**BUSINESS** 

ARTICLES OF DISSOLUTION ENTITY NAME: NEAL S. SUNDEEN,

DATE OF INCORPORATION:

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

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

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

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

**CIVIL** 

SUMMONS CASE NO.: CV2025-009465 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Jarrett Maupin

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

RR-3942302#

groups. 5.1 Shareholder approval:

P.C

dissolution.

100 100 0

the corporation. 6/27, 6/30, 7/2/25

Name of Plaintiff And

estate of Jennie M. Clark

# Public Notices • Public Notices

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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"

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

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

14264 West Herra Duena Lane, Gurphos, Arizona, 85374. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this If this "Summons" and the other

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 creistered 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

a voi a v 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 Jennie M. Clark AKA Jennie Finley or the Name of Defendant WARNING: This is an official document

accommodation for persons with 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 sestimed to the case

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 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

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

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 ware senaed with this automates.

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 within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, 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.

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 light depage or the Solf Consist

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 plaintiffs attorney. IF YOU FAIL TO FILE A WRITTEN

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) 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 Summ

PROCEEDING. A copy of the Summons and Complaint may be obtained by contacting the Plaintiffs attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, 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,

Name of Plaintiff

AND PHILLIP C AVILA, et al.

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 "Summone" Summons"

paper's 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" 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.

DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers 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.

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 index or commissioner assumed to

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

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 Br Accordian

org. Sponsored by the Marcopa 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 PB 394726#

#### RR-3942769#

KK-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

ELISABETH KONA AND DOE KONA, a married couple, Defendants.

THE STATE OF ARIZONA TO Elisabeth Kona And Doe Kona 3106 N Sea Pines Mesa, AZ 85215

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

within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, 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 out count the day you were served with not count the day you were served with

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 lieted above, or on the Self Senvice 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 ander the Public Services tab. (b) four may visit http://www.szturbocourt.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. S You must provide a copy of your

location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff atomey. 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 COMPLAINT Date: 4/8/25

#### /s/illegible

Justice of the Peace 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 PPOCEEDING

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 6/30, 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

MARICELA SANCHEZ AND DOE SANCHEZ, a married couple, Defendants

Defendants. THE STATE OF ARIZONA TO: Maricela Sanchez And Doe Sanchez 9 3 1 5 W Williams St Tolleson, AZ 85353

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

within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the served obiside ine state of Alizona, me 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) 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.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

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 COMPLAINT Date: 03/26/2025

/s/illegible

/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 PROCEEDINC 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 6/30, 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. i i c Plaintiff

ROCHELLE SMITH AND DOE SMITH, a married couple, Defendants

THE STATE OF ARIZONA TO: Rochelle Smith And Doe Smith 1550 W 6th Ave Mesa, AZ 85202

1 You are summoned to respond to this

 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.
 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 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 number the summons.

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

 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

answer to the plaintiff(s) or to the plaintiff satomey. 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 PROCEPTING 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) 995mav 0490, 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.

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: Leardnap Cardenap Mel Jonathan Cardenas Melo

 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 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/

Arizona's approved electronic filing systems at http://www.azcourts.gov/ efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served. If this "Summons" and the other papers were served on you by a registered 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. publication

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 indice or comprised neuron the

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 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 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

# **PUBLIC NOTICES**

attorney, Joseph L Whipple, at The Law Offices of Mark A. Kirkorsky, PO Box 25287, Tempe, AZ 85285, (480)551-6/30 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,

Plaintiff

CASSANDRA ELENA HENLEY AND DOE HENLEY, a married couple, Defendants.

Detendants. THE STATE OF ARIZONA TO: Cassandra Elena Henley And Doe Henley 907 N Lizanne Way Tolkozen AZ 95252

907 N Lizanne Way 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 fea or to defer the fee

or to defer the tee. 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 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. the summons.

This court is located at (physical З

 This court is located at (physical address): 10420 W Van Buren Street \* Avondale, AZ 85323; (602) 372-8001.
 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 working activity account activity account activity. 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 much induct the orece number, the out 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

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

/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 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) 995mav 0490, 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

PAREN I-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 Ib Mother of

In the Matter of:

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-pared obid named child.

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

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, one may be appointed by the Court. 4. You have a right to appear as a party

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. presented to the Court.

 If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parentthe 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.

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

# IN THE STATE OF THE CONTROL OF THE CONTROL OF THE CONTROL OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA THE MATTE OF CONTROL OF CON

RR-3942031#

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

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 particar guardiane of the abevar parent and/or quardians of the above-named children

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 Pude 320 of the Rules of Drocedure for Rule 329 of the Rules of Procedure for

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

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 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 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 natemythy hes been established. 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 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.

§ 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

 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 MAPICODA

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-normed ebid. named child

The Department of Child Safetv has 1. The Department of Child Satety nas 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 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 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 of

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 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.

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

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 MARICOR MARICOPA

In the Matter of: JAYSEAN JUAN JOHNSON d.o.b. 06/14/2024

a.o.o. 00/14/2024 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 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.

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 nursee of determining whether 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 on a way to be

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. result in an adjudication of dependency 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 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, CEPI/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

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

CHLD 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. 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.

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 bivision, 1810 South Lewis Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the

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

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.

 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

## **PUBLIC NOTICES**

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 colling (602) 506 and can be made by calling (602) 506 4533

You have the right to make a request 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

Cotton 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: Cotton Ellis

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"

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" 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.

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.

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 ludge or commissioner assigned to

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

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 07, 2025 JEFF FINE Clock of Sunction Court

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, Robert Weeks, at Zwillinger Wulkan PLC, 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 JALIEN et al.

Name of Defendant WARNING: This is an official document room 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 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" 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 the 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) CAI ENDAB

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 process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication publication.

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 comprisioner assigned to

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

A copy of the summons and conjugation of the contacting Plaintiff's attorney, J. Vance Andersen, at 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

FAX 602-417-9910

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

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" 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.

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

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

be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: April

01, 2025 JEFF FINE

Clerk of Superior Court By: C. CRUZ

Deputy Clerk If you would like legal advice from a

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar. org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Jonathan D. Darner, at Smith Alston Darner & Lee, 6816 E. Brown Rd #101, Mesa, AZ 85207, (602)892-5000. 6/23, 6/30, 7/7, 7/14/25 RR-3940405#

#### RR-3940405#

SUMMONS CASE NUMBER: CV2025-015553 SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY Guillermo C Jara Name of Plaintiff AND

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 support 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

org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiffs 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 PB-3939854#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD44268 (Honorable Katherine Cooper) IN THE SUPERIOR COURT OF THE

IN AND FOR THE COUNTY OF MARICOPA

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, IDCS or the Department by and

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

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

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.

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 lead rights

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

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

RR-3939854#

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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" 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.

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. 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 exchedited court date 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

By A NASOI 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 Diaptiffs

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 Culara Name of Plaintiff

AND

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 "Summors" Summons"

"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 must be grider forguted in biol "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" 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. DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

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

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons

with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: May

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

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 APIZONA, STATE OF

ARIZONA 18380 NORTH 40TH STREET

PHOENIX, ARIZONA 85032 PARADISE VALLEY VILLAS CONDOMINIUM ASSOCIATION, an Arizona non-profit corporation,

Plaintiff YASWANTH REDDY NARASA REDDY

YASWANIH 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 140

Defendants THE STATE OF ARIZONA to the Defendants: Yaswanth Reddy Narasa Reddy

Sushmitha Lonka 2221 East Union Hills Drive, #112

2221 East Unitor mile 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 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 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 ming the receipt and amdavit 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 vour failure to appear and defend

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

# **PUBLIC NOTICES**

to appear and defend, you must file an 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

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 514 Street, Suite 205

# 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) 210-3633 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 comportation. 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 LIABILITY COMPANIES 1-10; and LACK SOLE PROPRIETORSHIPS 1-10.

Defendants THE STATE OF ARIZONA to the Defendants: Joshua Taylor Freer

# Jane Doe Freet 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 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 filling 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.RCiv.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

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

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 ATZ.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:

PLAIN IIFFS AT I OKNEY 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: MAP 29 2025 MAR 28 2025

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 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".

A copy of the lawsuit and other could 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" take, or send, the "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/ effilinginformation. 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 DAY'S from the date you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be died within THIRTY (30) CALENDAR

process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 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. 8. Benuests for an intervater for persons

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

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 conselidated 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

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

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 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

## **PUBLIC NOTICES**

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 6. You have the fight 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 Is/ Ebony Cormier EBONY CORMIER Available Constant Constant 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 IN AND FOR THE COUNTY OF MARICOPA

In the matter of

CARINA TORRES GUERRERO d.o.b. 09/17/2023

d.o.b. 09/1//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 Beltiapphia under Title 8. of the Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.

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. Delk for the purperse of determining M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion the Motion

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, ne may be appointed by the Court.

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. 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. 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

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

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. Zurbriggen 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

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 Ruises of Civil Procedure and Rule 329 of the Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Rules of Procedure for the Juvenile Court. The Court has set a hearing on the

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 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

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 result in an adjudication of dependency, termination of your parental rights 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 ublicition, you may obtain a conv

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 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

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. JD452244 (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

The Department of Child Safety 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

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 quardian named herein is 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.

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 alegations 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 ublication, 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. R equests for reasonable accommodation for persons with disabilities must be made to the court

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 ARACELLIBARRA 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.

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 8574

Arizona 85374. After filing, mail a copy of your "Response" or "Answer" to the other

"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 cerved 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 (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 concisered process converger or the 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 rt's Customer Service Center at: West Jackson, Phoenix, Arizona 601

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

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/

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

Deputy Clerk of Superior Court 6/16, 6/23, 6/30, 7/7/25

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."

