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BUSINESS

NOTICE

(for publication)

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: 220 Realty LLC
 FILE NUMBER: 02042611070130
 II. The address of the known place of business is:
 1338 E Loma Vista ST Gilbert, AZ 85295
 III. The name and street address of the Statutory Agent is:
 Manuel Caballero 1338 E Loma Vista St Gilbert, AZ 85295
 Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:
 Manuel Caballero III member
 1338 E Loma Vista ST Gilbert, AZ 85295
 4/3, 4/6, 4/8/26

RR-4028565#

NOTICE

(for publication)

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: Barnes Winslow LLC
 FILE NUMBER: 01232612520559
 II. The address of the known place of business is:
 6344 W. Winslow Ave Phoenix, AZ 85043
 III. The name and street address of the Statutory Agent is:
 Debra Palomino 2428 W. Dusty Wren Drive Phoenix, AZ 85085
 Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:
 Shannon C. Barnes member
 8549 Wilshire Blvd Beverly Hills, CA 90211
 4/1, 4/3, 4/6/26

RR-4028050#

NOTICE

(for publication)

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: JRKE Technologies LLC
 FILE NUMBER: 25032100
 II. The address of the known place of business is:
 10512 NE 68th Ave Vancouver, WA 98686
 III. The name and street address of the Statutory Agent is:

Harry Ekstrom 3637 E. Morrow Dr. Phoenix, AZ 85050
 Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:
 Jennifer Dodson member
 10512 NE 68th Ave Vancouver, WA 98686
 4/1, 4/3, 4/6/26

RR-4028028#

NOTICE

(for publication)

ARTICLES OF ORGANIZATION HAVE BEEN FILED IN THE OFFICE OF THE ARIZONA CORPORATION COMMISSION FOR

I. Name: NEXT LEVEL GARDEN PROJECTS LLC
 FILE NUMBER: 25037217
 II. The address of the known place of business is:
 2101 W SHADY GLEN AVE PHOENIX AZ 85023
 III. The name and street address of the Statutory Agent is:
 LUIS MANUEL BANALES LOPEZ 2101 W SHADY GLEN AVE PHOENIX AZ 85023
 Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:
 LUIS MANUEL BANALES LOPEZ member
 2101 W SHADY GLEN AVE PHOENIX AZ 85023
 3/30, 4/1, 4/3/26

RR-4027188#

CIVIL

SUMMONS

CASE NO. PB2023-090500
 IN THE SUPERIOR COURT IN AND FOR THE COUNTY OF MARICOPA, STATE OF ARIZONA

In the Matter of the Estate of THERESA LYNN TYRA

Deceased.

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 LEGAL ADVICE. THE STATE OF ARIZONA TO THE DEFENDANT: STEPHANIE PEETE

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."
 2. If you do not want a judgment or order entered against you without your input,

you must file a written "Answer" or a "Response" with the court and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response" or show up in court. To file your "Answer" or "Response" take, or send, it to the: Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

After filing, mail a copy of your "Response" or "Answer" to the other party at their attorneys' current address. The name and address of Petitioner's attorney is: Erika M. Weiler, 8817 E. Bell Road, Suite 201, Scottsdale, Arizona 85260. (480) 991-8777 (Phone). (602) 805-3977 (Facsimile). erika@schuttllaw.net (E-mail).
 3. There is an Initial Hearing Date to consider the Petition for Breach of Fiduciary Duties and Surcharge Against Personal Representative on May 18, 2026, at 09:15 a.m. You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions: At least 30 minutes before the time of the hearing, call the assigned Judicial Officer's division at the phone number listed below and request instructions on how to appear electronically at the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

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

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 A venue, Mesa, Arizona 85210
 14264 West Tierra Buena Lane, Surprise, Arizona 85374.

5. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
 6. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
 SIGNED AND SEALED this date: MAR 26 2026

Clerk of the Superior Court
 By /s/ S. Slaughter
 Deputy Clerk

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR BREACH OF FIDUCIARY DUTIES AND FOR SURCHARGE OF PERSONAL REPRESENTATIVE
CASE NO. PB2023-090500
 SUPERIOR COURT OF ARIZONA
 IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
 In the Matter of
 THERESA LYNN TYRA

WARNING

This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.
 Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
 (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and
 (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that KYNDALL YATES OF SCOTTSDALE FIDUCIARY SERVICES LLC has filed the following: PETITION FOR BREACH OF FIDUCIARY DUTIES AND FOR SURCHARGE OF PERSONAL REPRESENTATIVE
 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
 DATE and TIME: Monday, May 18, 2026 at 9:15 AM
 JUDICIAL OFFICER: Commissioner Joshua Yost

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002
 TELEPHONE NO: (602) 372-0425
 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
 Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS
 If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
 Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
 If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc04](https://www.tinyurl.com/jbazzmc-pbc04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
 Courtroom Phone Number: 1-917-781-4590
 Courtroom Conference ID#: 728 539 63#
 For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
 4/3, 4/10, 4/17, 4/24/26

RR-4029663#

Summons Case Number: FN2026-090621
 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY MARIA VEGA MARQUEZ Name of Petitioner OLEGARIO CASTRO JIMENEZ Name of Respondent WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: OLEGARIO CASTRO JIMENZ 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response" or show up in court. To file your "Answer" or "Response" take, or send, it to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/filinginformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. NOTE: If you do not file electronically you will not have electronic access to the documents in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center. 5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (legal custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. 7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding. SIGNED AND SEALED this Date: February 23, 2026 JOSEPH W. MALKA Clerk of Superior Court By: K. DEBELLE 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.
 4/3, 4/10, 4/17, 4/24/26

RR-4029661#

SUMMONS

CASE NO. CC2026020661RC
 MARYVALE JUSTICE COURT,
 MARICOPA COUNTY, ARIZONA
 10420 W. Van Buren St. * Avondale, AZ
 85323

LENDMARK FINANCIAL SERVICES, LLC Plaintiff,
 vs.
 JOSHUA R VAZQUEZ AND DOE VAZQUEZ, a married couple, Defendants.

THE STATE OF ARIZONA TO:
 Joshua R Vazquez And Doe Vazquez
 5719 W Encinas Ln
 Phoenix, AZ 85043
 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

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LEGALADSTORE.COM

PUBLIC NOTICES

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

3. This court is located at (physical address): 10420 W. Van Buren St. * Avondale, AZ 85323; (602) 372-8002.

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

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

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

Date: 01/22/26

/s/A. Gastelum
Justice of the Peace

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@qazjurist.com
4/3, 4/10, 4/17, 4/24/26

RR-4029660#

SUMMONS

CASE NO. FC2026-050127

SUPERIOR COURT OF ARIZONA

MARICOPA COUNTY

RUFINA SIMON GARCIA

Petitioner,

and

LAZARO HERNANDEZ REYES

Respondent

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

FROM THE STATE OF ARIZONA TO: LAZARO HERNANDEZ REYES

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

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

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

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

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

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

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

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

4. You can get a copy of the court papers filed in this case from the Petitioner/ Attorney at the address at the top of this paper, or from the Clerk of the Superior Court's Customer Service Center at: Southeast Court Complex, 222 East Javelina Drive, 1st Floor, Mesa, AZ 85210

Northwest Court Complex, 14264 W. Tierra Buena Ln, Surprise, AZ 85374
Northeast Court Complex, 18380 N. 40th St., Suite 120, Phoenix, AZ 85032

Customer Service Center, 601 West Jackson, Phoenix, AZ 85003

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

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

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

SIGNED AND SEALED this date: JAN 14 2026

Clerk of the Court
By: P. PLASCENCIA
Deputy Clerk

4/3, 4/10, 4/17, 4/24/26

RR-4029109#

SUMMONS

CASE NUMBER: CV2025-033173

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

David S. Diaz

Name of Plaintiff

AND

Angelina Valdez Beltran 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: Angelina Valdez Beltran

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

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

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

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

6. Requests for an interpreter for persons

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

SIGNED AND SEALED this Date: March 06, 2026

JOSEPH W. MALKA

Clerk of Superior Court

By: K. SCOTT

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, Max H Beall, 6730 N. Scottsdale Rd., Suite 101, Scottsdale, AZ 85253, (480)534-4855.

4/3, 4/10, 4/17, 4/24/26

RR-402900#

SUMMONS

CASE NUMBER: CV2026-010049

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

Vanessa Hernandez

Name of Plaintiff

AND

Focus On Excellence, Inc., et al.

Name of Defendant

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

FROM THE STATE OF ARIZONA TO:

BMB Investment, LLC

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

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

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

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

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

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

SIGNED AND SEALED this Date: March 06, 2026

JOSEPH W. MALKA

Clerk of Superior Court

By: K. SCOTT

Deputy Clerk

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

org. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Max H Beall, 6730 N. Scottsdale Rd., Suite 101, Scottsdale, AZ 85253, (480)534-4855.
4/3, 4/10, 4/17, 4/24/26

RR-402896#

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

NO. JD42636

(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
CHRISTOPHER RICHARD PARTON, JR.

d.o.b. 09/26/2010

VALERIE INEZ PARTON

d.o.b. 07/29/2009

Person(s) under 18 years of age.

TO: ANGELA ANN MAURICIO, CHRISTOPHER RICHARD PARTON, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 26th day of May, 2026 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Maria Moreno and may be reached by telephone at (623) 587-3639.

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

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

DATED this 30 day of March, 2026.

KRISTIN K. MAYES

Attorney General

/s/Kathryn Anne Walker

KATHRYN ANNE WALKER

Assistant Attorney General

4/3, 4/10, 4/17, 4/24/26

RR-4028957#

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

NO. JS521933

Related to Case JD536709

(Honorable Michael Blair)

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

In the Matter of:
LARI MARTINEZ
d.o.b. 09/09/2025
Person under 18 years of age.
TO: TORI MARTINEZ, JOHN DOE, a
fictitious name, parents and/or guardians
of the above-named child.
1. The Department of Child Safety,
(DCS or the Department), by and
through undersigned counsel, has filed
a Petition for Termination of Parent-Child
Relationship under Title 8, of the Arizona
Revised Statutes and Rule 351 of the
Rules of Procedure for the Juvenile
Court.

