and

other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/17/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp. 618 F. Supp.2d 1 178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-4846297 06/30/2025, 07/07/2025, 07/14/2025, 07/21/2025 6/30, 7/7, 7/14, 7/21/25

**RR-3941682#**

NOTICE OF TRUSTEE'S SALE Title No. DEF-673804 Trustee's Sale No. 184547 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 09/28/2012 in Instrument No. 20120883912, 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 09/25/2025 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 six (6), Mission Tierra Replat, according to book 348 of maps, page 46, Maricopa County, Arizona. PURPORTED STREET ADDRESS: 1621 West Cindy Street, Chandler, AZ 85224 TAX PARCEL NUMBER(S): 303-23-631 ORIGINAL PRINCIPAL BALANCE: \$144,750.00 Name and Address of Beneficiary: Newrez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: ELIZABETH C. LAMB, AN UNMARRIED WOMAN 1621 West Cindy Street Chandler, AZ 85224 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: 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-4846299 06/30/2025, 07/07/2025, 07/14/2025, 07/21/2025 6/30, 7/7, 7/14, 7/21/25

**RR-3941681#**

NOTICE OF TRUSTEE'S SALE Title No. 250267051 Trustee's Sale No. 184030 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 07/14/2006 in Instrument No. 2006-0942953, 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 09/25/2025 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 52, ALISANOS, IN THE CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA, ACCORDING TO BOOK 417 OF MAPS, PAGE 11, AND AMENDED IN BOOK 477 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA PURPORTED STREET ADDRESS: 341 West Secretariat Drive, Tempe, AZ 85284 TAX PARCEL NUMBER(S): 308-13-533 1 ORIGINAL PRINCIPAL BALANCE: \$600,000.00 Name and Address of Beneficiary: Deutsche Bank National Trust Company, as Trustee for Ameriquez Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Thomas E. Litter, A Married Man, as His Sole and Separate Property 341 West Secretariat Drive Tempe, AZ 85284 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to

satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/20/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp. 618 F. Supp.2d 1 178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-4846345 06/30/2025, 07/07/2025, 07/14/2025, 07/21/2025 6/30, 7/7, 7/14, 7/21/25

**RR-3941680#**

NOTICE OF TRUSTEE'S SALE Title No. 2616888AZD Trustee's Sale No. 183110 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 06/02/2022 in Instrument No. 20220471983, 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 09/18/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 158, OF STEWARTS SOUTH MESA ADDITION UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 19 PURPORTED STREET ADDRESS: 944 S Grand, Mesa, AZ 85210 TAX PARCEL NUMBER(S): 139-42-157 ORIGINAL PRINCIPAL BALANCE: \$558,000.00 Name and Address of Beneficiary: Seneca Mortgage Servicing LLC P.O. Box 19409 Charlotte, NC 28219-9409 Name and Address of Original Trustor: BRANDI REIS, AN UNMARRIED WOMAN, AND MICHAEL KERSEY, AN UNMARRIED MAN 944 S Grand Mesa, AZ 85210 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/16/25 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 die 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 die Mortgagee's attorney. A-FN4846351 06/30/2025, 07/07/2025, 07/14/2025, 07/21/2025 6/30, 7/7, 7/14, 7/21/25

**RR-3941679#**

TS#: 134921-AZ Order #: 250189010-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/13/2023 and recorded on 4/24/2023, as Instrument No. 20230208559, 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 1053, DREAMLAND VILLA NINE, ACCORDING TO BOOK 117 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 141-47-643 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5628 E DALLAS ST MESA, AZ 85205 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/25/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: PAUL E. WENDELSCHAFER AKA PAUL WENDELSCHAFER AND BLANCA WENDELSCHAFER 5628 E DALLAS ST MESA, AZ 85205 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$37,000.00

CURRENT BENEFICIARY: MCLP ASSET COMPANY, INC. c/o 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.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/18/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 18, 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. 6/30, 7/7, 7/14, 7/21/25

**RR-3941632#**

TS#: 134964-AZ Order #: 250194692-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 7/9/2022 and recorded on 7/11/2022, as Instrument No. 20220564710, 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 776, OF WESTPARK PARCEL 3N, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 11 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-0632232 AND IN RECORDING NO. 2005-1010382 COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-60-467 STREET ADDRESS OR IDENTIFIABLE LOCATION: 25564 W RIPPLE RD BUCKEYE, AZ 85326-2953 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/25/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: CARL JAMES KINLEY JR 25564 W RIPPLE RD BUCKEYE, AZ

85326-2953 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$426,550.00 CURRENT BENEFICIARY: Nationstar Mortgage LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/18/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 18, 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. 6/30, 7/7, 7/14, 7/21/25

**RR-3941631#**

TS#: 136185-AZ Order #: 250273467-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/13/2006 and recorded on 6/27/2006, as Instrument No. 20060866108, 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 32, BLOCK 5, CASHION, ACCORDING TO BOOK 43 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 101-19-055 STREET ADDRESS OR IDENTIFIABLE LOCATION: 11212 WEST JOBLANCA ROAD AVONDALE, AZ 85323 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/25/2025 Sale Time: 12:00 PM 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: LEONEL L. GARCIA 11212 WEST JOBLANCA ROAD AVONDALE, AZ 85323 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$183,920.00 CURRENT BENEFICIARY: DEUTSCHE BANK NATIONAL TRUST COMPANY AS

TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-16 ASSET-BACKED CERTIFICATES SERIES 2006-16 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.HOMESearch.COM Automated Sale Line: (800) 758-8052 Dated: 6/18/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 18, 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. 6/30, 7/7, 7/14, 7/21/25

**RR-3941630#**

TS#: 25-35436 Order #: 101-10722360 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/11/2021 and recorded on 8/11/2021 as Instrument # 20210870759, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at In the Courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 9/30/2025 at 10:00 AM of said day: Lot 160, Rio Del Rey Unit 1, according to Book 525 of Maps, Page 46, and Certificate of Correction as Recorded in Document No. 2000-188867, Records of Maricopa County, Arizona. 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: 6246 W ILLINI ST PHOENIX, AZ 85043 A.P.N.: 104-57-165 Original Principal Balance: \$314,204.00 Name and address of original trustor: (as shown on the Deed of Trust) Francisco Nino, a single man and Joanabel Griselda Montes, a single woman, as joint tenants with right of survivorship 6246 W Illini St Phoenix, AZ 85043 TS#: 25-35436 Order #: 101-10722360 Name and address of beneficiary: (as of recording of Notice of

Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglas Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 6/18/2025 Vylla Solutions, LLC LaTredan Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-8052. TS#: 25-35436 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 6/18/2025 before me, Kathy Nguyen Notary Public, personally appeared LaTredan 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. Kathy Nguyen, My Comm. Expires May 21, 2026 6/30, 7/7, 7/14, 7/21/25

**RR-3941054#**

TS#: 131712-AZ Order #: 240717233-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/29/2023 and recorded on 3/30/2023, as Instrument No. 20230161298, 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, OF GREENBRIER GROVES UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 148-24-068 STREET ADDRESS OR IDENTIFIABLE LOCATION: 10020 N 52ND DR 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: 9/25/2025 Sale Time: 10:00 AM Sale

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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: EYLOES MARTINEZ TRUJILLO 10020 N 52ND DR GLENDALE, AZ 85302 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$510,581.00 CURRENT BENEFICIARY: NewRez LLC D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/16/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 16, 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. 6/30, 7/7, 7/14, 7/21/25

RR-3940685#

TS#: 136463-AZ Order #: 250289309-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/5/2003 and recorded on 6/18/2003, as Instrument No. 20030786502, 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 2, BLOCK 17, PAPGO VISTA AMENDED, A SUBDIVISION RECORDED IN BOOK 45 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 120-10-056 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2048 N 38TH WY PHOENIX, AZ 85008 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/18/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ

85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: JOHN COLLINS 2048 N 38TH WY PHOENIX, AZ 85008 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$77,500.00 CURRENT BENEFICIARY: PNC BANK NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/13/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 13, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/30, 7/7, 7/14, 7/21/25

RR-3940647#

TS#: 136616-AZ Order #: ADMS2505-AZ-3928885 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 9/29/2022 and recorded on 10/4/2022, as Instrument No. 20220753952, 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 775, BETHANY HEIGHTS THREE, according to Book 149 of Maps, Page 27, records of Maricopa County, Arizona. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 145-07-455 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5608 N 46TH LN GLENDALE, AZ 85301 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/18/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL

TRUSTOR: JOHN B. TAYLOR 5608 N 46TH LN GLENDALE, AZ 85301 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$148,500.00 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: 6/13/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 13, 2025 before me, Jennifer De La Merced Notary Public, personally appeared Alison Arrendale who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. 6/30, 7/7, 7/14, 7/21/25

RR-3940646#

TS#: 25-13816 Loan #: \*\*\*\*\*4618 Order #: 250067216-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/14/2006 and recorded on 6/27/2006 as Instrument # 20060866109 , the subject Deed of Trust was modified by Loan Modification recorded on 12/12/2006 as Instrument No. 2006-1618589, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 8/27/2025 at 12:00 PM of said day: LOT 32, BLOCK 5, CASHION, ACCORDING TO BOOK 43 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 11212 WEST JOBLANCA ROAD AVONDALE, Arizona 85323 A.P.N.: 101-19-055 7 aka 101-19-055 Original Principal Balance: \$45,980.00 Name and address of original trustor: (as shown on the Deed of Trust) LEONEL L. GARCIA, MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 11212 WESTJOBLANCA ROAD AVONDALE, AZ 85323 Name and address of

beneficiary: (as of recording of Notice of Sale) ARCEP 1 LLC c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/13/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003935 6/23, 6/30, 7/7, 7/14/25

RR-3939824#

TS#: 25-14861 Loan #: \*2942 Order #: 2632390AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/5/2024 and recorded on 6/26/2024 as Instrument # 20240339587 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 8/28/2025 at 12:00 PM of said day: Lot 7, of Scottsdale Country Club, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 258 of Maps, Page 7 and correction of plat and dedication recorded in Document No. 84-0063966 and Affidavit of Correction recorded in Document No. 84-047573, of official records. A.P.N. 175-31-010 0 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 10848 N 78th St. SCOTTSDALE, AZ 85260 A.P.N.: 175-31-010 0 aka 175-31-010 Original Principal Balance: \$676,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Nelson Developments Inc., A Delaware Corporation 10848 N 78th St. SCOTTSDALE, AZ 85260 Name and address of beneficiary: (as of recording of Notice of Sale) CENTER STREET LENDING VIII SPE, LLC, A Delaware Limited Liability Company c/o Center Street Lending Corporation 18201 Von Karman Ave. Suite #400 Irvine, CA 92612 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/13/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003965 6/23, 6/30, 7/7, 7/14/25