#### FAX 602-417-9910

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" takks, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2005 OR Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032-OR Office of the Clerk of Superior Court, 14264 West 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 pares were served on you by a registered process server or the 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, 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 "Suprement" and the other papers were served as "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 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 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. The Requests advance of a scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned protecting must be made to the ovision 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.

ARYON WILLIAMS and WILLIAMS, a married couple, \_\_\_\_\_\_Defendants. ARYON WILLIAMS AND DOE

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

 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.
 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 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. the summons

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. 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 coult 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

answer to the plaintiff(s) or to the plaintiff(s attomey. 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 COMPLAINT. Date: 4-14-25

Justice 4-14-29 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 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 6/16. 6/23. 6/30. 7/7/25

RR-3938102#

# SUMMONS CASE NO. CC2025-078553RC AGUA FRIA JUSTICE COURT, MARICOPA COUNTY, ARIZONA

10420 W Van Buren Street \* Avondale, AZ 85323 A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff

CRAIG CLEVE BEASLEY AND DOE BEASLEY, a married couple, Defendants. THE STATE OF ARIZONA TO:

Craig Cleve Beasley And Doe Beasley 9 4 0 5 W Pioneer St 9 4 0 5 W Tolleson, AZ 85353

1. You are summoned to respond to this

 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.
 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 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 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 cumpor the summons

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 Context of the Arizone, Judicial Percent Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You 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 location, and the names of the parties. 5. You must provide a copy of your answer to the plaintif(c) or to the

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 COMPLAINT Date: 4-4-2025

#### /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@aziuris com 0490, vance@azjurist.com 6/16. 6/23. 6/30. 7/7/25

#### RR-3938101# SUMMONS

CASE NO. CC2025077230RC DESERT RIDGE JUSTICE COURT, MARICOPA COUNTY, ARIZONA 18380 N. 40th Street \* Phoenix, AZ

A SPEEDY CASH CAR TITLE LOANS, LLC. Plaintiff

VS. JOSE OCTAVIO CONTRERAS AND DOE CONTRERAS, a married couple, THE STATE OF ARIZONA TO:

Jose Octavio Contreras And Doe Contreras 21150 N Tatum Blvd Apt 3054 Phoenix, A2 85050

1. You are summoned to respond to this 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.

the summons. 3. This court is located at (physical address): 18380 N. 40th Street \* Phoenix, AZ 85032; (602) 372-7100. 4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azurbcocurt.gov/ 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

answer to the plaintiff(s) or to the plaintiff satomey. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT Date: 4/3/25

/s/illegible

/sfillegible 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 Plaintiffs attorney: J. Vance Andersen, J. Vance Andersen, PL.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com

0490, vance@azjurist.com 6/16, 6/23, 6/30, 7/7/25

## RR-3938100#

SUMMONS CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Kevin Molerup

Name of Plaintiff AND

#### Mary Arnold, et al.

Mary Amola, 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 Montoya 1. A lawsuit has been filed against you.

A copy of the lawsuit and other court

# **PUBLIC NOTICES**

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 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 user Appared through one of

the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/ efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff ouside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, process server or the Sheriff ouside 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

b. 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 00 2005

09, 2025 JOSEPH W. MALKA

Clerk of Superior Court By: C. MCWHORTER

By C. MCWHOTELE 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

Market of the summons and complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16, 6/23, 6/30, 7/7/25

#### RR-3938096#

SUMMONS CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Kevin Mollerup Name of Plaintiff

AND

Mary Arnold, et al. Name of Defendant

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 Arnold 1. A lawsuit has been filed against you.

A copy of the lawsuit and other court papers are served on you with this "Summons".

Summons". 2. If you do not want a judgment or order entered against you with whout 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. 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, of counting the day you were served. of 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

 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

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 ophed uddr out date before your scheduled court date.

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

09 2025 JOSEPH W. MALKA Clerk of Superior Court By: C. MCWHORTER

Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.

at 602-25/-4434 or https://mancopabar. org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16. 6/23. 6/30. 7/7/25

#### RR-3938095# SUMMONS

CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Kevin Mollerup Name of Plaintiff AND

Mary Arnold, 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 Arnold II

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

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/

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 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 thirty (30) d publication.

You can get a copy of the court papers

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 case address at the top of the indge 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 profice or the judge or commissioner assigned to the case at least ten (10) judicial days before your scheduled court date. your scheduled court date. SIGNED AND SEALED this Date: May

09, 2025 JOSEPH W. MALKA

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

Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16, 6/23, 6/30, 7/7/25 PP-3938093#

RR-3938093#

# KR-393809 SUMMONS CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Kevin Mollerup Name of Plaintiff AND

Mariah Montoya 1. A lawsuit has been filed against you.

A copy of the lawsuit and other court

summons". 2. If you do not want a judgment or

"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) CAI ENDAR

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

State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served,

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

You can get a copy of the court papers filed in this case from the Petitioner at the

address at the top of this paper, or from the Clerk of the Superior Court. 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

AND

Mary Arnold, 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:

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. your scheduled court date. SIGNED AND SEALED this Date: May

SIGNED AND SEALED this Date: May 09, 2025 JOSEPH W. MALKA Clerk of Superior Court By: C. MCWHORTER Deputy Clerk If you would like legal advice from a

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar. org. Sponsored by the Maricopa County Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16, 6/23, 6/30, 7/7/25 RR-3938092#

RR-3938092#

SUMMONS SUMMONS CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Kevin Mollerup Name of Plaintiff

AND

Mary Arnold, et al. Name of Defendant

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:

Mary Arnold 1. A lawsuit has been filed against you.

Alay Aniolic
A lawsuit has been filed against you.
A copy of the lawsuit and other court papers are served on you with this "Summons".
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" 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 one of the other party at the address listed on top of bio Summare. Netsel freed to reading the party at the address listed on top of the Superior Courts. 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.

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 correct 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 public publication. 4. You can get a copy of the court papers

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

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

09, 2025 JOSEPH W. MALKA

Clerk of Superior Court By: C. MCWHORTER

Deputy Clerk If you would like legal advice from a

lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar. org. Sponsored by the Maricopa County

Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16. 6/23. 6/30. 7/7/25

RR-3938085#

SUMMONS CASE NUMBER: CV2025-016726 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

IN MARI Kevin Mollerup Name of Plaintiff AND

Mary Arnold, et al.

Mary Arnolo, 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: See the Arnold Sarah Arnold

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

Summons". 2. If you do not want a judgment or order entered against you with thout 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

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, 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

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 ludge or commissioner assigned to

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

b. 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 00 2005

09, 2025 JOSEPH W. MALKA

Clerk of Superior Court By: C. MCWHORTER

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

Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark P. Breyer, at Breyer Law Offices PC, 3840 E. Ray Road, Phoenix, AZ 85044, (480)248-8457. 6/16, 6/23, 6/30, 7/7/25

RR-3938084#

SUMMONS CASE NUMBER: CV2025-005317 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Canvas Credit Union Name of Plaintiff AND Heather Litt, et al.

## **PUBLIC NOTICES**

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

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 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/

The 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, process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR be filed within THRTY (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 publication.

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 comprisoner acciment to

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: February 10, 2025 JEFF FINE Cleak of Curstin Court

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.

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

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

RR-3938079#

SUMMONS CASE NUMBER: CV2025-007287 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Daniel Allen Riggs Name of Plaintiff

AND

Keegan Matthew Palmer, 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 Palmer

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

If you do not want a judgment or 2. 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.

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 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, ot 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

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.

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 the judge of the state of the s

be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: February 26, 2025 JEFF FINE Clerk of Superior Court

Clerk of Superior Court

By: A. MARISCAL Deputy Clerk If you would like legal\_advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar. org. Sponsored by the Maricopa County

Bar Association. A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Byron Browne, at Browne Law Group, 366 North Gilbert Road Suite Group, 366 North Gilbert Road Sui 202, Gilbert, AZ 85234, (480)771-2442. 6/16, 6/23, 6/30, 7/7/25 RR-3938076#

# SUMMONS CASE NUMBER: CV2025-007287 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Daniel Allen Riggs Name of Plaintiff

AND

Keegan Matthew Palmer, 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: Keegan Matthew Palmer 1. A lawsuit has been filed against you.

A clawsuit 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" the other party of the Superior Court, or electronically file your Answer through one of Arizona's approved lectronic 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 "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

FAX 602-417-9910

by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR 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. be filed within THRTY (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 publication.

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 indre or comprising assigned to

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: February 26, 2025 JEFF FINE Clock of Court

Clerk of Superior Court By: A. MARISCAL

Name of Plaintiff

TRAVIS WHEELER, et al.

b) A. WARISCAL 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 Plaintiffs.

A copy of the summons and companing 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

RR-3938073#

## SUMMONS CASE NUMBER: CV2025-003436 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY JOHNNY PRESCOTT

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: JANE DOE 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".

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 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.

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

Defined within FIRITY (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.

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 index or commissioner assigned to 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 awyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar. org. Sponsored by the Maricopa County

ard Association. 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, 7/7/5 BP.3938072#

RR-3938072#

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

Summons". 2. If you do not want a judgment or

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 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,

DAYS from the date you were served, not counting the day 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 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

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

A copy of the standards and comparing the 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 RR-3938070#

## SUMMONS

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

A SPEEDY CASH CAR TITLE LOANS, LLC.

Plaintiff

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

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 composite the filling or generic with this

If you are summored 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.

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 appear to 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

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

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

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 01 2025

Jatic APR 01 2025 /sfillegible 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 6/16, 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

**PUBLIC NOTICES** 

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

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 summost is the Strute of Automation the sourt must

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

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)

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.