2. The Court has set a publication
hearing on the 8th day of June, 2026,
at 9:15 a.m., at the Maricopa County
Superior Court, Juvenile Court Southeast
Facility, 1810 South Lewis Street, Mesa,
Arizona 85210, call-in number (917)
781-4590, conference ID 194 729 321
#, before the Honorable Michael Blair
for the purpose of determining whether
any parent or guardian named herein is
contesting the allegations in the Petition.
3. You and your child are entitled to have
an attorney present at the hearing. You
may hire your own attorney or, if you
cannot afford an attorney and want to be
represented by an attorney, one may be
appointed by the Court.

4. You have a right to appear as a party
in this proceeding. You are advised
that your failure to personally appear
in court at the initial hearing, pretrial
conference, status conference or
dependency adjudication, without good
cause shown, may result in a finding
that you have waived your legal rights
and have admitted the allegations in the
Petition. In addition, if you fail to appear
without good cause, the hearing may go
forward in your absence and may result
in 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: SAMUEL
ROBERT KAHL, Office of the Attorney
General, CFP/PSS-Mesa Unit, 2005 N.
Central Avenue, Phoenix, Arizona 85004.
The assigned child safety worker is
Brianna Serrano and may be reached by
telephone at (602) 815-4658.

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

7. You have the right to make a request
or motion prior to any hearing that the
hearing be closed to the public.
DATED this 18th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Samuel Robert Kahl
SAMUEL ROBERT KAHL
Assistant Attorney General
4/3, 4/10, 4/17, 4/24/26

RR-4028953#

DCS'S NOTICE OF HEARING ON
DEPENDENCY PETITION

NO. JD45764
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:
JACOB DONOVAN STEWART
d.o.b. 11/16/2009
Person under 18 years of age.
TO: LORI DONNELL ROYMOND
A.K.A. LORI DONNELL ROBERSON,
CHARLES STEWART, parents and/or
guardians of the above-named child.

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

2. The Court has set a hearing on the
23rd day of June, 2026 at 9:00 a.m.,
at the Maricopa County Superior Court,

Juvenile Division/Durango Facility, 3131
West Durango, Phoenix, Arizona 85009-
6292, call-in number (917) 781-4590,
conference ID 691-290-769#, before the
Honorable Michael Z. Rassas for the
purpose of determining whether any
parent or guardian named herein is
contesting the allegations in the Petition.
3. You and your child are entitled to have
an attorney present at the hearing. You
may hire your own attorney or, if you
cannot afford an attorney and want to be
represented by an attorney, one may be
appointed by the Court.

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

6. If you are receiving this Notice by
publication, you may obtain a copy of the
Dependency Petition, Notice of Hearing,
and Temporary Orders by submitting
a written request to: KEILA URBACH,
Office of the Attorney General, CFP/PSS,
2005 N. Central Ave. C007AG, Phoenix,
Arizona 85004. The assigned case
manager is Hudson Allen and may be
reached by telephone at (602) 774-9777.

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

8. You have the right to make a request
or motion prior to any hearing that the
hearing be closed to the public.
DATED this 27th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND (State Bar No.
038552) for KEILA URBACH
Assistant Attorney General
4/3, 4/10, 4/17, 4/24/26

RR-4028951#

SUMMONS
CASE NUMBER: CV2026-007818
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Tyler M. Williams
Name of Plaintiff
AND
Ke'Von D'Angelo Love, 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:
Ke'Von D'Angelo Love

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

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

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

4. You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or from
the Clerk of the Superior Court.
5. Requests for reasonable
accommodation for persons with
disabilities must be made to the office of
the judge or commissioner assigned to
the case, at least ten (10) judicial days
before your scheduled court date.

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

SIGNED AND SEALED this Date:
February 20, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
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
can be obtained by contacting Plaintiff's
Attorney, Mark P. Breyer at Breyer Law
Offices PC, 4840 E. Ray Rd., Phoenix
AZ, 85044, (480)248-7997.
4/3, 4/10, 4/17, 4/24/26

RR-4028640#

SUMMONS
CASE NUMBER: CV2026-007818
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Tyler M. Williams
Name of Plaintiff
AND
Ke'Von D'Angelo Love, 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 Love

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

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

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

4. You can get a copy of the court papers
filed in this case from the Petitioner at
the address at the top of this paper, or from
the Clerk of the Superior Court.
5. Requests for reasonable
accommodation for persons with
disabilities must be made to the office of
the judge or commissioner assigned to
the case, at least ten (10) judicial days
before your scheduled court date.

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

SIGNED AND SEALED this Date:
February 20, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
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
can be obtained by contacting Plaintiff's
attorney, Mark P. Breyer at Breyer Law
Offices PC, 4840 E. Ray Rd., Phoenix
AZ, 85044, (480)248-7997.
4/3, 4/10, 4/17, 4/24/26

RR-4028637#

SUMMONS
NO. CV2025-035279
SUPERIOR COURT OF THE STATE OF
ARIZONA
COUNTY OF MARICOPA

WILLIAM BEEBE, a single man,
Plaintiff,
vs.
HECTOR LUIS FONSECA MOGENA
and JANE DOE MOGENA, husband
and wife; MAKENZIE ANN GARCIA
and JOHN DOE GARCIA, husband and wife,
JOHN DOES 1-5, JANE DOES 1-5, ABC
CORPORATION 1-5,

Defendants.
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.

THE STATE OF ARIZONA TOMAKENZIE
ANN GARCIA:

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

- Office of the Clerk of
Superior Court, 201 West Jefferson
Street, Phoenix, Arizona 85003 OR
- Office of the Clerk of
Superior Court, 18380 North 40th
Street, Phoenix, Arizona 85032 OR
- Office of the Clerk of
Superior Court, 222 East Javelina
Avenue, Mesa, Arizona 85210-6201
OR

- Office of the Clerk of
Superior Court, 14264 West Tierra
Buena Lane, Surprise, Arizona 85374.
Mail a copy of your "Response" or
"Answer" to the other party at the
address listed on the top of this
Summons.

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

process server or the Sheriff outside the
State of Arizona, your Response must
be filed within THIRTY (30) CALENDAR
DAYS from the date you were served,
not counting the day you were served.
Service by a registered process server or
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 from the
Clerk of the Superior Court at:

- 601 West Jackson,
Phoenix, Arizona 85003
- 18380 North 40th Street,
Phoenix, Arizona 85032
- 222 East Javelina Avenue,
Mesa, Arizona 85210
- 14264 West Tierra Buena
Lane, Surprise, Arizona 85374

5. Requests for reasonable
accommodation for persons with
disabilities must be made to the 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 proceeding.

6. Requests for an interpreter for persons
with limited English proficiency must be
made to the division assigned to the case
by the party needing the interpreter and/
or translator or his/her counsel at least
ten (10) judicial days in advance of your
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, 2026.
JOSEPH W. MALKA, CLERK
Clerk of the Superior Court
By A. BELL
Deputy Clerk

4/3, 4/10, 4/17, 4/24/26

RR-4028635#

SUMMONS
NO. CV2025-035279
SUPERIOR COURT OF THE STATE OF
ARIZONA
COUNTY OF MARICOPA

WILLIAM BEEBE, a single man,
Plaintiff,
vs.
HECTOR LUIS FONSECA MOGENA
and JANE DOE MOGENA, husband
and wife; MAKENZIE ANN GARCIA
and JOHN DOE GARCIA, husband and wife,
JOHN DOES 1-5, JANE DOES 1-5, ABC
CORPORATION 1-5,

Defendants.
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.

THE STATE OF ARIZONA TO JOHN
DOE GARCIA:

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

- Office of the Clerk of
Superior Court, 201 West Jefferson
Street, Phoenix, Arizona 85003 OR
- Office of the Clerk of
Superior Court, 18380 North 40th
Street, Phoenix, Arizona 85032 OR
- Office of the Clerk of
Superior Court, 222 East Javelina
Avenue, Mesa, Arizona 85210-6201
OR

- Office of the Clerk of
Superior Court, 14264 West Tierra
Buena Lane, Surprise, Arizona 85374.
Mail a copy of your "Response" or
"Answer" to the other party at the
address listed on the top of this
Summons.

3. If this "Summons" and the other
court papers were served on you by a
registered process server or the
Sheriff, within the State of Arizona,
your "Response" or "Answer" must be
filed within TWENTY (20) CALENDAR

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper from the Clerk of the Superior Court at:

- 601 West Jackson, Phoenix, Arizona 85003
- 18380 North 40th Street, Phoenix, Arizona 85032
- 222 East Javelina Avenue, Mesa, Arizona 85210
- 14264 West Tierra Buena Lane, Surprise, Arizona 85374

5. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. 6. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of your 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, 2026.

JOSEPH W. MALKA, CLERK
Clerk of the Superior Court
By A. BELL
Deputy Clerk

4/3, 4/10, 4/17, 4/24/26

RR-4028634#

SUMMONS
NO. CV2025-035279
SUPERIOR COURT OF THE STATE OF ARIZONA

COUNTY OF MARICOPA
WILLIAM BEEBE, a single man,
Plaintiff,
vs.
HECTOR LUIS FONSECA MOGENA and JANE DOE MOGENA, husband and wife; MAKENZIE ANN GARCIA and JOHN DOE GARCIA, husband and wife, JOHN AND JANE DOES 1-5, ABC CORPORATIONS 1-5,

Defendants.
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. THE STATE OF ARIZONA TO HECTOR LUIS FONSECA MOGENA:

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

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

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

3. If this "Summons" and the other court papers were served on you

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

- 601 West Jackson, Phoenix, Arizona 85003
- 18380 North 40th Street, Phoenix, Arizona 85032
- 222 East Javelina Avenue, Mesa, Arizona 85210
- 14264 West Tierra Buena Lane, Surprise, Arizona 85374

5. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding. 6. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of your 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, 2026.