RR-3939815#

TS#: 25-14638 Loan #: \*\*\*\*\*1697 Order

#: 250228522-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 1/14/2022 and recorded on 1/18/2022 as Instrument # 20220051687 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/2/2025 at 12:00 PM of said day: LOT 109 OF DAVE BROWN UNIT III ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 247 OF MAPS, PAGE 5. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 578 W CAROLINE LANE CHANDLER, ARIZONA 85225 A.P.N.: 302-41-215 AKA 302-41-215 1 Original Principal Balance: \$372,000.00 Name and address of original trustor: (as shown on the Deed of Trust) JUSTICE AUTO LLC, A WISCONSIN LIMITED LIABILITY COMPANY 578 W CAROLINE LANE CHANDLER, ARIZONA 85225 Name and address of beneficiary: (as of recording of Notice of Sale) Pacific Asset Holding LLC, a Delaware limited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 05/13/2025 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003964 6/23, 6/30, 7/7, 7/14/25

RR-3939813#

TS#: 136659-AZ Order #: 250298320-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/9/2022 and recorded on 8/17/2022, as Instrument No. 20220649209, 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,



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

time and place. LOT 111, OF DESERT OASIS OF SURPRISE B7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 665 OF MAPS, PAGE 38. MORE ACCURATELY DESCRIBED AS LOT 111, OF DESERT OASIS OF SURPRISE PARCEL B7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 665 OF MAPS, PAGE 38. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 503-73-711 STREET ADDRESS OR IDENTIFIABLE LOCATION: 16425 WEST HONEYSUCKLE DRIVE SURPRISE, AZ 85387 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/23/2025 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: JOSE ALBERTO GARCIA AND ERICA RACHELLE GARCIA 16425 WEST HONEYSUCKLE DRIVE SURPRISE, AZ 85387 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$386,650.00 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: 6/12/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 12, 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.

6/23, 6/30, 7/7, 7/14/25

RR-3939567#

TS#: 135244-AZ Order #: 250217146-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/17/2022 and recorded on 8/18/2022, as Instrument No. 20220652184, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE

THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01 DEGREE 02 MINUTES 39 SECONDS WEST (AN ASSUMED BEARING) ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 6, FOR A DISTANCE OF 1312.35 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 02 MINUTES 39 SECONDS WEST ALONG A LINE PARALLEL TO AND 40.00 FEET EAST OF SAID NORTHSOUTH MID-SECTION LINE FOR A DISTANCE OF 89.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 57 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 12.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 10 MINUTES 30 SECONDS FOR A DISTANCE OF 19.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 52 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 87.84 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 102.06 FEET TO A POINT ON THE NORTH LINE OF COLLEGE PARK ESTATES UNIT 3 AS RECORDED IN BOOK 177 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-10-024B STREET ADDRESS OR IDENTIFIABLE LOCATION: 1001 N BURK GILBERT, AZ 85234-3475 AKA 1001 N BURK ST GILBERT, AZ 85234 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/23/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: RICHARD NORMAN JR. 2668 S BALBOA DR, GILBERT, AZ 85295 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$113,800.00 CURRENT BENEFICIARY: Quorum Federal Credit Union c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/12/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 12, 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.

6/23, 6/30, 7/7, 7/14/25

RR-3939566#

NOTICE OF TRUSTEE'S SALE Title No. 2642444AZD Trustee's Sale No. 184393 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 06/20/2018 in Instrument No. 20180469652 and Modified by Modification recorded 8/8/2024 by Instrument No. 20240420720, 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 34, Desert Shores at The Islands, according to Book 367 of Maps, page 27, records of Maricopa County, Arizona PURPORTED STREET ADDRESS: 305 S Rock Harbor Dr, Gilbert, AZ 85233 ORIGINAL PRINCIPAL BALANCE: \$269,000.00 Name and Address of Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: ERINN V BARNES, A SINGLE WOMAN 638 S Surfside Dr Gilbert, AZ 85233 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated: 6/11/25 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-FN4845971 06/23/2025, 06/30/2025, 07/07/2025, 07/14/2025 6/23, 6/30, 7/7, 7/14/25

RR-3939499#

NOTICE OF TRUSTEE'S SALE "NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." Trustee Sale No: 332270 The following legally described trust property will be sold, pursuant to the power of sale under the Deed of Trust dated July 26, 2007 and recorded on August 1, 2007 under Instrument #20070871650 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 September 9, 2025, at 10:00 AM on said day: Legal description: Lot 184, Westown Unit 2, according to book 83 of maps, page 44, records of Maricopa County, Arizona The street address is purported to be: 12449 North 29th Avenue Phoenix, AZ 85029 Tax Parcel Number: 149-41-185 Original Principal Balance: \$149,500.00 The Successor Trustee qualifies as a trustee of the trust deed in the trustee's capacity as MEMBER OF THE ARIZONA STATE BAR as required by Arizona Revised Statutes Section 33-803, Subsection A. Name and Address of Beneficiary: U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust 323 Fifth Street Eureka, CA 95501 Name and Address of Original Trustor(s): Jorge Garcia Ruiz 12449 North 29th Avenue Phoenix, AZ 85029 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 28th day of May 2025. Attorney Richard E. Anderson Member of the State Bar of Arizona A-4845878 06/23/2025, 06/30/2025, 07/07/2025, 07/14/2025 6/23, 6/30, 7/7, 7/14/25