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 BEOLIESTED IN THE DI ANTERED REQUESTED IN THE PLAINTIFF(S) COMPLAINT. Date: 4-2-25

#### /s/illegible

Justice of the Peace REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS

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, PL.C., 25823 N, 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 6/16, 6/23, 6/30, 7/7/25 RR-3938062#

#### 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 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".

"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 Compaint. To file your 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, or counting the day you were served. 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, out counting the day you were served. ont 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 schedilyled rourt date before your scheduled court date.

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

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 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/ 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

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 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 thirty publication.

You can get a copy of the court papers

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 case address at the top of the paper of the iudge 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 made to the office of the iudge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. your scheduled court date. SIGNED AND SEALED this Date:

OCTOBER 08, 2024

JEFF FINE Clerk of Superior Court

By: C. NASUI Deputy Clerk

Requésts 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. Requests for an interpreter for persons

Bar Association. 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)285-1125 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.

A.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

of Civil Procedure and Rule 320 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 entilled 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 presonally 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 forward in your absence and may result in an adjudication of dependency, termination of your parental rights

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

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. 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

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. 774-5913

1/4-5913. 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 2544

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

RR-3937461#

NU. JUA1900 (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

0.0.0. U0/21/2022 Person under 18 years of age. TO: NANCY OLGUIN and CODY CASTILLO, parents and/or guardians of

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 turorile Court Juvenile Court

 The Court has set a hearing on the 6th day of August, 2025, at 10:15 a.m., 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 allecations in the Motion

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, yourmay obtain a copy of

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

# **PUBLIC NOTICES**

advance of a scheduled court proceeding and can be made by calling (602) 506-2544. 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 (600) 506. 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

and can be made by calling (602) 506

or motion prior to any hearing that the hearing be closed to the public. DATED this 9th day of June, 2025. KRISTIN K. MAYES

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

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) 781-4530, conference ID 944-331-655#, before the Honorable Jay M. Delk for the purpose of determining

M Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in

3. You and your child are entitled to have

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.

CAMRON RACHAUN LEE SIMMONS d.o.b. 09/02/2010 Person under 18 years of age. TO: CYDNIE RACHAUN DURHAM, and THEODIS LEE HOLLINS, parents and/

You have the right to make a request

RR-3937299#

4533

Attorney General /s/ Joti K. Sangha JOTI SANGHA

In the Matter of

Court.

the Petition

Assistant Attorney General 6/16. 6/23, 6/30, 7/7/25

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

RR-3936420#

SUMMONS Case No.: FN2025-000702 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY MILDRED OBREGON Name of Petitioner / Party A And MARCO ANTONIO CANDELARIO SOTO Name of Respondent / Party B WARNING: This is an official document from the south that official user related user of the first 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 other court papers are served on you with this "Summons." 2. If you do not want a judgment or "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 85032-2205 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 Phoema, Anzona 850/32 OR Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR Office of the Clerk of Superior Court, 14/264 West Tierra Buena Lane, Suprise, 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". 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 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 Thirth (30) CARLENDAR DEAVISE and the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process service by Publicentif 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 preading encours of the Clerk 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 of his treast treast there is judical args in advance of a scheduled proceeding. T. 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

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 th A v Mesa, AZ 85202

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 complaint within thirtly (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 not count the day you were served with

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 curt listed above, or on the Self Service 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.

location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff stormey. 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 COMPLAINT Date: 4/8/25

Justice of the Peace 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 PROCEEDING.

PROCEEDING. A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: 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-3934804#

/s/illegible

## SUMMONS

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

KRISTOPHER SCOTT SMITH AND DOE

SMITH, a married couple, Defendants

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 Tonobah, AZ 85354

Tonobah, 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

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

the summons. 3. This court is located at (physical address): 209 E. Pima Street \* Gila Bend, AZ 85337; (928) 683-2651.

#### FAX 602-417-9910

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 unit http://www.azcourts.gov/ 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

answer to the plaintiff(s) or to the plaintiff satomey. 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 COMPLAINT Date: APR 11 2025

#### /s/illegible

/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, PL.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com

0490, 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

AZ 85210 A SPEEDY CASH CAR TITLE LOANS, LLC

Plaintiff.

ANNA LIZA M OCHOA AND DOE OCHOA, a married couple, Defendants.

Detendants. THE STATE OF ARIZONA TO: Anna Liza M Ochoa And Doe Ochoa 4150 E Main St Apt 2111 Mesa, AZ 85205

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.

or to deter the tee. 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 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.

not count the day you were served mini-the summons.
This court is located at (physical address): 222 E Javelina Avenue, Suite C\* Mesa, AZ 85210; (602) 506-8117.
Your answer must be in writing. (a) You may obtain an answer form from the suite listed above or on the Self-Service 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

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: 2/6/2025 Date: 2/5/2025

Jatic 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

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 guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, 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

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,

AS POSSIBLE BEFORE A COURT

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, PL.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com 6/9, 6/16, 6/23, 6/30/25 PR-3934706#

#### RR-3934796#

11C

## 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.

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.

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" to LANDAR DAYS from the date you were served.

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

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 JEFE FINE

Clerk of Superior Court By: D. ARAUJO

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 hurver explored to were Reform Sonico

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#

# **PUBLIC NOTICES**

# SUMMONS CASE NO. CC2025-072141RC KYRENE JUSTICE COURT, MARICOPA COUNTY, ARIZONA 201 E. Chicago St. \* Chandler, AZ 85225 A SPEEDY CASH CAR TITLE LOANS,

Plaintiff.

EDWARD ALEXANDER MORENO AND DOE MORENO, a married couple, Defendants.

THE STATE OF ARIZONA TO: Microsoft And Alexander Moreno And Doe Moreno 7017 S Priest Dr Apt 2048 Tempe, AZ 85283 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 twenty (20) calendar days from within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, 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 not count the day you were served with

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 have, or one the Self Cervice

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 ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAIN 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.

PROCEEDING. A copy of the Summons and Complaint may be obtained by contacting the Plaintiffs 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

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

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 Strute of Arizene, the securit must

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 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 aumorgan the summons

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

AZ 85225; (602) 3/2-3400. 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 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 satomev

answer to the plaintiff(s) or to the plaintiff(s attomey. 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 COMPLAINT

Date: 2/5/25

#### /s/illegible

/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

may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, PL.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#

Plaintiff

SUMMONS CASE NO. CC2024281978RC IN THE JUSTICE COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA SOUTH MOUNTAIN PRECINCT OF DEPOENTY AZ

620 W. JACKSON ST PHOENIX AZ 85003 Lobel Financial Corp,

vs. Jacques C Miniefield and John/Jane Doe, a married couple, Defendant(s).

THE STATE OF ARIZONA TO: 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

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 ways cannot with this summer.

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

A count are 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

(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.azcurb.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ fill in your answer form electronically this fill in your answer form electronically: this The 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 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 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 6/16/623 6/30/25

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

## RR-3934763#

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.

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

I empe, 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

If you cannot alrora 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 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

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.azturbcocourt.gov/ 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.

location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff attorney. ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT 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@aziurist.com 6/9. 6/16. 6/23. 6/30/25

RR-3934761#

## NOTICE OF HEARING ON PETITION NOTICE OF HEARING ON PETITIO 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 (F Amanda Sue Maddeaux (Mother) . (Father) 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. related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the roceedi

oceeding. you fail to participate in the court In you fail to platcipate in the outman 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

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

Hearing Dige Initial Hearing Location: Court Connect Remote Appearance \*\*\*video appearance

Court Connect Hearing: Yes Video: https://tinyur.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

L 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

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:

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

summons". 2. If you do not want a judgment or

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" 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/ efflinginformation. 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

AND

RR-3934716# SUMMONS CASE NUMBER: CV2025-001085 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Elisa Martinez, et al. Name of Plaintiff

# 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. publication.

and the second secon

commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this Date: JARDAR 09, 2025 JEFF FINE

Clerk of Superior Court By: C. MCWHORTER Deputy Clerk

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 contexting Inputting

Marchine and Contacting Plaintiffs 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 ARIZONA IN MARICOPA COUNT 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 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 Pages Plages type the following address into your nearing through court connect and Microsoft Teams. Please type the following address into your web browser to attend. www.tinyurl.com/jbazmc-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 ELIZAH 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

and/of guardians of the above-hamed child.

 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

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,

**PUBLIC NOTICES** 

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 on attorney present at the becing You an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be

cannot afford an attorney and want to be represented by an attorney and want to be represented 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

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 Eache and may be received by telephone

Assigned child stately 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) 506and can be made by calling (602) 506-

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

NO. JU45228 (Honorable Gregory Como) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of In the Matter of: DON'NAE SHIRLEY'ANN JOSEPHINE SMITH d.o.b. 05/05/2013

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 & of the Arizene Bouried Statutes.

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

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 August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the State of the State August Durange Court of the State of the Sta Honorable Jay Adelman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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.

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, cutstody, or change of cutstody 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 denendency netition for placement 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.

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, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004 The assigned case 2005 N. Central Ave. C007AG, PhoenX, 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

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:

In the Matter of: LUCIE MUKUNA NAKIYA d.o.b. 12/19/2010 ANN MARIE JISTIN A.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-

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

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, cali-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

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

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#

IN THE SUPERIOR OF MEAN OF A CONTROL A

MARICOPA

In the Matter of ARTHUR ANTHONY KING MUNSTER d.o.b. 05/25/2017 SIR ACUNA MUNSTER

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 objetere

children 1. The Department of Child Safety 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

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 10 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or quardian named herein is 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.

represented 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 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/

hased 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 activiting a 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.

#### FAX 602-417-9910

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.

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 SUBSTITUED 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

d.o.b. 03/19/2015
Person under 18 years of age.
TO: STEPHANIE RENEE HAAS
A.K.A. STEPHANIE RENEE SAIN, and JAII 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. the Juvenile Court.