JOSEPH W. MALKA, CLERK
Clerk of the Superior Court
By A. BELL
Deputy Clerk

4/3, 4/10, 4/17, 4/24/26

RR-4028632#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537025
(Honorable Keith Miller)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ESTELLA RENEZ JIMENEZ
d.o.b. 08/01/2010
OTTO WESLEY JIMENEZ
d.o.b. 10/19/2016
Person(s) under 18 years of age.
TO: AMANDA ELAINE WALTON, and MATTHEW CRAIG JIMENEZ, parents and/or guardians of the above-named children.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 21st day of May, 2026 at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MOLLY LATHROP, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Charles Taykaldarian and may be reached by telephone at (480) 659-5606.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 27th day of March, 2026. KRISTIN K. MAYES
Attorney General
MOLLY LATHROP
Assistant Attorney General
4/3, 4/10, 4/17, 4/24/26

RR-4028550#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD536453
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
TORISSA MOSCARIELLO
d.o.b. 01/06/2009
Person under 18 years of age.
TO: RACHEL O'CONNOR, SALVATORE MOSCARIELLO, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 1st day of June, 2026 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 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

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

and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Stephanie Hill and may be reached by telephone at (602) 774-9562.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 26th day of March, 2026. KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
4/3, 4/10, 4/17, 4/24/26

RR-4028502#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537042
(Honorable Keith Miller)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
OLIVER THOMAS KENNEY
d.o.b. 09/06/2019
Person under 18 years of age.
TO: TASHA SIMONE KENNEY, and TIMOTHY ROCCO MAYS parents and/or guardians of the above-named child.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 2nd day of June, 2026 at 10:15 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 181-992-669#, before the Honorable Keith Miller for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or 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 shown, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.

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

Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MOLLY LATHROP, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Angela Valenti and may be reached by telephone at (480) 284-5305.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 26th day of March, 2026. KRISTIN K. MAYES
Attorney General
s/ Molly Lathrop
MOLLY LATHROP
Assistant Attorney General
4/3, 4/10, 4/17, 4/24/26

RR-4028059#

NOTICE

Notice is given to Dennis Wallace and John Doe that you have been identified by Myriah Calvin the natural mother, as a potential father of a child to be born on/around June 1, 2026 in Phoenix, AZ. You are informed of the following:

1. Myriah Calvin the natural mother, plans to place the child for adoption.
2. Under sections 8-106 and 8-107, Arizona Revised Statutes, you have the right to consent or withhold consent to the adoption.
3. Your written consent to the adoption is irrevocable once you give it.

4. If you withhold consent to the adoption, you must initiate paternity proceedings under title 25, chapter 6, article 1, Arizona Revised Statutes, and serve the mother within thirty days after completion of service of this notice.
5. You have the obligation to proceed to judgment in the paternity action.
6. You have the right to seek custody.
7. If you are established as the child's father, you must begin to provide financial support for the child.

8. If you do not file a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, and do not serve the mother within thirty days after completion of the service of this notice and pursue the action to judgment, you cannot bring or maintain any action to assert any interest in the child.
9. The Indian child welfare act may supersede the Arizona Revised Statutes regarding adoption and paternity.
10. For the purposes of service of a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, service may be made on the mother or her agency or attorney at 5151 N. 19th ave, Phoenix, AZ 85015.

11. You may wish to consult with an attorney to assist you in responding to this notice.
3/27, 4/3, 4/10, 4/17/26

RR-4027406#

NOTICE OF HEARING REGARDING APPLICATION FOR CHANGE OF NAME

CASE NUMBER: CV2026-000324
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

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

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

COURT HEARING: A court hearing has been scheduled to consider the Application as follows:

DATE: 05/12/2026 TIME: 10:00 am
BEFORE: Commission Addison Owen
This is a virtual hearing through Court Connect and Microsoft Teams. Please

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

type the following address into your web browser to attend.
https://tinyurl.com/bazmc-pcc07
4/3, 4/10, 4/17, 4/24/26

RR-4027109#

**SUMMONS
NO. CC2025157443RC**
IN THE JUSTICE COURT, MANISTEE
PRECINCT,
COUNTY OF MARICOPA, STATE OF
ARIZONA
14264 West Tierra Buena Lane, Surprise,
Arizona 85374 (602) 372-2000
TLAQUEPAQUE OFFICE PLAZA, INC.,
an Arizona corporation,

Plaintiff,

vs.

BEATRIZ ESCANDON GONZALEZ and
DOE SPOUSE GONZALEZ, a marital
community; KIARA DENISSE SAENZ
and DOE SPOUSE SAENZ, a marital
community,

Defendant(s).

THE STATE OF ARIZONA TO THE
ABOVE NAMED DEFENDANT(S):
BEATRIZ ESCANDON GONZALEZ
and DOE SPOUSE GONZALEZ
KIARA DENISSE SAENZ AND DOE
SPOUSE SAENZ

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

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

3. This court is located at (physical
address): 14264 West Tierra Buena
Lane, Surprise, Arizona 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.aztlabocourt.gov/>
to fill in your answer form electronically; this
requires payment of an additional fee. (c)
You may also prepare your answer on a
plain sheet of paper, but your answer
must include the case number, the court
location, and the names of the parties.

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

Date: JUL 07 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: Maxwell & Morgan,
P.C., 4854 East Baseline Road, Suite
104, Mesa, Arizona 85206, (480) 833-
1002
3/27, 4/3, 4/10, 4/17/26

RR-4026791#

**SUMMONS
CASE NUMBER: CV2025-067207**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Recreation Centers of Sun City, Inc.
Name of Plaintiff
AND
Wesley T. Kruse, 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:

Sherlee Ann Brown, the unknown heirs
and devisees of the above named
defendant if deceased

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

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

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

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

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

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

SIGNED AND SEALED this Date:
December 23, 2025
JOSEPH W. MALKA
Clerk of Superior Court
By: R. MORFIN
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, Charles B. Sellers, at Maxwell
& Morgan, 4854 East Baseline Road
Suite 104, Mesa, AZ 85206, (480)833-
1001X111
3/27, 4/3, 4/10, 4/17/26

RR-4026786#

**SUMMONS
CASE NUMBER: CV2025-033689**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Recreation Centers of Sun City, Inc., et
al.
Name of Plaintiff
AND
Gerald A. Malara, 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:

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

2. If you do not want a judgment or
order entered against you without your
input, you must file an "Answer" or a
"Response" in writing with the court and
pay the filing fee. If you do not file an

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

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

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

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

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

SIGNED AND SEALED this Date:
September 17, 2025
JOSEPH W. MALKA
Clerk of Superior Court
By: A. WINKLES
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, Charles B. Sellers, at Maxwell
& Morgan, 4854 East Baseline Road
Suite 104, Mesa, AZ 85206, (480)833-
1001X111
3/27, 4/3, 4/10, 4/17/26

RR-4026752#

**NOTICE OF HEARING ON PETITION
FOR TERMINATION OF PARENT-
CHILD RELATIONSHIP
CASE NUMBER JS521355**

SUPERIOR COURT OF ARIZONA IN
MARICOPA COUNTY
Juvenile Department

PARENT/GUARDIAN NAME(S):
B a r b l e B e l t r e
Kenny Cotton
Petitioner Barbie Beltre
In the Matter of Minor(s):
Lamiya Isabella Beltre-Cotton 3/15/15
This is an important notice from the
court. Read it carefully.

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

If you fail to participate in the court
proceedings, the court may deem that
you have waived your legal rights and
admitted to the allegations made in
the petition. Hearings may go forward
in your absence and may result in the
termination of your parental rights.
Judicial Officer: Honorable Thomas
Marquit
Hearing Date/Time: 5/12/2026 @ 9:15
am

Hearing Type: Initial Hearing &
Publication
Location: Court Connect Remote
Appearance ***video appearance
preferred

Court Connect Hearing: Yes
Video: <https://tinyurl.com/bazmc-juj07>
Phone: (917) 781-4590, Participant Code
764 718 766 #

How can I prepare for the hearing?
Any supporting documentation must
be filed with the Clerk of Court at least
seventy-two hours in advance of the set
hearing date.
If I have questions or concerns who can
I contact?

For questions concerning filing, please
contact the Clerk of Court at (602) 372-
5375. For questions about the hearing,
contact the Juvenile Department at
(602) 506-4533, Option 2 to reach the
assigned Judicial Officer's staff. If you
have legal questions, seek legal counsel.
3/27, 4/3, 4/10, 4/17/26

RR-4026725#

Summons/Heirs And Devisees Of
Parmolive McCrae, AKA Parmolize
McCrae

Person Filing: Gary F Urman Address
(if not protected): 2525 E Broadway
Blvd Suite 200 City, State, Zip Code:
Tucson, AZ 85716 Telephone: (520)322-
5000X140 Email Address: kwright@
dmyl.com Attorney for: Lawyer's Bar
Number: 011748, Issuing State: AZ
Superior Court Of Arizona In Maricopa
County Case Number: CV2025-066785
Arizona Health Care Cost Containment
System, an agency of the State of
Arizona Name of Plaintiff Wilma Jean
Marchbanks, et al. Name of Defendant
Summons Warning: This is an official
document from the court that affects your
rights. Read this carefully. If you do not
understand it, contact a lawyer for help.
From The State Of Arizona To: Heirs
And Devisees Of Parmolive McCrae,
AKA Parmolize McCrae 1. A lawsuit has
been filed against you. A copy of the
lawsuit and other court papers are
served on you with this "Summons".