RR-3939398#

TS#: 25-35446 Order #: 101-10722691 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/4/2021 and recorded on 5/7/2021 as Instrument # 20210513536, 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 9/23/2025 at 12:00 PM of said day: Lot 27, Replat of Lone Mountain Ranch, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 435 of Maps, Page 17. 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: 5919 E WILDCAT DR CAVE CREEK, AZ 85331 A.P.N.: 211-45-280 Original Principal Balance: \$1,030,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Rhett Myers and Jamie Myers, husband and wife, as community property with right of survivorship 5919 E Wildcat Dr Cave Creek, AZ 85331 TS#: 25-35446 Order #: 101-10722691 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 6/10/2025 Vylla Solutions, LLC LaTredan Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-35446 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 6/10/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTredan 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 6/23, 6/30, 7/7, 7/14/25

RR-3939360#

RECORDREPORTER.COM  
LEGALADSTORE.COM

PUBLIC NOTICES

TS/File 100262  
Notice Of Trustee's Sale  
Recorded: 05/16/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 5/24/2024, in 2024-0277984 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/20/2025 at 11:00 A.M. of said day; Lot 110, of Oasis Plaza, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 98 of Maps, page 39, of Official Records. Purported Property Address: 6602 E. Avalon Dr., Scottsdale, AZ 85251 Tax Parcel Number: 130-09-057 Original Principal Balance: \$205,000.00 Current Beneficiary: SSSN Investments LLC, an Arizona limited liability company 7950 S. Dromedary Drive, Tempe, AZ 85284 Original/Current Trustor: Patino Enterprises LLC, an Arizona limited liability company 7614 East Sheridan Street, Scottsdale, AZ 85257 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the unpaid principal balance, plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: May 14, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial Institutions State Of Kansas ) ) County of Miami ) The foregoing instrument was acknowledged before me on May 14, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Viktor Pichnenko Notary Public My Commission Expires: 2-3-27  
6/23, 6/30, 7/7, 7/14/25

RR-3939054#

TS#: 2250520066  
Notice of Trustee's Sale  
Recorded: 06/09/2025 Loan #: 32000003223570 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/15/2021 and recorded on 7/19/2021 as Instrument # 20212001016, 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 THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 On the steps outside the east entrance of the courts building, 110 West Congress, Tucson, AZ, on 9/9/2025 at 11:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 522 W 17th St, Tucson, AZ 85712 A.P.N.: 117-19-0750 Original Principal Balance: \$130,000.00 Name and address of original trustor:

(as shown on the Deed of Trust) Stanley Wade Starr, a single man 7447 N. Camino De Oeste Tucson, Arizona 85741 Name and address of beneficiary: (as of recording of Notice of Sale) KMS Capital Group LLC, an Arizona limited liability company 5225 E. Pima St Tucson, AZ 85712 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: 6/9/2025 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 6/9/2025 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 Fifteen in Block Four of Elysian Grove Subdivision, of part of Lot Six in Block 243 of the City of Tucson, Pima County, according to the map of said Elysian Grove Subdivision of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats, at Page 135.  
6/23, 6/30, 7/7, 7/14/25

RR-3939053#

TS/File 100249  
Notice Of Trustee's Sale  
Recorded: 05/01/2025 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/28/2023, in 2023-0658974 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/5/2025 at 11:00 A.M. of said day; Lot 96, of Horizons West, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 185 of Maps, page 43. Purported Property Address: 12029 N. 44th Dr., Glendale, AZ 85304 Tax Parcel Number: 148-01-558 Original Principal Balance: \$310,000.00 Original/Current Beneficiary: Alexander Cohen, as Trustee of the Dr. Robert Cohen Irrevocable Trust, dated March 2, 2023 1846 E. McDowell Rd., Phoenix, AZ 85006 Original/Current Trustor: Edward Munoz, Jr., a single man 5745 W. Michelle Dr., Glendale, AZ 85308 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance, plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: May 1, 2025 Current Trustee: Pioneer Title Agency, Inc., an Arizona corporation 1550 E. Missouri Ave. Phoenix, Arizona 85014 (480) 789-9968 Pioneer Title Agency, Inc., an Arizona corporation, as Trustee /s/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating Agency: Arizona Department of Financial

Institutions State Of Kansas ) ) County of Miami ) The foregoing instrument was acknowledged before me on May 1, 2025, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Kayla Guzan Notary Public My Commission Expires: Jan 27 29  
6/23, 6/30, 7/7, 7/14/25

RR-3939052#

TS#: 2250528070  
Notice of Trustee's Sale  
Recorded: 06/10/2025 Loan #: 970161910 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/3/2023 and recorded on 2/10/2023 as Instrument # 20230070121, 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 9/9/2025 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: Vacant Land, Wittman, AZ 85361 A.P.N.: 503-91-058 Original Principal Balance: \$64,000.00 Name and address of original trustor: (as shown on the Deed of Trust) SWR Properties Management LLC 3437 West Belmont Avenue Phoenix, Arizona 85051 Name and address of beneficiary: (as of recording of Notice of Sale) Fernando Zambada Torres and Lidia Chacon Zambada, Husband and Wife as community property with right of survivorship 16216 East Lone Mountain Road Scottsdale, AZ 85362 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: 6/9/2025 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 6/9/2025 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. 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.  
6/23, 6/30, 7/7, 7/14/25