Rule 329 of the Rules of Procedure for the Jurenile 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, one may be appointed by the Court. 4. You have a right to appear as a party

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 or the establishment of a permament 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 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/

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, Offess Maco written request to: ANÑA JACOB, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Valii Truehill 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) 506and can be made by calling (602) 506-2544

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 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

DAFNE WARIEL 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.

Court. 2. The Court has set a continued initial 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 nerent or

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 cannot afford an attorney and want to be represented by an 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 tamily law matter and an order tor 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 nenlect

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. § 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 Dinel 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

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 0 6/9, 6/16, 6/23, 6/30/25 General 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

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/jbazmc-nec02

6/9. 6/16. 6/23. 6/30/25 RR-3933903#

CR-5933903 DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45222 (Hororable Chuck Whitehead) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA the Matter of.

In the Matter of

TOBY AARON SANCHEZ d.o.b. 05/31/2012 KODA JOSEPH SANCHEZ FRANCISCO dob 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

d.o.b. 12/01/2020 AVA LOVE SANCHEZ-FRANCISCO d.o.b. 11/03/2021 NAYARA LOVE SANCHEZ-FRANCISCO dob 11/03/2021

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 the Procedure for the Juvenile 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 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

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.

# **PUBLIC NOTICES**

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 dependency petition, you will be placed in the dependency petition, you will be placed in the DCS Central Registry. See AR.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) 500-5/61.

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) 506-1533

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 IN AND FOR THE COUNTY OF MARICOPA

In the Matter of 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

VINTERS, 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 Purses of Procedure for the Juvenile Rules of Procedure for the Juvenile

Rules of Procedure for the Juvenne 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 844-881-738#, before the Honorable Ronee Korbin Steiner for the purpose of determining whether any parent or guardian named whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your children are entitled to You may hire your own attorney or, if you cannot afford an attorney and want to be

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 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. 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

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

 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

d.o.b. 00/31/2014 Person(s) under 18 years of age. TO: FLOR MOOSETAIL-SANCHEZ, MICHAEL WILSON, and DONTE WALTERS, parents and/or guardians of

WALLEAS, parties antoxing Quartants of the above-named children.

 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 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 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 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 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 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/ 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 Boozhaord, and may be reached by 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) 506-25/1

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.

The Department of Child Safety The Department of Child Satety, (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

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 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

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.

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 4533.

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

FAX 602-417-9910

#### 602-417-9900

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. Max Ryan Moore and John/Jane Doe, a

married couple Defendant(s)

Detendant(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 th S t Phoenix, AZ 85014

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.
 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 within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, 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.

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 a http://www.azcourts.gov/ 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: 40/076 Date: 10/2/24

#### /s/illegible

Clerk/Judge's Signature REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS 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. BEOUVERTE COD AN INTERDEPETE 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

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 Plaintiffs attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@ makcollections.com 6/23, 6/30, 7/7, 7/14/25

RR-3925099#

## **PUBLIC NOTICES**

## **GOVERNMENT**

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

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 PY2026 Project, which will consist of a two-inch mill and asphalt overlay of select strate. Solicitation documents and any addenda of a two-fict finite and asphalic 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) no later than 4:00 P.M. MST on Friday, August 1, 2025. 6/30/25

RR-3942301#

#### PROBATE

#### NOTICE TO CREDITORS

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, Decessed

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 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. 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

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 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 CO Danal 14555 N. Scottsdale Ruou, --Scottsdale, AZ 85254 DATED this 24th day of June, 2025. /s/Yvette 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 2025

Deadline to make claims. All persons 2. Decline chains equinate claims. An 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, withichever is later. If claims are not timely made, they will be forever harred.

days of the mailing or derivery, wnicheven 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 2010 S. Jung School Rd., Syite 5 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 house orditor. 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

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR APPROVAL OF SALE OF REAL PROPERTY AND FOR APPROVAL OF ATTORNEY FEES AND COSTS NÚMERO DE CASO P82024-003034 TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES En el asunto de ERNESTO URANGA

ERNESTO URANGA

ERNESTO URANGA ADVERTENCIA Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected. Usted no está obligado a comparecer

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. 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

 (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

diligencias judiciales tocantes al 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 EEES AND COSTS

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 NÚM. DE TELÉFONO: (602) 506-8245 De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral

la garantia 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 esporcemo asista a mentos que el duez nava ordenado especificamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia de forma virtual, utilor Court Connect como se describe en la Sección 4 a continuación. Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la

Audiencia Inicial. 3. PETICIÓN PARA CONFIRMAR O APROBAR LA VENTA DE UN BIEN INMOBILIARIO

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 Succesiones, se

proporciona la siguiente información: A. El nombre y número de teléfono del peticionante o su abogado son: Nombre: CHRISTINA STONEKING Número de teléfono: (602) 254-6008 B. Según lo detallado en la Petición, el precio de venta propuesto para el bien immobiliario es:

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

TEAMS Si usted cuenta con una computadora con cămara, un teléfono inteligente, o una tableta, debe ir a la página web tinyuri.com/jbazmc-pbj01 unos minutos antes de la hora fijada para la Vista nicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial: r a este enlace: https://www.microsoft.

Ir a este enlace: https://www.microsoft. com/en-us/microsoft-365/microsoft-teams/download-app Si usted tiene un dispositivo con cámara,

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

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

Código de conferencia para la sala de audiencia: 818 562 090# Para mayor información acerca de Court

Connect, tenga la amabilidad de seguir este enlace: https://superiorcourt.maricopa.gov/court-

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

# RC3942305 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

RR-3942305#

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

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

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

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 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

proposed sales price of the real property

C. At the initial hearing, the Court may consider other bids. 4. COURT CONNECT / MICROSOFT

If you have a camera-enabled computer,

smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj01 a few minutes before the Initial

Hearing is scheduled to begin. For the best experience, download and install

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.eams/download-app

If you have a camera-enabled device, but do not want to install the Microsoft Teams

application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if

you use a web browser rather than the Microsoft Teams application. If you do not

have a camera-enabled device, you can

still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-

Courtroom Conference ID#: 818 562

For more information about Court

https://superiorcourt.maricopa.gov/court-

RR-3942303#

Phone: (602) 254-6008 B. As set forth in the Petition, the

Proposed Sales Price: \$370,000.00

TEAMS

4590

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connect

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

Connect, please see

the petition that accompanies this notice,

### RECORDREPORTER.COM LEGALADSTORE.COM

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

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 bearing except as provided in A R.S. §

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 writh 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.

tumely 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.

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

Petition as follows: DATE and TIME: Friday, July 11, 2025 at 8:45 AM

JUDICIAL OFFICER: Commissioner

JUDICIAL OFFICER: Commissioner Jeffrey Atteri 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.

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 in person, 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,

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

Go to the following link: https://www. microsoft.com/en-us/microsoft-365/

If you have a camera-enabled device, but

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if our use a web browser rother then the

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: 1-917-781-4500

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

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

RR-3942283#

microsoft-teams/download-app

4590

# 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

In the Matter of

In the Matter of LENA T AREVALOS WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados.

derectors podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief

Itimely 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

1834 1834 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Thursday, August 28, CORF. J. 20 AM

2025 at 9:30 AM JUDICIAL OFFICER: Commissioner

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

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,

TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmo-pbc01 a few minutes before the Initial Hearing is scheduled to begin. For the best carecinged, download, and install 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.eams/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

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

# **PUBLIC NOTICES**

### 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. 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 cmailing a written statement delivering or mailing a written statement of the claim to the undersigned Personal Representative at:

Jovce K. Bohnert

c/o James W. Ryan Frazer, Ryan, Goldberg & Arnold, L.L.P. 1850 North Central Avenue, Suite 1800 Phoenix, Arizona 85004-4561

rncenix, Arizona 85004-4561 DATED this 24th day of June, 2025. /s/Joyce K. Bohnert, Personal Representative FRAZER, RYAN, GOLDBERG & ARNOLD, LLP. 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 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. creditors

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

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

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

of the Notice of Appointment is attached to the copies of this document mailed to all known creditors. DATED: June 24, 2025

/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

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 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, LL.P., 1850 Notice

Goldberg and Artold, 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., Bty: /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 MARICORD 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: Co 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 Cocilia H Cortez. 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. 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.

/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

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 Descreting: Detition, Exerc. Formal Decleta PB2025-004617 Notice Or Initial Rearing 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 bacring evcent as provided attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in

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 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, prd (2) wurld bet receive additional 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 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 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 comera-enabled Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the 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 cameradownload-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, vou may use a web browser simply by you may use a web browser simply by typing tinyurt.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 Dd# 885 933 309# For more information 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

SETTLEMENI CASE NO. PB2025-004382 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION

In the Matter of CHRISTINA BROWN

WARNING

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

derectos podrana ser alectados. 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 OB you or your attorney, must attend

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

# Address: c/o Marty Zalevsky, Esq. 14050 N 83rd Ave Suite 290 Peoria, AZ 85381 2. DEADLINE TO MAKE CLAIMS, All

**PUBLIC NOTICES** 

#### 602-417-9900

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 Paviced Stutute.

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 Petition as follows: DATE and TIME: Tuesday, July 29, 2025

at 10:00 AM

at 10:00 AM JUDICIAL OFFICER: Commissioner Elizabeth Bingert PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 -COURTROOM 301 TELEPHONE NO: (602) 372-0270 DEVENDENCE (2020) if duby

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 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 COU TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc02 a few minutes before the Initial Hearing is scheduled to begin. For the 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/

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

lf 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-

RR-3941111#

connect 6/25. 6/27. 6/30/25

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

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 O 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

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 Potition ac follows:

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

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 trici builty.