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

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

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

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

6. Requests for an interpreter for persons
with limited English proficiency must
be made to the office of the judge or
commissioner assigned to the case at
least ten (10) judicial days in advance
of your scheduled court date. Signed
And Sealed this date: December 19,
2025 Joseph W. Malka Clerk of Superior
Court By: R. Morfin Deputy Clerk If you
would like legal advice from a lawyer,
contact Lawyer Referral Service at 620-
257-4434 or <https://maricopabar.org>.
Sponsored by the Maricopa County Bar
Association. A copy of this Summons

and its accompanying Complaint may
be obtained by contacting counsel for
the Plaintiff at the address shown on the
Summons.
3/27, 4/3, 4/10, 4/17/26

RR-4026671#

**SUMMONS
CASE NUMBER: CV2026-002486**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Otis Frazier
Name of Plaintiff
AND
Maritza Cardona
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:
Maritza Cardona

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

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

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

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

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

6. Requests for an interpreter for persons
with limited English proficiency must
be made to the office of the judge or
commissioner assigned to the case at
least ten (10) judicial days in advance
of your scheduled court date.
SIGNED AND SEALED this Date:
January 20, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
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, Jamal F. Allen, at Allen Law
Firm, 1660 S Alma School Rd, Suite 207,
Mesa, AZ 85210, (480)899-1025.
3/27, 4/3, 4/10, 4/17/26

RR-4026646#

**SUMMONS
CASE NUMBER: CV2026-000575**
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Gila & Salt River Holdings, LLC
Name of Plaintiff
AND

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Esther Felz
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: Esther Felz
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: January 06, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
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 can be obtained by contacting Plaintiff's attorney, Kyle A. Kinney at Law Offices of Kyle A. Kinney, PLLC, 1717 N. 77th St. Ste 6, Scottsdale, AZ 85257, (480)269-7077.
3/27, 4/3, 4/10, 4/17/26

RR-4026476#

SUMMONS
CASE NUMBER: CV2026-004771
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Avis Rent A Car System, L.L.C.
Name of Plaintiff
AND
Blaise Michael Hilton, 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: Blaise Michael Hilton
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or

order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 03, 2026
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.
STATEMENT OF WHERE PLEADINGS CAN BE OBTAINED
A copy of the Summons, Plaintiff's Second Amended Complaint and Certificate of Compulsory Arbitration can be obtained at the Clerk's Office from 8:00 a.m. to 5:00 p.m., Monday through Friday, at the following locations.
Customer Service Center
601 W Jackson
Phoenix, AZ 85003
Southeast Regional Court Center
222 E Javelina
Mesa, AZ 85202
Northwest Regional Court Center
14264 W Tierra Buena Lane
Surprise, AZ 85374
Northeast Regional Court Center
18380 N 40th St, Ste 120
Phoenix, AZ 85032
3/27, 4/3, 4/10, 4/17/26

RR-4026378#

SUMMONS
CASE NUMBER: CV2026-003656
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Hospital Marina Mazatlan
Name of Plaintiff
AND
Karen Jo Knight and Tom Knight
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: Karen Jo Knight and Tom Knight
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: January 27, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: D. HILL
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
STATEMENT OF WHERE PLEADINGS CAN BE OBTAINED
A copy of the Summons, Plaintiff's Second Amended Complaint and Certificate of Compulsory Arbitration can be obtained at the Clerk's Office from 8:00 a.m. to 5:00 p.m., Monday through Friday, at the following locations.
Customer Service Center
601 W Jackson
Phoenix, AZ 85003
Southeast Regional Court Center
222 E Javelina
Mesa, AZ 85202
Northwest Regional Court Center
14264 W Tierra Buena Lane
Surprise, AZ 85374
Northeast Regional Court Center
18380 N 40th St, Ste 120
Phoenix, AZ 85032
3/27, 4/3, 4/10, 4/17/26

RR-4026353#

SUMMONS
CASE NUMBER: CV2026-008265
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

LPC Pima, LLC
Name of Plaintiff
AND
Applied Biologics, LLC
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: Applied Biologics, LLC
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this

"Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: February 25, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
STATEMENT OF WHERE PLEADINGS CAN BE OBTAINED
A copy of the Summons and Complaint in the matter of LPC Pima, LLC v. Applied Biologics, LLC, case number (CV2026-008265) can be obtained at the Law Office of Sanford J. Germaine, PC at 4634 North 44 Street, Phoenix, Arizona 85018, Attn: Sanford J. Germaine, phone number 602-953-5588, fax number 602-953-5590 and e-mail sgermaine@germaine-law.com.
DATED this 20th day of March, 2026.
SANFORD J. GERMAINE, P.C.
By: Sanford J. Germaine
4634 North 44th Street
Phoenix, Arizona 85018
(602) 953-5588
(602) 953-5590 fax
sgermaine@germaine-law.com
Attorneys for Plaintiff
3/27, 4/3, 4/10, 4/17/26

RR-4026311#

DCS'S NOTICE OF HEARING ON SECOND AMENDED PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521283
Related to Case JD36210 SUPP
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
KALI CARRILLO
d.o.b. 12/06/2024
Person under 18 years of age.
TO: JESSICA JANINE CARRILLO,
CODY WAYNE TEEHEE A.K.A. CODY WAYNE TIHEY and JOHN DOE, a

fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Second Amended Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set an initial severance hearing and publication hearing on the 16th day of June, 2026, at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or 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 Second Amended Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: SAMUEL ROBERT KAHL, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Sydnee Sadhu and may be reached by telephone at (602) 774-8330.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 20th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Samuel Robert Kahl
SAMUEL ROBERT KAHL
Assistant Attorney General
3/27, 4/3, 4/10, 4/17/26

RR-4026226#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD35692 S
(Honorable Lori Bustamante)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JULIE MARIE DAUGHERTY
d.o.b. 02/21/2026
Person under 18 years of age.
TO: SAMANTHA NICOLE GONZALES, parent of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 18th day of May, 2026 at 11:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 811-500-853#, before the Honorable Lori Bustamante 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Ivy Cardenas and may be reached by telephone at (602) 255-4566.

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

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

DATED this 20th day of March, 2026.

KRISTIN K. MAYES
Attorney General
SHANNA R. JOHNSTON
Assistant Attorney General
3/27, 4/3, 4/10, 4/17/26

RR-4026224#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP NO. JS20552

Related to Case JD39124
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
ADRIAN REMIGIO GUTIERREZ GONZALEZ
d.o.b. 12/27/2014
MELODY CONSUELO GUTIERREZ GONZALEZ
d.o.b. 10/28/2011

Person(s) under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 3rd day of June, 2026, 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 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you

cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or 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: SHALLON COUNTS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Whitney Hicks and may be reached by telephone at unknown.

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

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

DATED this 19th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze for Shallon Counts
ATTORNEY GENERAL
SHALLON COUNTS
Assistant Attorney General
3/27, 4/3, 4/10, 4/17/26

RR-4026197#

NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PREADJUDICATION PERMANENT GUARDIAN OF A MINOR CHILD PURSUANT TO A.R.S. §§8-871 AND 8-872

CASE NO.: JD 42182
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
DORIANA GRACE OREJEL
DOB: 11/12/2019
DORIAN RAMON OREJEL, JR.
DOB: 04/14/2021

Person(s) under 18 years of age.
TO: DEPARTMENT OF CHILD SAFETY, MELODY OREJEL, AYLIN OREJEL, DORIAN RAMON OREJEL and EMMA SOPHIA MEDRANO, parents and/or guardians of the above-named children.

1. A Motion for Pre-Adjudication Guardianship has been filed under A.R.S. §§8-871 and 8-872 and Rules 344 and 345, Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a Publication Hearing on the 4th day of June, 2026 at 9:30 a.m., at the Maricopa County Superior Court/Southeast Juvenile Facility, 1810 South Lewis, Mesa, Arizona 85210, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.

3. The Publication Hearing will be held virtually through the Court's "Court Connect" system. You may appear by telephone or video link for the Publication Hearing by calling Judge Blair's division at 1-917-781-4590, Access Code 194 729 321#.

4. You and the above-named 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.

5. You must 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 a termination of your parental rights based upon the record and the evidence presented to the Court.

6. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Pre-Adjudication Permanent Guardian of a Minor Child and Notice of Hearing by submitting a written request to: The Law Office of Joseph Ramiro-Shanahan, PLLC, 5800 East Thomas Road, Suite 109, Scottsdale, Arizona 85251.

7. Requests for reasonable accommodations 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 602-506-3204.

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

RESPECTFULLY SUBMITTED this 19th day of March, 2026.

By /s/Jessica E. Strain
Law Office of Joseph Ramiro-Shanahan, PLLC

NOTICE OF HEARING ON SUBSTITUTED/AMENDED DEPENDENCY PETITION

Case No.: JD 42182
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
DORIANA GRACE OREJEL
DOB: 11/12/2019
DORIAN RAMON OREJEL, JR.
DOB: 04/14/2021

Person(s) under 18 years of age.
TO: DEPARTMENT OF CHILD SAFETY, DORIAN RAMON OREJEL and EMMA SOPHIA MEDRANO, parents and/or guardians of the above-named children.

1. Counsel for the children has filed a Substituted/Amended Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, and Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a Publication Hearing on the 4th day of June, 2026 at 9:30 a.m., at the Maricopa County Superior Court/Southeast Juvenile Facility, 1810 South Lewis, Mesa, Arizona 85210, call-in number 1 (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 Motion.

3. You and the above-named 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 must 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 a 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 Dependency Petition and Notice of Hearing by submitting a written request to: The Law Office of Joseph Ramiro-Shanahan, PLLC, 5800 East Thomas Road, Suite 109, Scottsdale, Arizona 85251.

6. Requests for reasonable accommodations 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) 506-3204.

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

RESPECTFULLY SUBMITTED this 19th day of March, 2026.

By /s/Jessica E. Strain
Law Office of Joseph Ramiro-Shanahan, PLLC
3/27, 4/3, 4/10, 4/17/26

RR-4025954#

SUMMONS CASE NO. CC2025-273794RC IN THE JUSTICE COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA SOUTH MOUNTAIN PRECINCT 620 W. JACKSON ST PHOENIX AZ 85003

C.A.G. Acceptance, L.L.C.

Plaintiff,

vs.

Kyteryon Demeel McGee and John/Jane Doe, a married couple,

Defendant(s).