RR-3939051#

TS#: 125486-AZ Order #: 240376269 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 3/1/2023 and recorded on 3/7/2023, as Instrument No. 20230114524, 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 733, PAPAGO PARKWAY NO. 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 82 OF MAPS, PAGE 33. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 129-15-167 STREET ADDRESS OR IDENTIFIABLE LOCATION: 331 EAST PIERCE STREET TEMPE, AZ 85281 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: 9/17/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: 203RD ENTERPRISES LLC 7702 EAST DAVENPORT DRIVE, SCOTTSDALE, AZ 85260 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$526,400.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST c/o Selene Finance Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/9/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 09, 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.  
6/23, 6/30, 7/7, 7/14/25

RR-3938692#

TS#: 136225-AZ Order #: 250275436-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/7/2023 and recorded on 12/8/2023, as Instrument No. 20230628126, 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 33, SUNLAND MESA AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 137-07-045 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1010 E 6TH PL MESA, AZ 85203 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/18/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MELISSA BROOKE WRIGHT AND DEBORAH ANN KAIGLEY 1432 WEST MERALD AVENUE #702, MESA, ARIZONA 85202 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$433,149.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters Blvd. Coppell, TX 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/9/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 09, 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.  
6/23, 6/30, 7/7, 7/14/25

RR-393862#

TS#: 25-35407 Order 101-10721228 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/22/2024 and recorded on 3/5/2024 as Instrument # 20240111690, 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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the Main entrance of the Maricopa Superior Court Building located at 201 West Jefferson, Phoenix, AZ 85003, on 9/18/2025 at 12:00 PM of said day: See attached exhibit "A" attached hereto and made a part hereof. 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: 35411 N 10th Street Phoenix, Arizona 85086 A.P.N.: 211-52-110-E Original Principal Balance: \$200,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Marc Charles Dodson, a married man, as his sole and separate property 35411 N 10th Street Phoenix, AZ 85086 TS#: 25-35407 Order 101-10721228 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee- Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NANIE, 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: 6/5/2025 Vylla Solutions, LLC 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 EXHIBIT "A" That portion of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 4, Township 5 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

Commencing at the Southwest corner of said Southwest quarter of the Southeast quarter of the Northwest quarter of said Section 4; Thence along the Westerly line of said Southwest quarter North 01 degrees 02 minutes 06 second East, a distance of 343.68 feet; Thence South 89 degrees 07 minutes 27 seconds East, a distance of 358.35 feet to the Point of Beginning; Thence South 89 degrees 07 minutes 27 seconds East, a distance of 159.17 feet; Thence South 00 degrees 49 minutes 50 seconds West, a distance of 345.12 feet to the Southerly line of said Southwest quarter; Thence along said Southerly line, North 88 degrees 57 minutes 54 seconds West, a distance of 159.58 feet to an intersection with a line which bears South 00 degrees 53 minutes 54 seconds West from the Point of Beginning; Thence North 00 degrees 53 minutes 54 seconds East, a distance of 344.68 feet to the Point of Beginning. Except all coal and other minerals deposits as reserved in Patent from United State of America. 6/16, 6/23, 6/30, 7/7/25

**RR-3936346#**

TS#: 25-35291 Order #: 101-10719140 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/8/2021 and recorded on 6/14/2021 as Instrument # 20210649402, 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 9/18/2025 at 12:00 PM of said day: Lot 128, of Mesa Estates II, according to the Plat of Record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 189 of Maps, Page 11. 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: 2450 EAST ADOBE STREET MESA, AZ 85213 A.P.N.: 140-07-260 Original Principal Balance: \$334,800.00 Name and address of original trustor: (as shown on the Deed of Trust) Anthony Lomar Forbes who acquired title as Anthony L. Forbes, an unmarried man 2450 E Adobe Street Mesa, AZ 85213 TS#: 25-35291 Order #: 101-10719140 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be

without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 6/5/2025 Vylla Solutions, LLC 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 6/16, 6/23, 6/30, 7/7/25

**RR-3936149#**

TS#: 134745-AZ Order #: 250177516-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/30/2023 and recorded on 4/4/2023, as Instrument No. 20230170321, 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 59, OF ROSEVIEW UNIT 5, ACCORDING TO BOOK 515 OF MAPS, PAGE 50 AND AFFIDAVIT OF CHANGE IN RECORDING NO. 99-116665, RECORDS OF MARICOPA COUNTY ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 501-94-690 STREET ADDRESS OR IDENTIFIABLE LOCATION: 14042 N 133RD LN SURPRISE, AZ 85379 in accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/11/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: SCOTT STAPLETON 14042 N 133RD LN SURPRISE, AZ 85379 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$35,210.00 CURRENT BENEFICIARY: MCLP ASSET COMPANY, INC. c/o 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.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/3/2025

CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 03, 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. 6/16, 6/23, 6/30, 7/7/25

**RR-3935896#**

TS#: 132056-AZ Order #: 250021335-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/16/2023 and recorded on 8/22/2023, as Instrument No. 20230440723, 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 114, OF HARVEST QUEEN CREEK PARCEL 1-7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1444 OF MAPS, PAGE 24. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 313-30-617 STREET ADDRESS OR IDENTIFIABLE LOCATION: 25560 S 224TH PL QUEEN CREEK, AZ 85142 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/11/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: SCOTT R. MARIANI AND SANDRA M. MARIANI 6499 S KINGS RANCH RD, GOLD CANYON, AZ 85118 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$442,425.00 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: 6/3/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) On JUN 03, 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. 6/16, 6/23, 6/30, 7/7/25