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,

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-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 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 wert to install the Microsoft Teams

do not want to install the Microsoft Teams do not want to install the Microsoft learns application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if will not have access to all the features in 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

4590 Courtroom Conference ID#: 880 692 825

For more information about Court Connect, please see https:// superiorcourt.maricopa.gov/courtconnect 6/27, 6/30, 7/2/25

RR-3941096#

NOTICE OF INITIAL HEARING 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 Meticor

In the Matter of

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

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

be anected. 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 calendre days before the beering data A 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

Patition as follows: DATE and TIME: Monday, September 8, 2025 at 1:45 PM JUDICIAL OFFICER: Commissioner

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

which any party has a constitutional right 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

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 3. COU TEAMS

I FAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a compare applied computer, comptibuon 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-teams/download-app If you have a camera-enabled device but

If you have a camera-enabled device, but 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/jbazmo-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 our use a web browser rathor then the

will not have access to all the features in 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: 1-917-781-4500

4590 Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see https:// superiorcourt.maricopa.gov/courtconnect 6/25, 6/27, 6/30/25

RR-3941088#

RK-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

#### WARNING

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

Revised Statutes. 1. Notice is given that MARGARET R STEVENSON has filed the following: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE IN SUBSEQUENT

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

Russell PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 -COURTROOM 202

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 buildry.

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 in person. To attend the hearing 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,

If you have a camera-enabled computer,

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera enabled computer semethance. the Microsoft learns 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 wart to instell the Microsoft Tooms

do not want to install the Microsoft Teams do not want to install the Microsoft learns application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj04 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if

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

4590 Courtroom Conference ID#: 885 933 309#

For more information about Court Connect, please see https:// superiorcourt.maricopa.gov/court-6/27, 6/30, 7/2/25

#### NOTICE TO CREDITORS CASE NO. PB2025-003277 (FOR PUBLICATION)

RR-3940962#

SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of: FRANK SCHLIEF.

Deceased NOTICE IS HEREBY GIVEN that Phillip Schlief 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 offices

#### FAX 602-417-9910

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 Schlief

6/23, 6/30, 7/7/25 RR-3940432#

NOTICE IS HEREBY GIVEN THAT: 1. Premier Fiduciary Services, LLC, Fiduciary License No. 20861, has been appointed as Personal Representative of this estate.

Creditors of this estate must present their claims within four months after the date of the first publication of this notice

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 provided against the Personal Representative in the Superior Court of Maricopa County,

Dated this 17th day of June, 2025. LINCOLN & LAUER, PLLC /s/Michelle M. Lauer /s/Michelle M. Lauer Attorney for Personal Representative 6/23, 6/30, 7/7/25

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

NOTICE IS HEREBY GIVEN that 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

NATHAN WILLIAM GLERUM Personal Representative By /s/J. Leon LeSueur 14301 North 87th Street, Suite 208 Scottsdale, Arizona 85260 (480) 584-3517

NOTICE TO CREDITORS

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

NOTICE IS GIVEN that Julie E. Auer

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

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 Chalage A Honla

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

Chelsea A. Hesla Samantha Winter McAlpin

Attorneys for Deanna Stow

RR-3940417#

NORMAN R. MCMULLIN, JR.,

Spencer Fane LLP

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

RR-3940422#

Deceased

In the Matter of the Estate of PATRICIA ROYALL TRENT,

6/23.6/30.7/7/25

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

JAMES RAPTON,

this estate.

Arizona

or be forever barred.

NOTICE TO CREDITORS CASE NO. PB/2025-003532 SUPERIOR COURT OF ARIZONA MARICOPA COUNTY In the Matter of the Estate of ARTHUR J. RAPTON aka ARTHUR

Deceased.

RR-3940424#

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

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 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 drant the relief

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. 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

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

If you have a camera-enabled computer. smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, 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.etams/download-app If you have a camera-enabled device, but do not wart to install the Microsoft Teams

do not want to install the Microsoft Teams do not want to install the Microsoft leams application, you may use a web browser simply by typing tinyurl.com/jbazmo-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#

more information about Court Connect, please see https:// superiorcourt.maricopa.gov/court-connect 6/23 6/30 7/7/25

RR-3940416#

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

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

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

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

be anected. 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 calendre days before the bearing data 7 calendar davs before the hearing date OR you or your attorney must attend the hearing by following the instructions

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

(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 lury in any proceeding in which any

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

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

TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc05 a few minutes before the Initial Hearing is scheduled to begin. For the

# **PUBLIC NOTICES**

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

to lowing memory provide the time set of 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 publication. Use a cumera-enable between

do not want to install the Microsoft Peams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features it 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

NOTICE ID CREDITORS (For Publication) THE SUPERIOR COURTOF 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

DECEMBER 30, 2011,

DECEMBER 30, 2011, Irrevocable. NOTICE IS HEREBY GIVEN that THE DORIS J. GANGELHOFF REVOCABLE TRUST, dated December 30, 2011, RONDA JEAN GANGELHOFF, Trustee, December 20, 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 before.

DATED this 9th day of June, 2025. /s/Ronda Jean Gangelhoff, Trustee 2818 East Lexington Court

Gilbert, Arizona 85234 RESPECTFULLY SUMITTED this 9th

day of June, 2025. BENEDICT LEGA 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

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 percent beying claime conject the Ectobe 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 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, PLC, 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 CYNIHIA 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 prever 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. CYNTHIA RENEE ESTRELLA, 1.3. 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,

/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 COURTOF 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 SUMITTED this 10th day of June, 2025. BENEDICT LEGAL By: /s/Benjamin D. Benedict. Esg 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

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 excent as provided Un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Elizabeth Cole has filed the following: Desting For Torniention 14, Arizona Revised Statutes. 1. Notice is given that Elizabeth Cole has filed the following: Petition For Termination Of Conservatorship Of A Minor 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, July 23, 2025 at 1:45 PM Judicial Officer: Commissioner Elizabeth Bingert Place: 125 W. Washington Street, Phoenix, AZ

85003 - Courtroom 301 Telephone No: (602) 372-0270 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing 85003 - Courtroom 301 Telephone No: ordered you to attend the initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ jbazmc-pbc02 a few minutes before the initial Hearing is scheduled to benin. Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, 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 prolecting use methods use a web house not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082# For more information 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 Trust. The

Initiation of the second secon 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 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 Unless otherwise prombted 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 D. Remove, Trustae, Compel Trust 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: 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

**PUBLIC NOTICES** 

FAX 602-417-9910

Deceased. NOTICE IS HEREBY GIVEN that

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 othery 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, Suite B290 Phoenix, Arizona 85004 (602) 280-1500 Attorneys for Estate 6/16 6/27 & 6/30/25

NOTICE TO CREDITORS CASE NO.: PB2025-002308 IN THE SUPERIOR COURT OF THE

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.

Paulsen, Reissner, & Curtis, PLC /s/Jeffery D. Paulsen, Esq. Attorney for Personal Representative(s)

NOTICE TO CREDITORS

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

PERSONAL REPRESENTATIVE. Joel

DEADLINE TO MAKE CLAIMS. AII

N. Reissner was appointed Personal Representative of this Estate on March

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

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. Paulsen, Reissner, & Curtis, PLC /s/Jeffrey 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

RR-3937267#

RR-3936457#

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

2025

barred.

STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of:

Charlene Elizabeth Trainor,

RR-3937465#

PATRICIA K. BUSH,

Attorneys for Estate 6/16, 6/23, 6/30/25

#### 602-417-9900

# 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 in person. To attend the hearing 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 tinyuri. com/jbazmc-pbc01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using 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.teams/download-app If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have a ccess to all the features if you use a web browser rather than 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 can bthe://www.new.ut.marican.com see https://superiorcourt.maricopa.gov/ court-connect 6/25, 6/27, 6/30/25

NOTICE TO CREDITORS CASE NO.: PB2025-004639 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF IN AND FOR THE COOL MARICOPA In the Matter of the Estate of: FLOYD JOSEPH GALLO,

RR-3940272#

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. Deceased

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

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: PEO25-004152 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:

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 later with former the first data 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

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:

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

NORENE N. MEALMAN IRUSI 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 as 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 training will 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

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, Decoracie

Deceased NOTICE IS HEREBY GIVEN that Hellen

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 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, Arizone 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,

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: Trace Jenkins, Successor Truste C/O Pennington Law, PLLC 15331 W. Bell Rd, Ste 318 Surprise, AZ 85374

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. PERSONAL REPRESENTATIVE. Sharon Barbara Gendler was appointed Personal Representative of this Estate on April 30, 2025. 2. DEADLINE TO MAKE CLAIMS. All

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

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. Paulsen, Reissner, & Curtis, PLC /s/Joel N. Reissner, Esq. Attornev for Personal Representative(s)

Attorney for Personal Representative(s) 6/16, 6/23, 6/30/25

RR-3937523# NOTICE TO CREDITORS BY

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

Deceased

NOTICE IS GIVEN to all creditors of the THOMAS G. MCKNIGHT, SR. has been appointed as Personal Representative of the Estate.

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, PLC, 5425 East Bell Road, Suite 104, Scottsdale, Arizona, 85254. Scottsdale, Arizona, 85254. RESPECTFULLY SUBMITTED this 10th

day of June, 2025. MAZZA + NIRO PLC

/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. N. Reissner was appointed Personal Representative of this Estate on May

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

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

6/16, 6/23, 6/30/25 RR-3937496#

NOTICE TO CREDITORS BY PUBLICATION NO. PB2025-002794 IN THE SUPERIOR COURT OF TH STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of ERNEST F. BATES, SR., Decea OF THE

Deceased. NOTICE IS GIVEN to all creditors of the

NOTICE IS GIVEN to all creators 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 he forever barred

oate 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.

Anito St Ste 770, Phoenix, A2 8012. 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

RR-3937495#

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

# 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. BURGENER was appointed Personal Representative of this Estate on June 2, 2025. 2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate

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

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

Hasegawa Probate & Estate Planning PLC /s/lan Hasegawa, Esq.