THE STATE OF ARIZONA TO: Kyteryon Demeel McGee and John/Jane Doe, a married couple Last known address: Kyteryon Demeel McGee and John/Jane Doe 1428 E Grove Street Phoenix AZ 85040

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

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

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

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

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

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

Date: 11/13/25

/s/Rebecca Rios
Clerk/Judge's Signature

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
3/20, 3/27, 4/3, 4/10/26

RR-4024890#

SUMMONS Case No.: FN2025-090500 SUPERIOR COURT OF ARIZONA IN MARICOPA

COUNTY ANAMARIE FIELDS Name of Petitioner MICHAEL WAYNE SCHUETTE Name of Respondent WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: MICHAEL WAYNE SCHUETTE

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court in your county. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page or from the Clerk of the Superior Court. 5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (custody) and parenting time issues regarding minor children. 6. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 7. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. SIGNED AND SEALED this date FEB 10 2025 CLERK OF COURT OF THE SUPERIOR COURT By T. Spratt Deputy Clerk
3/20, 3/27, 4/3, 4/10/26

RR-4024889#

SUMMONS

CASE NUMBER: S1100CV202600289 SUPERIOR COURT OF ARIZONA IN PINAL COUNTY

Paul Jay Snyder JR
Name of Plaintiff
AND
George Nicholas Cairo, 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: George Jimenez Cairo

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

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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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

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

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

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

SIGNED AND SEALED this date:

January 22, 2026

Rebecca Padilla
Clerk of Superior Court

By: MPEREZ
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 East Ray Road, Phoenix, AZ 85044, (480)588-7209.

3/20, 3/27, 4/3, 4/10/26

RR-4024346#

SUMMONS

CASE NUMBER: S1100CV202600289
SUPERIOR COURT OF ARIZONA
IN PINAL COUNTY

Paul Jay Snyder JR
Name of Plaintiff

AND
George Nicholas Cairo, 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 Cairo

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

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

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

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

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

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 22, 2026

Rebecca Padilla
Clerk of Superior Court

By: MPEREZ
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Mark Breyer, at Breyer Law Offices PC, 3840 East Ray Road, Phoenix, AZ 85044, (480)588-7209.

3/20, 3/27, 4/3, 4/10/26

RR-4024345#

SUMMONS

CASE NUMBER: CV2025-025831
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Western American Loan, Inc.
Name of Plaintiff

AND
Jacob Smith, and Doe Spouse SMith
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: Jacob Smith and Doe Spouse Smith

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

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

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

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

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

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

SIGNED AND SEALED this Date: July 23, 2025

JOSEPH W. MALKA
Clerk of Superior Court

By: A. WINKLES

Deputy Clerk

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

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

3/20, 3/27, 4/3, 4/10/26

RR-4024324#

SUMMONS

NO. CC2025296115RC
IN THE JUSTICE COURT, MANISTEE
PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA

14264 West Tierra Buena Lane, Surprise, Arizona 85374 (602) 372-2000
FAIRMONT VIEW HOMEOWNERS ASSOCIATION, INC. an Arizona nonprofit corporation,

Plaintiff,

vs.

AMBER R. WINEBARGER and DOE SPOUSE WINEBARGER, a marital community,

Defendant(s).

THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
A m b e r R . W i n e b a r g e r
Doe Spouse Winebarger

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

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

3. This court is located at (physical address): 14264 West Tierra Buena Lane, Surprise, Arizona 85374 (602) 372-2000.

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

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

Date: DEC 05 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 Plaintiff's attorney, Warren W Nikolaus, at Maxwell & Morgan, 4854 East Baseline Road Suite 104, Mesa, Arizona 85206, (480) 833-1001.

3/20, 3/27, 4/3, 4/10/26

RR-4024320#

SUMMONS

CASE NUMBER: CV2025-035811
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Agave at Willow Creek, LLC
Name of Plaintiff

AND
Kaylene N Agdinaoay, Doe Spouse Agdinaoay

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: Kaylene N Agdinaoay

1. A lawsuit has been filed against you.

1. A lawsuit has been filed against you.

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

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

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

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

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

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

SIGNED AND SEALED this Date:

October 02, 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, Warren W Nikolaus, at Maxwell & Morgan, 4854 East Baseline Road Suite 104, Mesa, AZ 85206, (480)833-1001

3/20, 3/27, 4/3, 4/10/26

RR-4024319#

SUMMONS

NO. CC2025198951RC
IN THE JUSTICE COURT, SAN TAN
PRECINCT
COUNTY OF MARICOPA, STATE OF
ARIZONA

201 East Chicago Street, Chandler, Arizona 85225 (602) 372-3400
PARCEL M3 AT AUGUSTA RANCH AKA MONTERRA AT AUGUSTA RANCH an Arizona nonprofit corporation,

Plaintiff,

vs.

PAULINE M. ACOSTA and DOE SPOUSE ACOSTA, a marital community,

Defendant(s).

THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
P a u l i n e M . A c o s t a
Doe Spouse Acosta

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

3. This court is located at (physical address): 201 East Chicago Street, Chandler, Arizona 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.azturboelectronically.gov/> to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

5. You must provide a copy of your answer to the plaintiff's attorney identified above. IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 8/20/25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Maxwell & Morgan, P.C., 4854 East Baseline Road, Suite 104, Mesa, Arizona 85206, (480) 833-1002
3/20, 3/27, 4/3, 4/10/26

RR-4024318#

SUMMONS
CASE NO.: FC2025-052364
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Annakay Williams
Name of Petitioner / Party A
And
Sean Williams
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: John Williams

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

After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR

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

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

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

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

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

7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
SIGNED AND SEALED this date JUL 24, 2025

CLERK OF SUPERIOR COURT
By T. VARELA
Deputy Clerk of Superior Court
3/20, 3/27, 4/3, 4/10/26

RR-4024226#

SUMMONS
CASE NUMBER: CV2025-064710
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

JESUS MIRANDA CASTRO, et al.
Name of Plaintiff
AND
ALBA GUZMAN PALLARES
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: ALBA GUZMAN PALLARES

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

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

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

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

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

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

SIGNED AND SEALED this Date: December 05, 2025
JOSEPH W. MALKA
Clerk of Superior Court

By: K. SCOTT
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, Andrew J. Blischak, at Kent Law, P.L.C., 4001 E Mountain Sky Ave Suite 105, Phoenix, AZ 85044, (480)359-5368.

3/20, 3/27, 4/3, 4/10/26

RR-4024222#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521655
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Juvenile Department
PARENT/GUARDIAN NAME(S):
John Doe - Father
Myrtice Lucille Coyle - Mother
Petitioner Lizette N Donnelly
In the Matter of Minor(s):
Jacob Jackson Coyle (11/10/2023)
This is an important notice from the court. Read it carefully.

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

If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.
Judicial Officer: Honorable Thomas Marquit
Hearing Date/Time: 5/12/2026 @ 11:00 am
Hearing Type: Publication Hearing
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: <https://tinyurl.com/bazmcj07>
Phone: (917) 781-4590, Participant Code 764 718 766 #

How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
3/20, 3/27, 4/3, 4/10/26

RR-4024114#

Summons/Bente Nichols
Person Filing: Kathryn Battock Address (if not protected): 11445 E. Via Linda Suite 2-628 City, State, Zip Code: Scottsdale, AZ 85259 Telephone: (602)560-2410 Email Address: admin@pmlaw.org Attorney for: Lawyer's Bar Number: 023090. Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-064266 Sun Lakes Homeowners Association #1, Inc. Name of Plaintiff And Bente Nichols, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Bente Nichols 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/> efilinforinformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: December 03, 2025 Joseph W. Malka Clerk of Superior Court By: R. Morfin Deputy Clerk A If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association. A copy of the pleadings for CV2025-064266 may be obtained by contacting Kathryn A. Battock, at Phillips, Maceyko and Battock, PLLC, (602) 560-2410.
3/20, 3/27, 4/3, 4/10/26

RR-4024074#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD536640
(Honorable Jay Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

RR-4024074#

In the Matter of:
GENESIS ARIZA BERROCAL SALAZAR d.o.b. 06/07/2012
DAIZY JOSEPHINE MOLINA SALAZAR d.o.b. 09/13/2016
BENJAMIN ACE MOLINA SALAZAR d.o.b. 03/17/2018
MIA JAYLEEN MOLINS SALAZAR d.o.b. 03/28/2019
DAMIEN JOVANNI MOLINA SALAZAR d.o.b. 08/31/2021

Person(s) under 18 years of age.
TO: MARIA GUADALUPE SALAZAR FERNANDEZ, GIOVANNI BERROCAL BACA, and BENJAMIN RAY MOLINA, parents and/or guardians of the above-named children.

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

2. The Court has set a publication hearing on the 11th day of May, 2026 at 11:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 944-331-655#, before the Honorable Jay Polk for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

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

DATED this 12th day of February, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Jacquelyn Grace Berry
JACQUELYN G BERRY
Assistant Attorney General
3/20, 3/27, 4/3, 4/10/26

RR-4024000#

SUMMONS
CASE NUMBER: CV2025-037117
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

AMICA MUTUAL INSURANCE COMPANY
Name of Plaintiff
AND
ERIC ALAN MURO 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: ERIC ALAN MURO

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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

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

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

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

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

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

SIGNED AND SEALED this Date: October 10, 2025
JOSEPH W. MALKA
Clerk of Superior Court
By: C. CRUZ
Deputy Clerk
If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Randall Gustafson, at Lincoln, Gustafson & cercos, LLP, 2415 E. Camelback Road, Suite 700, Phoenix AZ 85016, 602-606-5735
3/20, 3/27, 4/3, 4/10/26

RR-4023984#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN
NO. JD44152
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LASHAY KEYS-VALENZUELA
d.o.b. 12/11/2009
ALIYAH KEYS-VANELZUELA
d.o.b. 06/12/2014
Person(s) under 18 years of age.
TO: LETICIA KEYS VALENZUELA, DARIUS A. DELOACH, LONNIE BELL, II, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 26th day of May, 2026 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

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

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

5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Laura Diaz Granados Rodriguez and may be reached by telephone at (602) 771-3065.