**RR-3935895#**

TS#: 123125-AZ Order #: 240189804-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/1/2023 and recorded on 3/7/2023, as Instrument No. 20230114562, 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 SIXTY TWO (62), UNIVERSITY HOMES UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 12. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 124-64-065 STREET ADDRESS OR IDENTIFIABLE LOCATION: 533 WEST 18TH STREET TEMPE, AZ 85281 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/11/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: 203RD ENTERPRISES LLC 7702 EAST DAVENPORT DRIVE SCOTTSDALE, AZ 85260 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$512,000.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST c/o Selene Finance Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/3/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California) ss. County of San Diego) ON JUN 03, 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.

6/16, 6/23, 6/30, 7/7/25

RR-3935890#

NOTICE OF TRUSTEE'S SALE Title No. 250172866 Trustee's Sale No. 182724 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 03/18/2008 in Instrument No. 20080238484, Book xx, Page xx, records of Maricopa County, Arizona, at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 07/17/2025 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 255, OF BRAEMAR UNIT VII, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 226 OF MAPS, PAGE 8, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 83-146599, OF OFFICIAL RECORDS. PURPORTED STREET ADDRESS: 6921 W Ironwood Dr, Peoria, AZ 85345 TAX PARCEL NUMBER(S): 143-09-260 7 ORIGINAL PRINCIPAL BALANCE: \$99,400.00 Name and Address of Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: JACKIE L SCHREDER, AN UNMARRIED WOMAN, AND MARTI SCHREDER, AN UNMARRIED WOMAN 6921 W Ironwood Dr Peoria, AZ 85345 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note,

plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (714) 730-2727 Dated: 4/16/25 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-4840895 06/16/2025, 06/23/2025, 06/30/2025, 07/07/2025

6/16, 6/23, 6/30, 7/7/25

RR-3934475#

NOTICE OF TRUSTEE'S SALE Title No. 250121498 Trustee's Sale No. 182082 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 05/27/1999 in Instrument No. 99-0510404, 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 07/17/2025 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: LOT 62, AUGUSTA RANCH PARCEL 2, ACCORDING TO BOOK 469 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT ALL MINERAL RIGHTS, OIL, GAS, HYDROCARBON AND SIMILAR RIGHTS, ALL WATER RIGHTS, GEOTHERMAL STEAM AND STEAM POWER BELOW A DEPTH OF 500 FEET BELOW THE SURFACE AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 13675, PAGE 812, RECORDS OF MARICOPA COUNTY, ARIZONA. PURPORTED STREET ADDRESS: 9265 E Monte Avenue, Mesa, AZ 85209 TAX PARCEL NUMBER(S): 312-01-175 1 ORIGINAL PRINCIPAL BALANCE: \$125,250.00 Name and Address of Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Paul C. Ruzycski-Shinabarger and Amy Dawn Ruzycski-Shinabarger, husband and wife 4805 West Gail Drive Chandler, AZ 85226 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: 4/11/2025 Ryan Remington, Managing Member The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agency by entity No: EA-2001166 as required by Arizona Revised Statutes section 33-803, Subsection A This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, A-4841344 06/16/2025, 06/23/2025, 06/30/2025, 07/07/2025

6/16, 6/23, 6/30, 7/7/25

RR-3934474#

TS#: 135534-AZ Order #: 250232779-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 9/6/2022 and recorded on 9/14/2022, as Instrument No. 20220711101, 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 45, PARCEL 19-C AT FOOTHILLS CLUB WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 352 OF MAPS, PAGE 1. EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES. OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT COMMERCIAL VALUE AND THE EXCLUSVIE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED

AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED IN DOCKET 15392, PAGE 317. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 300-95-045 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1328 W AMBERWOOD DR PHOENIX, AZ 85045 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: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: CRAIG PALMER AND MARY K. PALMER 1 SW COLUMBIA STREET, SUITE 1600, PORTLAND, OR 97204 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$197,033.00 CURRENT BENEFICIARY: FIRST TECHNOLOGY FEDERAL CREDIT UNION c/o First Technology Federal Credit Union 3000 El Camino Real Ste 100 Palo Alto, CA 94306 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 5/27/2025 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.

6/9, 6/16, 6/23, 6/30/25

RR-3933590#

TS#: 25-35108 Order #: 101-10715082 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/5/2022 and recorded on 12/12/2022 as Instrument # 2022-122126, 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 9/16/2025 at 12:00 PM of said day: Real Property in the City of Queen Creek, County of Pinal, State of Arizona, described as follows: The South Half of the North Half of the West Half of Parcel 2, Amended Results of Survey Bonanza Highlands, according to Book 2 of Surveys, Page 192, ?ap 509-19-1 Section 25 Township 03 South Range 07 East, Bonanza Highlands Amd, and Affidavit of Correction Recorded in Document No: 1996-04063 Records of Pinal County, Bonanza Highlands Amd: S 1/2 N 1/2 W 1/2 of, Parcel 2 5.00 Acres, Records of Pinal County; Except Coal and other Minerals as Reserved in Patent from United States of America. 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: 29357 N ROYCE RD QUEEN CREEK, AZ 85142 A.P.N.: 509-19-007B Original Principal Balance: \$124,908.00 Name and address of original trustor: (as shown on the Deed of Trust) Christi Williams-Alley, a single person 29357 N Royce Rd Queen Creek, AZ 85142-8120 TS#: 25-35108 Order #: 101-10715082 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: 6/2/2025 Vylla Solutions, LLC LaTedral Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-35108 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 6/2/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedral 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