RR-3937489#

Attorney for Personal Representative 6/16, 6/23, 6/30/25

NOTICE TO CREDITORS NO. PB2025-002647 ARIZONA SUPERIOR COURT MARICOPA COUNTY

Personal Representative at: SCOTT M. BURGENER, Personal Representative C/O HP LAW

all known creditors. DATED this JUN 10 2025

In the Matter of the Estate of

**PUBLIC NOTICES** 

### RECORDREPORTER.COM LEGALADSTORE.COM

## 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 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 other of the first unbinder of this Nation

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. Butter, c/o Phoebe Moffatt, Sacks Tierney P.A, 4250 N. Drinkwater Byd, 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

RR-3936365#

#### **PUBLIC AUCTION**/ **SALES**

NOTICE OF SALE OF MOBILE HOME

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

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

Date and Time of Sale: 7/23/25 10:00:01 AM

AM Location of Sale: Space No. B165 ROYAL PALM OWNER, LLC D E S E R T S C A P E 2050 W DUNLAP AVENUE PHOENIX, AZ 85021 Name of landlord: ROYAL PALM OWNER, LLC Amount of Claimed Lien: \$7,15,14 as of

Amount of Claimed Lien: \$7,135.14 as of

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 onvernment-issued identification and 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 payable to the Landford 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

7.1994

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/illegible By: /s/illegible 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,

IIC Amount of Claimed Lien: \$9,820.15 as of

July 23, 2025 The Personal Property will be sold 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 additioneer 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 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

DAV/IS

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.

Bv: /s/illeaible

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 Pernett")

Venicle/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 AM

Location of Sale: Space No. 109 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 TD

I TD Amount of Claimed Lien: \$6,647.00 as of

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 pavable to the Landlord named above 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 charge agreement and pay monthly 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

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 I TD ENTERPRISES LTD By: /s/illegible

Park Manager Dated: June 23, 2025 6/30, 7/7/25

#### RR-3942746# NOTICE OF SALE AT PUBLIC AUCTION

AUCTION The following-described personal property of THE WRAP ROOM LLC its tenant(s) or subtenant(s), will be sold by Landtord, 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

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

(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: Is/Sanford J. Germaine 4634 North 44th Street

4634 North 44th Street Phoenix, Arizona 85018 (602) 953-5588 (602) 953-5590 fax sgermaine@germaine-law.com Attorneys for Landlord

RR-3942294#

## NOTICE OF SALE AT PUBLIC AUCTION

6/27.6/30/25

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: and due:

All goods, furniture, equipment, inventory 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

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

4634 North 44th Street Phoenix, Arizona 85018 (602) 953-5588 (602) 953-5590 fax sgermaine@germaine-law.com Attorneys for Landlord

#### RR-3942293# NOTICE OF SALE AT PUBLIC

6/27 6/30/25

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 INTERNATIONAL SHOPPING CENTER INVESTEMENTS, 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: 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

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 4634 North 44th Street Decenie, Arizneg 85049

Phoenix, Arizona 85018 (602) 953-5588 (602) 953-5590 fax

sgermaine@germaine-law.com Attorneys for Landlord 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

6/27 6/30/25

Date and Time of Sale: 7/18/25 10:00:00 AM

Location of Sale: Space No. 145 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

MHC, LLC

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 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 Bental Argement or sign 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

Salt Personal relocation at the control of the solution 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/illegible

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 Propet") Property") Make: MFG

Make: MFG Body Style: 10 X 50 MH Model Year: 1964 M V R VIN: 501014885182 ADOT Assigned VIN: AZ400233 Date and Time of Sale: 7/18/25 10:10:01

AM Location of Sale: Space No. 44 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 Liver, 19, 2025

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 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

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 and costs of sale and to the Landlord's Lien, and and remaining money will be disposed of as provided in A.R.S. § 33-1023. BRIDGE WF II AZ DESERT VALLEY OASIS LLC

By: /s/illegible Park Manager Dated: June 16, 2025 6/23, 6/30/25

RR-3940406#

## **TRUSTEE'S** SALES

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

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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.

opportunity basis.

TS/File 100258

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 guarter 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: 503-30-007T Original Principal Balance: 841 000 00 Original/Current Beneficiany County, Alizona tax Paricel Nullheirs 503-30-007 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 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 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 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 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 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, Pyge 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 Together With a proportionate interest in and to the Common Areas, as set forth in said Declaration of Horizontal Property 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: \$150,000.00 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 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

# **PUBLIC NOTICES**

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 ) O 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/r. 7/14.7/21/25 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 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, BOUTCH FYOU 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 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 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 ronaldherb@gmail.com Qualifications 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 Dated this 5/20/2025 /s/ Ronald B. Herb-Trustee State Of Arizona ) is so 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 Merrow 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 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 LAST BUSINESS DAY BEFORE 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 DeI 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 S016 Identifiable Location: 3338 E Virginia Ave, Phoenix, Az 85008 Name And Address Of Truster (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 Arbono. Acaptu Beaulation Trustee: 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 of 5/15/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. (¿ Krista real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: 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. above described deed of trust. /s/ Krista Beginning. 6/30, 7/7, 7/14, 7/21/25

#### TS 25-008

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 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. NOTICEI 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

RR-3941948#

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, Randal Terrace, according to Book 62 of Maps, page44, 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 Parce 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 An Address Of Trustee (as of date of recording of sale): Ronald B. 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 Merrow Notary Public My Commission Expires December 15, 2028 6/30, 7/7, 7/14, 7/21/25 RR-3941947#

#### RR-3941947#

#### TS 25-099 Notice Of Trustee's Sale

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 recorder of Maricopa County, Arizona, 11/27/2024 in Maricopa County, Arizona, 11/27/2024 in Maricopa County, Arizona, 11/27/2024 in Maricopa County, Arizona, Recorder's Number 20240636997. NOTICEI 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 SUPERIOR COURT BUILDING AT 201 W JEFFERSSON 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 Def Sur in Maricopa County, State of Arizona described as: Lot 174. Colonia Del Surdescribed as: Lot 174, Colonia Del Sur-Unit III, 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 AR.S. § 33-808 (C): Name And Address Of Trustor: Nelson Brother's Revocable Trust Dated: November 16th, 1987, Jake J. Nelson, as Trustee 1380 Dear Row 4 Jolla 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@omail.com Qualifications ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Trustee: 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 of 5/16/2025 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust (s/ Krista above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028 6/30, 7/7, 7/14, 7/21/25 RR-3941946#

#### FAX 602-417-9910

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 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, 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 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. Marizona Limited Liability Company, 2710 E OAK. St. Phoenix, AZ 85008 Identifiable Location: 3722 W Corona, Phoenix, AZ 85041 Name And Address Of Truste (as of date of recording of sale): Ronald B. Herb, Licensed real esite broker 5420 W ONYA Xe 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-Icensed deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028 6/30, 7/7, 7/14, 7/21/25 RR-3941945#

#### 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 201 W. Jefferson Street, Phoenix, AZ 85003, at the Main Entrance to the Superior Court Building on 09/25/2025 THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. 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

NATIONAL ASSOCIATION 2800 NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301 Name and Address of Original Trustor: JOSE RUIZ A SINGLE MAN, AND MICKIE CONCHOS A SINGLE MAN, AND 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 bergin 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, 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, Stc. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Sales Line: (800) 280-2832 Dated:6/20/25 Devin (7mande Assistant Vice President The 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 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 die Act, then you co petified that any information as that term is defined within die 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 load of Text comparing on your expert Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. 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, die Purchaser al die sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgager, the Mortgage 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

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 I IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULESO FCIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 F.M. MOUNTAIN STANDARD TIME OF THE SALE, OR 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 ARS, § 33-80(8), the time of sale RR-3941817# 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 85301 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$261,600.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 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 CLEAP DECOM CORP Alisee Arcordela 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 on the truthfulness, accuracy, or validity of that document. State of California) s. County of San Diego) On JUN 18, 2025 before me, Jennifer De La Merced 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 laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set IN WINESS 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 Arizona, at public auction to the highest bidder Maricopa County, Arizona, at public auction to the highest bidder Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 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 PM. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SALE UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is 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 28800 DAMA NATIONAL ASSOCIATION 2600 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

# **PUBLIC NOTICES**

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 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 reid Deed of Trust Norms cerd didence Trustee and or 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: 6/171/25 Devin Ormonde, Assistant Vice President The Successor Trustee herein qualifies as Trustee of the Trust Deed in the Trustee's 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 v. Cal-Western Reconveyance Corp , 618 F. Supp.2d 1 178 (D. Ariz. 2009)). 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 backrungty, this 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 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 RUSTEE SALE, YOU MUST FILE AN ACTION AND 0BTAIN A 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 ON YOU MAY LAVE OF THE SALE ON YOU MAY LAVE OF THE THE SALE UNLESS DAY BEFORE THE SCHEDULED DATE OF 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 mans. page 46 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 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 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 retrillion the Tructee of 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, 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 fruct empiries on your expendit Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. 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 Mortgace. 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 Ittle 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, Deek w. Dece w. records of Meriopea 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 PM. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE FILE SCHEDULED DATE OF 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 BALANCE: \$600,000.00 Name and Address of Beneficiary: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3 Se Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 Name and Address of Original Trustor: Thomas E Address of Original Trustor: Thomas E. Littler, 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 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 Compande Accienter Vice Deroident The 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, Becomyevance, Corp. 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 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 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. 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 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. NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN 00 BJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND 00 BTAIN A 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, 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 Definal 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 of 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, 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 capacity as a licensed escrow agency by entity No: EA-2001166 as required by by entify 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 oblained 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 company on your property and is poldie foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee's attorney. A-FN4846351 06/30/2025, 07/16/2025, 07/14/2025, 07/21/2025 07/21/2025 6/30, 7/7, 7/14, 7/21/25