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

7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 12th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
3/20, 3/27, 4/3, 4/10/26

RR-4023860#

SUMMONS
CASE NUMBER: CV2025-010936
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

ISABELLA MIA KAUT
Name of Plaintiff
AND
JESHUA BENJAMIN DREY, 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: JESHUA BENJAMIN DREY

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

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR

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

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

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

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

SIGNED AND SEALED this Date: March 26, 2025
JEFF FINE
Clerk of Superior Court
By: D. ARAUJO
Deputy Clerk

If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or <https://maricopabar.org>. Sponsored by the Maricopa County Bar Association.
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Steven Jones, at Morgan & Morgan, 2335 E Camelback RD Suite 335, Phoenix, AZ 85016, (602)627-2322x3228
3/20, 3/27, 4/3, 4/10/26

RR-4023691#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD42032
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
NOT NAMED MEZA
d.o.b. 02/08/2026
Person under 18 years of age.
TO: ELIZABETH MEZA, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 3rd day of June, 2026 at 10:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Diana Palka-Flores and may be reached by telephone at (602) 774-8344.

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 13 day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
3/20, 3/27, 4/3, 4/10/26

RR-4023665#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521924
(Related to Case JD535767)
(Honorable Marvin Davis)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
FELIPE HERRERA MARTINEZ, JR.
d.o.b. 06/05/2018
Person under 18 years of age.
TO: FELIPE MARTINEZ and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.

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

2. The Court has set a publication hearing on the 1st day of June, 2026, at 9:45 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 281-904-752#, before the Honorable Marvin Davis for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or 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: JULIE CHAVEZ, Office of the Attorney General,

CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Sam Sabu and may be reached by telephone at (480) 659-0072.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
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 March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Julie Chavez
JULIE CHAVEZ
Assistant Attorney General
3/20, 3/27, 4/3, 4/10/26

RR-4023662#

SUMMONS
CASE NO. CC202500812RC
ARROWHEAD JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 West Tierra Buena Lane *
Surprise, AZ 85387
LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,
vs.
DIANE C CASTILLO AND DOE CASTILLO, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Diane C Castillo And Doe Castillo
8 8 1 0 W P u g e t A v e
Peoria, AZ 85345

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

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

3. This court is located at (physical address): 14264 West Tierra Buena Lane * Surprise, AZ 85387; (602) 372-2000.

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

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

IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1-2-26

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
3/13, 3/20, 3/27, 4/3/26

RR-4022286#

SUMMONS
CASE NO. CC2025228364RC
NORTH VALLEY JUSTICE COURT,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise, AZ 85374
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,
vs.
ERIC UMLAUF AND DOE UMLAUF, a married couple,

Defendants.
THE STATE OF ARIZONA TO:
Eric Umlauf And Doe Umlauf
20244 N 31st Ave Apt 1139
Phoenix, AZ 85027

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

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

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: SEP 19 2025

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
3/13, 3/20, 3/27, 4/3/26

RR-4022285#

SUMMONS
CASE NO. CC2025237411RC
IN THE JUSTICE COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA ARROWHEAD PRECINCT
14264 W. TIERRA BUENA LANE SURPRISE AZ 85374

Arizona Financial Credit Union fka Arizona Federal Credit Union,
Plaintiff,
vs.
George Jerry Martin and John/Jane Doe, a married couple,

Defendant(s).
THE STATE OF ARIZONA TO:
George Jerry Martin and John/ Jane Doe, a married couple
Last known address:
George Jerry Martin and John/Jane Doe
10236 W Pinehurst Dr
Sun city, AZ 85351

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint

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

3. This court is located at (physical address): 14264 W. TIERRA BUENA LANE SURPRISE AZ 85374

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

5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 9/30/25

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

A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Mark A. Kirkorsky, P.C., P.O. Box 25287, Tempe, Arizona 85285, (480) 551-2173, info@makcollections.com
3/13, 3/20, 3/27, 4/3/26

RR-4022272#

SUMMONS
CASE NUMBER: CV2025-031384
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

MAURICIO NAJERA ORTIZ
Name of Plaintiff
AND
FUNNY FARM LOUNGE INC, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. FROM THE STATE OF ARIZONA TO: SERGIO BAUTISTA

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

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

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

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

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: August 29, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Michael P. Henrickson, at Kent Law, P.L.C, 4001 E Mountain Sky Ave Suite 105, Phoenix, AZ 85044, (480)359-5368
3/13, 3/20, 3/27, 4/3/26

RR-4022266#

SUMMONS
Case Number: CV2025-061023
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Richard Crowe
Name of Plaintiff
AND
/s/John J. Corley 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: Hollis C. Underwood

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

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

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

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

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

SIGNED AND SEALED this Date: November 07, 2025

JOSEPH W. MALKA
Clerk of Superior Court
By: K. SCOTT
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 can be obtained by contacting Plaintiff's attorney, Megan Ghormley at Andersen PLLC, 17015 N. Scottsdale Rd. #225, Scottsdale, AZ 85255, (480) 265-9165.
3/13, 3/20, 3/27, 4/3/26

RR-4021585#

Summons/Valencia Simone Jackson/ John Doe Jackson

File No. 88-005e Marc S. Gladner #004751 Thomas R. Tuohy, Jr. #011745 Crosby & Gladner P.C. 1930 South Alma School Road, Suite D206 Mesa, Arizona 85210 (602) 274-9100 msgladner@candglaw.com Attorneys for Plaintiff In The Justice Court Of The North Mesa Precinct County Of Maricopa, State Of Arizona 222 East Javelina Avenue, Suite B, Mesa, Arizona 85210 (602) 372-4900 Falcon Insurance Company, a foreign corporation, Plaintiff, vs. Valencia Simone Jackson and John Doe Jackson, wife and husband, Defendants. No. CC2026009130RC Summons The State Of Arizona To The Defendants: Valencia Simone Jackson John Doe Jackson 5150 S. 18th Pl. #313 Phoenix, AZ 85040

1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee. 2. If you were served with this summons within 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 a 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. The Court is located at: 222 East Javelina Avenue, Suite B, Mesa, Arizona 85210. 4. Your answer must be in writing. (a) You may obtain an answer from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturboocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties. 5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff(s) attorney(s). If You Fail To File A Written Answer With The Court Within The Time Indicated Above, A Default Judgment May Be Entered Against You, As Requested In The Plaintiff(s) Complaint. Date: 1-13-26 /s/ illegible Judge's Signature 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 Complaint and accompanying documents may be obtained by writing to: The Law Office of Crosby & Gladner, Attention Marc S.

Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100.
3/13, 3/20, 3/27, 4/3/26

RR-4021477#

Summons/Luis Antonio Lopez/Jane Doe Lopez

Person Filing: Marc S. Gladner Address (if not protected) 1930 S. Alma School Rd., Ste. D206 City, State, Zip Code: Mesa, AZ 85210 Telephone: (602)274-9100X1004 Email Address: courtfiling@candglaw.com Attorney for: Lawyer's Bar Number: 004751, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2026-000482 Secura Insurance Companies Name of Plaintiff And Maria Barajas Rubalcava, et al. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Luis Antonio Lopez; Jane Doe Lopez

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: January 06, 2026 Joseph W. Malka Clerk of Superior Court By: R. Morfin Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association. A copy of the summons may be obtained by writing to: The Law Offices of Crosby & Gladner, Attention Marc S. Gladner, 1930 South Alma School Road, Suite D206, Mesa, Arizona 85210 or by contacting (602) 274-9100.
3/13, 3/20, 3/27, 4/3/26

RR-4021471#

SUMMONS
CASE NO. CV2026-001772
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

SFS Leasing LTD
Name of Plaintiff
And
Tow Mate Towing LLC

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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

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

2. If you do not want a judgment or order 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, AZ 85003-2205 OR

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

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

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

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

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or 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 the preceding page, from the Clerk of the Superior Court's Customer Service Center at:

601 West Jackson, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032

222 East Javelina Avenue, Mesa, Arizona 85210

14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

7. Eviction Action/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: FEB 04 2026

JOSEPH W. MALKA, CLERK
CLERK OF SUPERIOR COURT
By T. Semenak
Deputy Clerk

3/13, 3/20, 3/27, 4/3/26

RR-4021457#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD39940 R/S

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

In the Matter of:

MARIA JANET BAÑOS DASHEE
d.o.b. 06/11/2016
JASON MELVIN GARCIA
d.o.b. 01/30/2011

ROSA GUADALUPE BAÑOS DASHEE
d.o.b. 05/08/2018
CIRO LAWRENCE BAÑOS-DASHEE
d.o.b. 01/13/2020

Person(s) under 18 years of age.
TO: CLAUDIA JANET DASHEE,
ANTONIO JUAN GARCIA, EDILBERTO BAÑOS DIAZ, parents and/or guardians of the above-named children.

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

2. The Court has set a hearing on the 14th day of May, 2026 at 10:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Florene Beal and may be reached by telephone at (602) 771-0681.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 4th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4021347#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD39510

(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:

NOT NAMED BABY COOPS SANCHEZ
d.o.b. 11/10/2022

Person under 18 years of age.
TO: GISELA CYNTHIA ALICIA COOPS-SANCHEZ A.K.A. GISELA COOPS SANCHEZ, BRAYAN ULISES LUNA PENA, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 12th day of May, 2026 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

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

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 9 day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/ Jason Ceola
JASON CEOLA
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4021343#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD45551

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

In the Matter of:

ADALIDA LANE VALENCIA
d.o.b. 05/12/2020

Person under 18 years of age.
TO: BRITTNEY ARIANN DESCHEENIE, JUAN DIEGO VALENCIA, parents and/or guardians of the above-named child.

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

2. The Court has set a hearing on the 18th day of May, 2026 at 11:45 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Ilse Corral and may be reached by telephone at (602) 316-7973.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 4th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4021322#

SUMMONS
CASE NUMBER: CV2026-000293
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Claudio Lopez
Name of Plaintiff
AND
FOUNTAIN PARK INVESTORS 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: FOUNTAIN PARK INVESTORS LLC and Albert Brown

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 the:

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

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

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

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

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

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

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

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

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

SIGNED AND SEALED this Date: January 05, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: R. MORFIN
Deputy Clerk

If you would like legal advice after 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, Frank M Fox, 80 E Palomino Dr, Tempe, AZ 85284, (602)908-1707.