602-417-9900

## PUBLIC NOTICES

FAX 602-417-9910

Comm. Expires 01-25-2028  
6/9, 6/16, 6/23, 6/30/25**RR-3933588#**

TS#: 25-13698 Loan #: \*\*\*\*\*6223  
Order #: 250050265-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/19/2022 and recorded on 12/27/2022 as Instrument # 20220911702 . Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 8/6/2025 at 12:00 PM of said day: LOT 129, OF PARKWOOD RANCH PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 437 OF MAPS, PAGE 12. BEING THAT PARCEL OF LAND CONVEYED TO FROM THOMAS R. BUTLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY BY THAT DEED DATED 02/27/2020 AND RECORDED 03/23/2020 IN INSTRUMENT 20200249239, OF THE MARICOPA COUNTY, AZ PUBLIC REGISTRY. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS: NONE The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A) (2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 10452 E FLORIAN AVE MESA, Arizona 85208-7126 A.P.N.: 220-71-147 8 Original Principal Balance: \$50,000.00 Name and address of original trustor: (as shown on the Deed of Trust) SCOTT WENTZLOFF AND WENDY WENTZLOFF, HUSBAND AND WIFE, NOT AS JOINT TENANTS IN COMMON, NOR AS COMMUNITY PROPERTY, NOR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP. 10452 E FLORIAN AVE MESA, AZ 85208-7126 Name and address of beneficiary: (as of recording of Notice of Sale) Saluda Grade Alternative Mortgage Trust 2023-SEQ3 c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigeopstandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003353 PPP#25-003353 6/30, 7/7, 7/14, 7/21/25

**RR-3931870#**

TS No. 2025-00132-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 03/03/2005 and recorded on 03/16/2005 as Instrument No. 20050320802, Book --- Page --- in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 08/07/2025 at 12:00 PM of said day: Legal Description: PARCEL 1: THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1033.78 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 42 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 554.16 FEET TO A POINT; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 554.16 FEET TO A POINT; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 660.59 FEET TO THE POINT OF BEGINNING. PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS OVER THE EAST 15 FEET THEREOF Purported Street Address: 1504 NORTH 381ST AVENUE, TONOPAH, AZ 85354 Tax Parcel Number: 506-45-299B Original Principal Balance: \$50,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Deutsche Bank National Trust Company, as Trustee for Ameriqwest Mortgage Securities Inc., Quest Trust 2006-X1, Asset Backed Certificates, Series 2006-X1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : PAUL DOUGLAS THOMPSON, SR. AND KRISTI SUE THOMPSON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 1504 NORTH 381ST AVENUE, TONOPAH, AZ 85354 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent,

or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

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

NOTARY PUBLIC  
6/23, 6/30, 7/7, 7/14/25**RR-3930611#**

TS No. 2025-00035-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 02/07/2005 and recorded on 03/23/2005 as Instrument No. 20050352282, Book --- Page --- on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 08/13/2025 at 12:00 PM of said day: Legal Description: THE WEST 505.06 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 350.04 FEET THEREOF; AND ALSO EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA. Purported Street Address: 22216 WEST BAJADA DRIVE, WITTMANN, AZ 85361 Tax Parcel Number: 503-34-013E Original Principal Balance: \$ 128,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ2 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : Mark E. Jimenez, A Married Man, as His Sole and Separate Property 22216 WEST BAJADA DRIVE, WITTMANN, AZ 85361 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line:

(866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: \_\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

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

NOTARY PUBLIC  
6/30, 7/7, 7/14, 7/21/25**RR-3930610#**

TS No. 2024-00011-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 02/20/2004 and recorded on 02/25/2004 as Instrument No. 2004-0190090, Book --- Page -- and further modified by that certain Loan Modification Agreement recorded on 06/09/2014, as Instrument Number 20140374455 and further modified by that certain Loan Modification Agreement recorded on 09/04/2015, as Instrument Number 20150643082 and further modified by that certain Loan Modification Agreement recorded on 06/03/2021, as Instrument Number 20210612216, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 08/13/2025 at 10:30 AM of said day: Legal Description: LOT 1014, WEST PLAZA ELEVEN, ACCORDING TO BOOK 83 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 4208 WEST STELLA LANE, PHOENIX, AZ 85019 Tax Parcel Number: 152-30-143 Original Principal Balance: \$93,850.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : PHH Mortgage Corporation c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : ANDREW BLAS, YVONNE T. BLAS, HUSBAND AND WIFE 4208 WEST STELLA LANE, PHOENIX, AZ 85019

Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: \_\_\_\_\_, before me,

the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared \_\_\_\_\_,

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

NOTARY PUBLIC  
6/30, 7/7, 7/14, 7/21/25**RR-3930603#**

TS No. 2025-00118-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 05/25/2006 and recorded on 06/05/2006 as Instrument No. 20060753857, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, in Maricopa County, on 08/14/2025 at 10:00 AM of said day: Legal Description: LOT 108, OF FAIRWOOD 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 145 OF MAPS, PAGE 45. Purported Street Address: 11201 NORTH 41ST AVENUE, PHOENIX, AZ 85029 Tax Parcel Number: 149-34-109 Original Principal Balance: \$ 208,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA6 c/o PHH Mortgage Corporation PO BOX