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

whose name(s) is/are subscribed to the

within instrument and acknowledged to 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 UMEREOF 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

RR-3941632#

**BALENTIAL** 112125 **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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 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 the below date, time and place. LOT 776, OF WESTPARK PARCEL 3N, ACCONDING TO THE FLAT OF RECORD IN THE OFFICE OF THE COUNTY, ARIZONA, RECORDED IN BOK 702 OF MAPS, PAGE 11 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2005-032322 AND IN RECORDING NO. 2005-1010382 COUNTY ASESSOR'S TAX PARCEL NUMBER: 504-60-467 STREET ADDRESS OF IDENTIFIABLE NO RECORDING THE SALE WILPEE 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 Read Property, at the County Courthouse, or at a specific place of business of the

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 DURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: CARL JAMES KINLEY JR 25564 W RIPPLE RD BUCKEYE, AZ

Institutions. 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 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, AGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBERE: 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 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 DED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SUPPLIED BY THE BENEFICIARY T 33-808(C): ORIGINAL IRUSTOR: FAUL 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

# **PUBLIC NOTICES** 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 Record 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

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 ublic or other officer completing this certificate verifies only the identity of the individual who signed 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 which 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 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 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 SALE, OR 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 10ENTIFIABLE LOCATION: 11212 WEST JOBLANCA ROAD AVONDALE, AZ 85303 ACCORDING TO BAIP AI a specific place on the Subject Real Property, at the County Courthouse, or at a specific place on the Subject Real Property, at the COUNTY ON UNFORMATION IS PROVIDE ON THE SALE WILL DEFINAL AX 85323 OR UPON INFORMATION SUPPLIED BY THE SALE INCLESS ON OBT 10ENTIFIABLE LOCATION: 11212 WEST JOBLANCA ROAD AVONDALE, AZ 850303 ACCORDING TO THE DEED OF TRUST OR UPON 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 IRUSIOR: 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 Bivd. 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 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 IN ŴITNĚSS ŴHÈREOF 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 Dece in the office of the Coupty ANT OF A SCHEME 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 Pel Pey Unit 1 exercising to Peye F05 at 10:00 ÅM of said day: Lot 160, Rio Del Rey Unit 1, according to Book 525 of Maps, Page 46, and Certificate of Correction as 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. 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 Ferenciese Nice of Street Person of Trust) Francisco Nino, a single man 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

#### FAX 602-417-9910

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 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, 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, charces and expenses of the Trustee. 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 LaTedran Franklin, Trustee Sales Specialist Sale information can be 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 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 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 WHEPECE L hereurch cert my hand and 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 IS#: 131/12-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 3/0/2023, as Instrument No. 20230161298, in the office of the County Recorder of Maricopa County, Arizona, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 184 OF MAPS, PAGE 19, OF OFFICIAL RECORDER OF MARICOPA SAND 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

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 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: \$510,531.00 CURRENT BENEFICIARY: NewRez LLC D/B/A Shellpoint Mortgage Servicing 55 Beatite Place, Suite 100 Greenville, South Carolina 29601-2743 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 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) 2802-2832 Dated: 6/16/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee Anotary 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, 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) 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 1 certify 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 IN WIINESS WHENEOF 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 struct redered listening or consultation 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#

RR-3940685# TS#: 136463-AZ Order #: 250289309-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described frust 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 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; 2040-10-056 STREET ADDRESS OF DENTIFIABLE LOATLOCATION; ASSENS'S TAX PARCEL NUMBER: 120-10-056 STREET ADDRESS OF DENTIFIABLE 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 MARCE TO PLANCETOR AND SUBCIONESS OF DENTIFIABLE 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 MIN ENTRANCE TO THE SUPERIOR COUNTY COURTHOUSE, 201 W, JEFEFERSON STREET PLONESS 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 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 Une: (800) 280-2832 Dated: 6/13/2025 CLEAR RECON CORP Alison Arrendale, authorized Singatory for Trustee A notary 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) sc. Couptor of San Diago, On. UN 13. or that document. State or 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 be(sbe( 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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, NOLASTER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public action 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 AR.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 TS#: 136616-AZ Order #: ADMS2505-AZ-3928885 NOTICE OF TRUSTEE'S 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

# **PUBLIC NOTICES**

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 *flk/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 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/ 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 service per way hered and efficie and thereifs per my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16 2028 The successor trustee appointed 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 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 end coerded on 6/07/0006 on lentument 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 recorded on 12/12/2006 as Instrument No. 2006-1618589, in the office of the County Recorder of Maricopa County, Arizona, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 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 Tust Deed in the trustee's capacity as a member of the 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 JOBLANCS ROAD AVONDALE, Arizona 85323 A.P.N.: 101-19-055 7 aka 101-19-055 Original Principal Balance: \$45,980.00 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) ARCPE 1 LLC c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beatite 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 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT 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, Esg. PPP#25-003935 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 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 # 2024039587, in the office of the County Recorder of Maricopa County, Arizona, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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, NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF 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 County Club, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, 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 INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION SPROVIDED 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: 8676,000.00 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 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, Esg. 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 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 DED OT 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. Criginal Principal Balance: \$3/2,000.00 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 Neuroficiency (as of recording of Nation ARIZONA 85225 Name and address of beneficiary: (as of recording of Notice of Sale) Pacific Asset Holding LLC, a Delaware Imited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company c/o NewRe-LLC, F/K/A New Penn Financia, LLC, D/B/A Shellpoint Mortgage Servicing 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TEI EPLONE NUMBER 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 Checkle for bidding surgeose Calitornia 92/05 Phone: 949-42/-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle B. Chidotti Ecor AT LAW Michelle R. Ghidotti, Esg PPP#25-00396 6/23, 6/30, 7/7, 7/14/25 RR-3939813#

**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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER. THE SALE WILL BE FINAL THE SALE. 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 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 OF IDENTIFIABLE 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 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 SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION ASSOCIATION 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 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 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#

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 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 ON 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 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 BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS DOUTH 89 DEGREES 52 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH O1 DEGREE 02 MINUTES 39 SECONDS WEST ALONG A LINE PARALLEL TO AND 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH O1 DEGREES 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 SOUTH BASTERLY, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 57 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 912.00 FEET; THENCE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 88 DEGREES 50 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 12.00 FEET; THENCE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 10 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH AS DEGREES 52 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE In accordance with ARS. § 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 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 Centar 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 size. WWW. STOXPOSTING COM Automated Sale Line: (844) 477-7869 Dated: 6/12/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for rustee A notary public or other officer completing this

CLEAR RÉCON 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 on the basis of satisfactory evidence

# **PUBLIC NOTICES**

to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/ and acknowledged to me that he/she/ they executed the same in his/she/ 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 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 herithinge 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 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. NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 YOUL MAYHAVE WAIVED ANV LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAYHAVE 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 S Rock Harbor Dr, Gilbert, AZ 85233 ORIGINAL PRINCIPAL BALANCE: \$269,000.00 Name and Address of Beneficiary: NewRez LLC\_d/b/a 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 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 Compared Accienter Vice Dereident The 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 the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagee's attorney. A-FN4845971 06/23/2025, 06/30/2025, 07/07/2025, 07/14/2025 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 RR-3939499# 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 Parce Number: 149-41-185 Original Principal Balance: \$149,500.00 The Successor 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 I.B./Jwellion Series V 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. 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 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 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, Pack Pare in the office of the County 5//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

#### 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 SCHEDULED DATE OF THE SALE, OR 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 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 be 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 clo Carrington Mortgage Services, LLC Clo 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 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 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 LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING. com or use the automated sales information at (844) 477-7869. TS#: 25-35446 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate. the identity of the individual who signed 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 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 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 Covarbubio, My Comm. Expires 01-25-2028 6/23, 6/30, 7/7, 7/14/25 RE-3939360#

**PUBLIC NOTICES** 

### RECORDREPORTER.COM LEGALADSTORE.COM

#### TS/File 100262 Notice Of Trustee's Sale

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 PM. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SALE NO LATER THAN 5:00 PM. MOUNTAIN STANDARD TIME OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at the 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 11:00, 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: 6002 E. Avalon Dr., Scottsdale, AZ 82521 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 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 Is/ Sheri L. Morris, Trustee Sale Officer Manner Of Trustee Qualification: Escrow Agent Name Of Regulating 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 Recorded: 06/03/2025 Loan #: 3200003223570 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 BELIEV'E THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE. YOU MUST FILE AN ACTION AND OBTAIN A 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: 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 @ Anzona 65027 623-561-3202 For Sales Information go to: MK Consultants @ https://mkconsultantsinc.com Dated: 6/9/2025 Tolesoaz Corp. //b/a Total Lender Solutions, an AZ Corp. //s Tina Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: 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, On 6/9/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/their authorized capacity(ies), and that by hic/her/their signature(s) on the 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

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. 77. 71/4/25 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 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 OF IE YOU HAVE AN OR JECTION A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 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 85508 Said Trustee's Sale will be held man 5/45 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 feas charges and eveness 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 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 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

RR-333002# 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 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 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 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: Can chown on the Dodd of Trust) (as shown on the Deed of Trust) SWR Properties Management LLC 3437 West Belmont Avenue Phoenix, Arizona 85051 Name and address of 3437 West Belmont Avenue Phoenix, Arizona 85051 Name and address of beneficiary: (as of recording of Notice of Sale) Fernando 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 Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Truste's Regulator: Arizona Department of Real Estate State of Arizonajsc County of Maricopa) On 6/9/2025 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, nersonally known to me (or Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Whispering Ranch Unit 3 MCR 109/21-28 N2 Bik 1 Parcel 39, Whitman, Arizona 85361 6/23, 6/30, 7/7, 7/14/25