3/13, 3/20, 3/27, 4/3/26

RR-4021243#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521756
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Juvenile Department
PARENT/GUARDIAN NAME(S):
Andrew Kendal Valentine/Father
John Doe/Father

Petitioner Bethany Brook Craig
In the Matter of Minor(s):
Olivia Grace Nording 1/19/2023

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

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

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

Judicial Officer: Honorable Thomas

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

Marquait
Hearing Date/Time: 4/28/26 @ 10:30 am
Hearing Type: Publication Hearing
Location: Court Connect Remote
Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: https://tinyurl.com/jbzmzc-juj07
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?

For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel. 3/13, 3/20, 3/27, 4/3/26

RR-4021083#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD40946
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SAIRE BRYSON LATHAM
d.o.b. 02/03/2026
Person under 18 years of age.
TO: SAPPHIRE MONA LATHAM, parent of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a Publication hearing on the 6th day of May, 2026 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 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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 dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHALLON COUNTS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Regina Akpan and may be reached by telephone at (480) 659-6025.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Samuel Robert Kahl
SAMUEL ROBERT KAHL
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4021036#

manager is Ernesto Del Valle and may be reached by telephone at (602) 771-0210.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Shallon Counts
SHALLON COUNTS
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4021072#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD536774
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SAMARA DANAE ORDORICA
d.o.b. 09/16/2010
Person under 18 years of age.
TO: ANDRIA NADINE ROBLES, parents and/or guardians of the above-named child.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 19th day of May, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 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 motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: SAMUEL ROBERT KAHL, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Regina Akpan and may be reached by telephone at (480) 659-6025.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
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 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020997#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD43217
(Honorable Michael Z. Rassas)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
LUCIANO GOHAN GARCIA
d.o.b. 09/04/2024
EVA TERESA MEDINA
d.o.b. 06/27/2019
ANGELO REYES MEDINA
d.o.b. 08/07/2017
Person(s) under 18 years of age.
TO: ALEXANDRA TERESA VISCARRA, JULIAN REYES MEDINA, HERNANDO GARCIA, parents and/or guardians of the above-named children.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 27th day of May, 2026 at 9:15 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 691-290-769#, before the Honorable Michael Z. Rassas for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID A. STRICKLAND, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Briana Navarro and may be reached by telephone at (623) 932-8063.
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 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David Strickland
DAVID A. STRICKLAND
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD536150
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
COLLIN MICHAEL BARKER-DARLAND
d.o.b. 05/19/2009
Person under 18 years of age.
TO: CHRISTOPHER MICHAEL BARKER, parents and/or guardians of the above-named child.

1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 4th day of June, 2026 at 9:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.

3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: ONISE SILAS, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Lorrie Garcia and may be reached by telephone at (480) 659-9209.

6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Onise Silas
ONISE SILAS
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020930#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45540
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SEBASTIAN JOHN PARKER
d.o.b. 12/29/2025
Person under 18 years of age.
TO: DAISY JEAN PARKER, CHARLES WILLIAM SELF, JR., parents and/or guardians of the above-named child.

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

Procedure; and Rule 329 of the Arizona Rules of Procedure for the Juvenile Court.

2. The Court has set a hearing on the 6th day of May, 2026 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 865-783-452#, before the Honorable Joan Sinclair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: BART T. GARBUIT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Sergio Barrozo Sanchez and may be reached by telephone at (602) 774-5913.

7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
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 6th day of March, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Michael E. Boyd, for:
BART T. GARBUIT
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020857#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45530
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
CORIANNA JOHNSON
d.o.b. 06/10/2014
TYLER GUDE
d.o.b. 09/10/2008
Person(s) under 18 years of age.
TO: SYMONE JOHNSON, MORRIS GUDE, parents and/or guardians of the above-named children.

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

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LEGALADSTORE.COM

PUBLIC NOTICES

2. The Court has set a hearing on the 22nd day of April, 2026 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 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: BART T. GARBUTT, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Sydney Couillard and may be reached by telephone at (623) 587-3622.

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 6th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/ Michael E. Boyd, for:
BART T. GARBUTT
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020846#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD42495 R/S
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JOSHUA CALEB STEELE A.K.A.
JOSHUA CALEB RUSSELL
d.o.b. 03/15/2011
MARIKOLE ANGEL RUSSELL
d.o.b. 10/26/2022
KALVIS KORY RUSSELL, JR.
d.o.b. 05/05/2025
Person(s) under 18 years of age.
TO: KARISSA ROSE STEELE, KALVIS KORY RUSSELL, parents and/or guardians of the above-named children.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 12th day of May, 2026 at 11:45 a.m.,

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Sarah Connell and may be reached by telephone at (602) 771-9993.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 4th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/ Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020817#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD508758 R
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
CHELSEA CHYANNE HILL
d.o.b. 11/19/2012
Person under 18 years of age.
TO: DONNA DENISE HILL, and LEE ROSS MAIKOS, parents and/or guardians of the above-named child.

1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 14th day of May, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair

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

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Matthew Joerns and may be reached by telephone at (602) 774-9541.

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

8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public. DATED this 6th day of March, 2026.

KRISTIN K. MAYES
Attorney General
/s/ Joseph E. Dwyer
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
3/13, 3/20, 3/27, 4/3/26

RR-4020808#

SUMMONS
CASE NUMBER: CV2026-005513
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Boon Capital Group, LP
Name of Plaintiff
AND

Leslie K. Farone, Trustee of the Farone Trust Dated December 21, 1990, 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: Leslie K. Farone, Trustee of the Farone Trust Dated December 21, 1990

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

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

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

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

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

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

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

SIGNED AND SEALED this Date:
February 06, 2026
JOSEPH W. MALKA
Clerk of Superior Court

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Ryan E Kessler, 9237 E. Via De Ventura, Ste. 230, Scottsdale, AZ 85258, (480)644-0093.
3/13, 3/20, 3/27, 4/3/26

RR-4020782#

Summons/Imperial Surety Group, Inc.
Person Filing: Kyle Banfield Address (if not protected): 1400 East Southern Avenue, Suite 400 City: State, Zip Code: Tempe, AZ 85282 Telephone: (480)427-2800 Email Address: Kyle.Banfield@chdblaw.com Attorney for: Lawyer's Bar Number: 037717, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-023427 Biltmore Terrace Condominium Association Name of Plaintiff And Imperial Surety Group, Inc. Name of Defendant Summons Warning: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help. From The State Of Arizona To: Imperial Surety Group, Inc. 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days

from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: July 03, 2025 Joseph W. Malka Clerk of Superior Court By: C. McWhorter Deputy Clerk If you would like 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 this Summons and accompanying documents may be obtained by writing to: CHDB Law LLP, 1400 East Southern Avenue, Suite 400, Tempe, Arizona 85282 or by contacting (480) 427-2800.
3/13, 3/20, 3/27, 4/3/26

RR-4019329#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, MAY 01, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 YU SOM T0517 01C PROJECT NO SOM-0(208)T TERMINI CITY OF SOMERTON LOCATION COUNTY 15TH ST & AVE D The amount programmed for this contract is \$710,000. The location and description of the proposed work are as follows: The proposed project is located in Yuma County within the City of Somerton at the intersection of County 15th Street and Avenue D. The work consists of installation of new advance warning flashers and LED stop signs. The work also includes grading, installing a new driveway, signing and pavement markings, and other related works. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
4/3, 4/10/26

RR-4029657#

Lusardi Construction Co. is seeking bids from qualified Subcontractors & Suppliers from qualified Section 3 companies.
Project Title: The Salvation Army - Social Service Building 7
Location: 2707 E. Van Buren Street, Phoenix, AZ 85008
Description: A 9,356 square foot (2) story masonry and steel framed building along with both on and off-site improvements. The Project will include (12) residential units, steel framed connecting pedestrian catwalk, new street access at Van Buren Street, fire road extension, site fencing with electronic man and vehicle gates and additional parking lot.
Davis Bacon Prevailing Wage is REQUIRED- Request Bid Documents for more information.
Bid Date: April 6, 2026, at 10:00 AM
Anticipated Project Start Date: July 1st, 2026
IMPORTANT: This project is funded in whole or in part by the U.S. Department of Housing and Urban Development (HUD) and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968. Preference will

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

be given to certified Section 3 Business Concerns for this project. To receive this preference, bidders must demonstrate how they will prioritize Section 3 workers and targeted Section 3 workers to meet or exceed HUD's safe harbor benchmarks (25% total labor hours and 5% targeted labor hours). For a list of eligible businesses or to self-certify, please visit the HUD Section 3 Business Registry.

Plans, specifications, and project documents may be provided upon request.

Lusardi Construction Company – 1570 Linda Vista Drive, San Marcos, CA 92078
Office: (760) 744-3133 Fax: (760) 744-9064

Contact: Preconstruction Department,
Precon@lusardi.com
3/27, 3/30, 4/1, 4/3, 4/6/26

RR-4027058#

PROBATE

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPROVAL OF SETTLEMENT OF
CLAIM FOR WARD**

**CASE NO. PB2019-002413
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of
STEPHANIE ORDONEZ
WARNING

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

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

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

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

1. Notice is given that LAURA E. ORDONEZ AGUILAR has filed the following:

PETITION FOR APPROVAL OF SETTLEMENT OF CLAIM FOR WARD
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: Thursday, April 30, 2026 at 9:15 AM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschk
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301

TELEPHONE NO: (602) 372-0270
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

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

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

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/3, 4/6, 4/8/26

RR-4029665#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
BREACH OF FIDUCIARY DUTIES
AND FOR SURCHARGE OF
PERSONAL REPRESENTATIVE**

**CASE NO. PB2023-090500
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of
THERESA LYNN TYRA
WARNING

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

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

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

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

1. Notice is given that KYNDALL YATES OF SCOTTSDALE FIDUCIARY SERVICES LLC has filed the following:

PETITION FOR BREACH OF FIDUCIARY DUTIES AND FOR SURCHARGE OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Monday, May 18, 2026 at 9:15 AM
JUDICIAL OFFICER: Commissioner Joshua Yost
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002

TELEPHONE NO: (602) 372-0425
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

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

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 728 539 63#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/3, 4/6, 4/8/26

RR-4029662#

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

**CASE NO. PB2026-002277
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of
FAYE KAREN THUL
WARNING

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

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

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

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

1. Notice is given that THEODORE M. THUL has filed the following:

PETITION FOR FORMAL PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Thursday, April 30, 2026 at 8:45 AM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

TELEPHONE NO: (602) 506-3381
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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

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

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/3, 4/6, 4/8/26

RR-4029658#

**NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103**

In the Matter of:
HAMILTON FAMILY TRUST, dated July 23, 1996

BETTY L. HAMILTON, Deceased.
NOTICE IS HEREBY GIVEN that:
1. BETTY L. HAMILTON, Grantor of the HAMILTON FAMILY TRUST dated July 23, 1996, died on January 11, 2026. DAVID WILLIAM HAMILTON is the successor Trustee of the Trust, and of the irrevocable decedent's trust created thereunder.