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

24605 West Palm Beach, FL 33416 Name and Address of Original Trustor(s): MICHAEL NAPOLEON AND NEYSHIA NAPOLEON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 11201 NORTH 41ST AVENUE, PHOENIX, AZ 85029 Name, Address and Telephone Number of Trustee : Western Progressive – Arizona, Inc. 7730 Market Center Ave, Suite 100 El Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, like a cashier's check or certified check NOTICE OF TRUSTEE'S SALE SALE INFORMATION : Sales Line: (866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: \_\_\_\_\_ Trustee

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

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

NOTARY PUBLIC  
6/30, 7/7, 7/14, 7/21/25

RR-3930558#

Notice of Trustee's Sale Recorded on: 5/12/2025 TS No.: AZ-25-1013621-BF Order No. : FIN-25004850 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. 20220542512 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/21/2025 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 18, of Dave Brown Country Estates II, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 393 of Maps, Page 35 and Certificates of Correction recorded in Recording No. 1995-225842 and in Recording No. 1996-74365. Purported Street Address: 656 W JOHNSON DR, GILBERT, AZ 85233 Tax Parcel Number: 302-82-522 Original Principal Balance: \$636,500.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Name(s) and Address(s) of Original Trustor(s): Sarah Ruth Dobson, an unmarried woman and Terrance Pendergrass, an unmarried man 656 W Johnson Dr., Gilbert, AZ 85233 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-25-1013621-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-25-1013621-BF Dated: 5/12/2025 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 5/12/2025 before me, Maroun Elias Khater a notary public, personally appeared Daniel Lazos, 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 #0248388 6/16/2025 6/23/2025 6/30/2025 7/7/2025 6/16, 6/23, 6/30, 7/7/25

RR-3928927#

Notice of Trustee's Sale Recorded on: 5/5/2025 TS No.: AZ-25-1009897-CL Order No. : 250126735-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/5/2017 and recorded 10/5/2017 as Instrument No. 20170739648 and modified as per Modification Agreement recorded 8/17/2022 as Instrument No. 20220649999 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: 8/12/2025 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 604, WIGWAM CREEK NORTH PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE

COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 623 OF MAPS, PAGE 10. Purported Street Address: 12334 W GEORGIA AVENUE, LITCHFIELD PARK, AZ 85340 Tax Parcel Number: 508-12-587 9 Original Principal Balance: \$220,029.00 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): KENNETH R BENNETT, AN UNMARRIED MAN 12334 WEST GEORGIA AVENUE, LITCHFIELD PARK, AZ 85340 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-25-1009897-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-25-1009897-CL Dated: 5/5/2025 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/5/2025 before me, Maroun Elias Khater a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0248282 6/9/2025 6/16/2025 6/23/2025 6/30/2025 6/9, 6/16, 6/23, 6/30/25

RR-3926235#

Notice of Trustee's Sale Recorded on: 5/5/2025 TS No.: AZ-25-1005795-SH Order No. : 250010150-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/29/2007 and recorded 2/6/2007 as Instrument No. 20070149857 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: 8/12/2025 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 2, SEVILLE 21, ACCORDING TO BOOK 644 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 7110 SOUTH CHAMPAGNE WAY, GILBERT, AZ 85297 Tax Parcel Number: 313-04-589 5 Original Principal Balance: \$550,800.00 Name and Address of Current Beneficiary: Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee, for the benefit of registered holders of Structured Asset Mortgage Investments II Trust 2007-AR3, Mortgage Pass-Through Certificates, Series 2007-AR3 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): CORNELIUS E TANYI AND COLETTE T EBAL, HUSBAND AND WIFE 7110 S CHAMPAGNE WAY, xxx, GILBERT, AZ 85297 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-25-1005795-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-25-1005795-SH Dated: 5/5/2025 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 5/5/2025 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 #0248281 6/9/2025 6/16/2025 6/23/2025 6/30/2025 6/9, 6/16, 6/23, 6/30/25

RR-3926234#

Notice of Trustee's Sale Recorded on: 5/5/2025 TS No.: AZ-25-1014194-BF Order No. : 250249258-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/5/2023 and recorded 5/30/2023 as Instrument No. 20230280162 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: 8/12/2025 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 14 OF VILLAGE AT SUNDANCE - PARCEL 1, AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 1578 OF MAPS, PAGE 43, OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER. Purported Street Address: 24630 W PIMA STREET, BUCKEYE, AZ 85326 Tax Parcel Number: 504-65-103 Original Principal Balance: \$318,611.00 Name and Address of Current Beneficiary: Inspire Home Loans Inc. C/O LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Name(s) and Address(s) of Original Trustor(s): AURORA YESENIA MENDEZ AND RAMON MENDEZ, WIFE AND HUSBAND 24630 W. PIMA STREET, BUCKEYE, AZ 85326 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-25-1014194-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-25-1014194-BF Dated: 5/5/2025 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 5/5/2025 before me, Maroun Elias Khater a notary public, personally appeared Tianah Schrock, 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 #0248285 6/9/2025 6/16/2025 6/23/2025 6/30/2025 6/9, 6/16, 6/23, 6/30/25

RR-3926232#