#### RR-3939051#

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 &2 OF MAPS, PAGE 33, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 129-15-167 STREET ADDRESS OF 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 of business of the Trustee. Sale Date: 9/17/2025 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE OF THE SUPERIOR COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION IS PROLIDED JN BOUSAUNT OA R.S. SECTION 33-808(C): ORIGINAL TRUST OR: 203RD ENTERPIRIE TRUST OR: 203RD ENTERPIRIE PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUST OR: 203RD ENTERPIRIES LCC 7702 EAST DAVENPORT DRIVE, SCOTTSDALE, AZ 85260 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$526,4000 OURRENT BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUST OR: 203RD ENTERPRISES LCC 7702 EAST DAVENPORT DRIVE, SCOTTSDALE, AZ 85200 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$526,4000 OURRENT BENEFICIARY, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN INS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST OR SUMPLES PORT RESIDENTIAL INVESTMENT TRUST OS SOLING. ATTHE SUSTOPOSTING.COM Automate Sale Line: (844) 477-7869 DATE: 6(66) 931-0036 Visit this INTERME WE Site: WWW STOXPOSTING.COM Automate Sale Line: (844) 477-7869 DATE: 6(66) 931-0036 VISIT HIS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE Line: (844) 477-7869 Dated: 6/9/2025 Line: (844) 47/-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 on 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 ss. County or San Diego On JON 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 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 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 IDENTICATI 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 am. 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: 91/8/2025 Sale Time: 10:00 AM Sale Location: AT THE MAIN ENTRANCE TO THE SUPERIOR COURT BUILDING, MARICOPA COUNT BUILDING 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 CO NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 8950 Cypress Waters BIVd. CoppeII, TX 75019 CURRENT TRUSTEE: CleaR RECON CORP AISON ARRENDAS CIELAR RECON CORP AISON ARRENDAS CON SOR VAICTION.COM Automated Sale Line: (800) 280-2832 Date: 6/9/2025 CLEAR RECON CORP Alison Arrendale, Authorized Signatory for Trustee A notary public or other officer Sonpleting 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 DiagoO ON UINNO 2025 Hear RECON 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 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), 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, 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 Institution Institutions 6/23. 6/30. 7/7. 7/14/25

#### RR-3938628#

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 **PUBLIC NOTICES** 

#### 602-417-9900

COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 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 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 a part hereof The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity 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 DUBCIDANT TO A P OF IROSI DR 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 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), advances, if any, under the terms of 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 of 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 NUNIBER 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 Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 25-35407 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 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 6/5/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on 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 Covarrbubio, 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: County, Arizona, described as follows

Commencing at the Southwest corner of said Southwest quarter of the Southeast quarter of the Northwest quarter of said 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 of 345.12 feet to the Southerly line of 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 dictance of 344.68 feet to the Dariet 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF 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 TS#: 25-35291 Order #: 101-10719140 NOTICE OF TRUSTEE'S SALE The 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 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 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 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 Lomar Forbes who acquired title as 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 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 PUISTEE: (as of recording of Nucleo of ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92403 (888) 313-1969 Dated: 6/5/2025 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING. com or use the automated sales information at (844) 477-7869. TS#: 25-35291 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate 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 6/5/2025 before me, Irma Covarrubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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 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 Covarrbubio, My Comm. Expires 01-25-2028 6/16, 6/23, 6/30, 7/7/25

RR-3936149#

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 COUPTING 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 65379 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 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 COURT BUILDING, 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 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 Beatite 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 of the truthfulpes coursour or volidity of 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 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. 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/(6/2002) and reperfed on 9/8/2023 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 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 of business of the Trustee. Sale Date: 9111/2025 Sale The SCHON SUPPLIED IN FIGHER ARICOPA COUNTY MARICONA COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHODENIX, AZ 85003 ACCORDING TO THE SUPERIOR COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE SUPERIOR COUNTY COURTHOUSE, 201 W. JEFFERSON STREET, PHOENIX, AZ 85003 ACCORDING TO THE DEPED OF TRUST OR UPON 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 SANDRA M. MARIANI 6499 S. KINGS 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

#### FAX 602-417-9910

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 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), 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 Derin qualifies as trustee of the Trust beed 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#

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, ARIZONA, IN BOOK 71 OF MAPS, PAGE 12. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 124-64-055 STREET ADDRESS ON DENTIFABLE LOCATION: 533WEST 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 F UND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST c/o Selene Finance Selene Finance LP 3501 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: 6/3/2025 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 ot the truthfulness. acuracy or validity. 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/ they executed the same in his/her/ 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 orregoing neargorable is the and correct 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 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 ON 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: 6821 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 Truste 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 ther common designation, if any, shown herein, Said sale will be made in an "as is" condition, but without covenant of Deed of Trust recorded on 03/18/2008 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 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 Deb 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. Sup.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 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 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 Mortgager, the Mortgage of the Mortgagee's attorney. A-4840895 06/16/2025, 06/23/2025, 06/30/2025, 70/07/0025 07/07/2025 6/16, 6/23, 6/30, 7/7/25

#### RR-3934475#

NOTICE OF TRUSTEE'S SALE Title 250121498 Trustee's Sale No. No. 182082 The following legally described trust property will be sold, pursuant to the power of sale under that certain In use property will be solid, 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 PM. 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, GEOTHERMAL STEAM AND STEAM POWER BELOW A DEPTH OF 500 FEET BELOW THE SURFACE AS RESERVED IN INSTRUMENT BECORDED. Deed of Trust recorded on 05/27/1999 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 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. Ruzycki-Shinabarger and Amy Dawn Ruzycki-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. show other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or

# **PUBLIC NOTICES**

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 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 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 Pewised Statituse section 34.803 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)). 618 F. Supp.2d 11/8 (D. Ariz, 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within tire Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a diobarca in backgrupt, this 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 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 Mortgager, the Mortgagee or the Mortgagee's attorney. A-4841344 06/16/2025, 06/23/2025, 06/30/2025, 07/07/2025 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 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COULPT OPEP DUPED INNT YOU MUST FILE AN ACTION AND OBTAIN A 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, RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 352 OF MAPS, PAGE 1. EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIEUM 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 COMMERICAL VALUE AND THE EXCLUSVIE RIGHT THERETO, ON, IN OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED

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 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 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 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 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 their adultorized 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

AND RETAINED BY THE STATE OF

#### 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 # 2022-12/12/2022 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 OPPER PURPERIANT OBTAIN A 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 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 OPEFK AZ 55420 ADN: 500 10072 CREEK, AZ 85142 A.P.N.: 509-19-007B 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 Createding of Nations of Sala) Corrigaton 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 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 apinion 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 LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING. com or use the automated sales information at (844) 477-7869. TS#: 25-35108 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 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 Covarrbubio, My

## 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 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 SALE, OR 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 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 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, IN 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 NOR AS COMMON, NOR AS COMMUNITY PROPERTY, NOR AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 10422 E FLORIAN AVE MESA, AZ S208-7126 Name and address of beneficiary: (as of recording of Notice of Sale) Saluda Grade Alternative Mortgage Trust 2023-SE03 c/o NewRez LLC, F/K/A New Penn Financial, LLC, 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, Esg., c/o Prestige Default Services, LC 1920 Old Tustin Ave Santa Ana Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP#25-003353 PPP#25-003353 6/30, 7/7, 7/14, 7/21/25

## **PUBLIC NOTICES**

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

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

THE SCHEDULED DATE OF THE SALE, OR 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

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

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

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

SAID NORTH LINE, A DISTANCE OF 554.16 FEET TO A POINT; THENCE SOUTH 00 DEGREES 04 MINUTES

44 SECONDS EAST, A DISTANCE OF 660.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 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

PEET 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 Ameriquest Mortgage Securities Inc., Quest Trust 2006-X1, Asset Backed Certificates, Series 2006-X1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm

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:

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 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 Sale Assistant Pursuant to A.K.S. 35 803(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 Promium 21th Agency are the Arizona 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

, 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# 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 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 LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR 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 NORTHWEST 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 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-WH02 Colorities Control of the control of 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 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

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

, 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.

RR-3930610#

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

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 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, NOTICEI IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A 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 FURTHER THAN STANDARD TIME on 09/04/2015, as Instrument Number 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 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 2014, WEST PLAZA ELEVEN, ACCORDING TO BOOK 83 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA Burnotted Street 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 \$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

#### FAX 602-417-9910

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 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 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 DE Corporation COMINY OF Evideo De 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-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 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 O BILL 65, APIZONA PUL ES OE 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 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 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 Bant 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

RR-3931870#

LoanCare, LLC 3637 Sentara Way

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 Pio Suth San Dirage CA 92108

Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: tww.auction com Or Login to: http://www.qualityloan. com Reinstatement Line: (866) 645-7744 Evid 6470 401090 The

711 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

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 read rement only TS No. 47, 25

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

Enas Nitatel Commission No. 2440310 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

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

RR-3928927#

6/16. 6/23. 6/30. 7/7/25

24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : MICHAEL NAPOLEON AND NEYSHIA NAPOLEON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT 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 EI Paso, TX 79912 (866) 960-8299 TERMS OF SALE: The trustee is only other baccent center or a case 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 Truster, the Beneficiary's Agent, or 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 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

, 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, the entity upon behalf of which the erson acted, executed the instrument. WITNESS my hand and official seal.

RR-3930558#

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

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 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 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 of 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

# **PUBLIC NOTICES**

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: 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 Or Login to: tww.nationwideposity 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.: A2-25-1009897-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 mountain standard time of the p.m. last business day before the scheduled date of the sale, or 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 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 EBAI, HUSBAND AND WIFE 7110 S CHAMPAGNE WAY, xxx, GILBERT, AZ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting. com Or Login to: http://www.qualityloan. com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1005795-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 OAN 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 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#