2. All persons having claims against the Trust Estate that arose prior to the Grantor's death are required to present their claims within four months after the date of the first publication of the notice as prescribed in A.R.S. §14-3801(A), or claims will be forever barred.

3. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Law Office of Dennis Caufield, LLC, 13843 W. Meeker Blvd., Ste. 105, Sun City West, AZ 85375.

DATED this March 11, 2026.
LAW OFFICE OF DENNIS CAUFIELD, LLC

By: /s/Dennis Caufield
DENNIS M. CAUFIELD
13843 W. Meeker Blvd.
Sun City West, AZ 85375
Counsel for Trustee

4/3, 4/10, 4/17/26

RR-4029122#

**NOTICE OF INITIAL HEARING
REGARDING: VERIFIED PETITION
FOR ORDER APPOINTING
CONSERVATOR, AUTHORIZING
COMPROMISE AND SETTLEMENT
OF MINOR'S CLAIMS AND
DISBURSING OF FUNDS**

**CASE NO. PB2026-000791
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

PROBATE COURT ADMINISTRATION
In the Matter of
AUDRINA HEREDIA
WARNING

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

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

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

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

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

1. Notice is given that GEICO CASUALTY COMPANY has filed the following:

VERIFIED PETITION FOR ORDER APPOINTING CONSERVATOR, AUTHORIZING COMPROMISE AND SETTLEMENT OF MINOR'S CLAIMS AND DISBURSING OF FUNDS

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

DATE and TIME: Monday, April 20, 2026 at 11:00 AM

JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303

TELEPHONE NO: (602) 506-6086
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-pbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-pbc05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 738 643 491 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/3, 4/6, 4/8/26

RR-4029106#

**NOTICE TO CREDITORS
NO. PB2026-001439**

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

In the Matter of the Estate of
CHERYLA. GLUCKMAN,
Deceased.

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

Seth Appel
c/o Michael A. Harsch

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Frazer, Ryan, Goldberg & Arnold, L.L.P.
1850 North Central Avenue, Suite 1800
Phoenix, Arizona 85004-1402

DATED this 30th day of February, 2026.
/s/Seth Appel,
Personal Representative
FRAZER, RYAN, GOLDBERG &
ARNOLD, L.L.P.
By: /s/Michael A. Harsch,
Attorneys for Seth Appel, as Personal
Representative of the Estate
4/3, 4/10, 4/17/26

RR-4029104#

**NOTICE OF INITIAL HEARING
REGARDING: STIPULATED MOTION
/ PETITION TO APPROVE SALE OF
RESTRICTED PROPERTY
CASE NO. PB2025-000405
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**
In the Matter of
LAMONT DEMETRI GEORGE SR.
WARNING

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

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

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

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

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

1. Notice is given that ALICIA GEORGE has filed the following:
STIPULATED MOTION / PETITION TO APPROVE SALE OF RESTRICTED PROPERTY

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, April 13, 2026 at 11:15 AM
JUDICIAL OFFICER: Judge Paula Williams

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108
TELEPHONE NO: (602) 372-3194

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you

will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/1, 4/3, 4/6/26

RR-4029092#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT APPOINTMENT OF
CONSERVATOR AND APPROVING
SETTLEMENT OF PERSONAL
INJURY CLAIM
CASE NO. PB2026-002261
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**
In the Matter of
ABDIEL PEDRO SOTO
WARNING

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

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

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

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

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

1. Notice is given that EVELYN RUIZ has filed the following:

PETITION FOR PERMANENT APPOINTMENT OF CONSERVATOR AND APPROVING SETTLEMENT OF PERSONAL INJURY CLAIM

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

DATE and TIME: Thursday, April 30, 2026 at 10:30 AM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 506-3381

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

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

application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc03](https://www.tinyurl.com/jbzmcpbc03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/3, 4/6, 4/6/26

RR-4029087#

**NOTICE TO CREDITORS FOR
PUBLICATION
DEMARAIS FAMILY LIVING TRUST**
dated December 21, 2006, as Amended and Restated

NOTICE IS GIVEN to all creditors of the Trust and Estate of ROBERT WILLARD DEMARAIS that:

1. DIANE ZUCCO is serving as Successor Trustee of the Trust and as duly appointed Personal Representative of the Estate of ROBERT WILLARD DEMARAIS.

2. All persons having claims against the Trust or the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred.

3. Claims against the Trust or Estate may be presented by delivering or mailing a written statement of the claim to: Diane Zucco, Successor Trustee and Personal Representative c/o Vivien Reed ANDERSEN PLLC 17015 N. Scottsdale Rd., Ste, 225 Scottsdale, AZ 85255.

ANDERSEN PLLC
By /s/Vivien Reed
Attorneys for Successor Trustee and Personal Representative, Diane Zucco
4/3, 4/10, 4/17/26

RR-4029085#

Notice to Creditors/Carrie Ann Brown Mushkatel, Gobatto & Kile, PLLC 7025 N. Scottsdale Road, Suite 160 Scottsdale, AZ 85253 P: (480) 348-1590 F: 1 (866) 404-5085 firm@phoenixlawteam.com Matthew Gobatto, Esq., #028814 Attorney for Personal Representative, Thomas A. Brown In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Carrie Ann Brown, Deceased. No. PB2026-001422 Notice To Creditors

Notice is given that Thomas A. Brown was appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Matthew Gobatto, Attorney, 7025 N. Scottsdale Road, Suite 160, Scottsdale, Arizona 85253. Dated this 25th day of March, 2026. /s/ Matthew Gobatto 7025 N. Scottsdale Road, Suite 160 Scottsdale, AZ 85253 Attorney for Personal Representative
4/3, 4/10, 4/17/26

RR-4029075#

Notice Of Informal Probate Of Will And Appointment Of Personal Representative/Carrie Ann Brown Mushkatel, Gobatto & Kile, PLLC 7025 N. Scottsdale Road, Suite 160 Scottsdale, AZ 85253 P: (480) 348-1590 F: 1 (866) 404-5085 firm@phoenixlawteam.com Matthew Gobatto, Esq., #028814 Attorney for Personal Representative, Thomas A. Brown In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Carrie Ann Brown, Deceased. No. PB2026-001442 Notice Of Informal Probate Of Will And Appointment Of Personal Representative You are notified that: 1. Notice is being sent to those persons who have, or may have, some interest in the estate of Carrie Ann Brown ("Decedent"). 2. Decedent died

on November 4, 2025. 3. Thomas A. Brown filed an Application for Informal Probate of Will and Appointment of Personal Representative in the above-named court, requesting that the Will of decedent dated on dated October 23, 2025, be admitted to informal probate and that Thomas A. Brown be appointed Personal Representative of the estate.

4. On March 3, 2026, the registrar appointed the Will to informal probate and appointed Thomas A. Brown as Personal Representative of the estate 5. Bond is not required. 6. A copy of the Will is attached to this notice for you. An heir of decedent wishing to contest the probate has four months from the receipt of this notice to commence a formal testacy proceeding. 7. Papers relating to the estate are on file with the Court and are available for inspection. Dated this 25th day of March, 2026. Mushkatel, Gobatto & Kile, PLLC /s/ Matthew Gobatto 7025 N. Scottsdale Road, Suite 160 Scottsdale, AZ 85253 Attorney for Personal Representative
4/3, 4/10, 4/17/26

RR-4029074#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT APPOINTMENT OF
CO-GUARDIAN; INVOLVES A MINOR
AT LEAST 17.5 YEARS OF AGE, TO
BECOME EFFECTIVE AT AGE 18
CASE NO. PB2026-002155
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**
In the Matter of
ADITYA PADMANABHAN
WARNING

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

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

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

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

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

1. Notice is given that ANIL KUMAR PADMANABHAN; SHAISY PADMANABHAN has filed the following:
PETITION FOR PERMANENT APPOINTMENT OF CO-GUARDIAN; INVOLVES A MINOR AT LEAST 17.5 YEARS OF AGE, TO BECOME EFFECTIVE AT AGE 18

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, May 21, 2026 at 8:45 AM
JUDICIAL OFFICER: Judge Paula Williams

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108
TELEPHONE NO: (602)372-3194

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer,

smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbc01](https://www.tinyurl.com/jbzmcpbc01) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbc01](https://www.tinyurl.com/jbzmcpbc01) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/3, 4/6, 4/8/26

RR-4029018#

**NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
FORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE
CASE NO. PB2015-001213
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION**
In the Matter of
KATHRYN M ISSAR
WARNING

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

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

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

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

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

1. Notice is given that HEATHER M ISSAR has filed the following:
PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Wednesday, April 15, 2026 at 10:15 AM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschik

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270

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

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

3. COURT CONNECT / MICROSOFT

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#

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

4/3, 4/6, 4/8/26

RR-4028924#

NOTICE TO CREDITORS

NO. PB2026-001867

(For Publication)

SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTYIn the Matter of the Estate of:
CAROL ANN WHINERY

Deceased.

Notice is given that Kathleen Skelly was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within 4 months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at Carr Law PLLC, Attn: Levi Hatch, 2133 E. Warner Rd. Ste. 106, Tempe, AZ 85289.
DATED: March 30, 2026

CARR LAW PLLC

By: /s/Levi Hatch

Attorneys for Kathleen Skelly

4/3, 4/10, 4/17/26

RR-4028908#

NOTICE TO CREDITORS

CASE NO. PB2026-002064

SUPERIOR COURT OF ARIZONA,
COUNTY OF MARICOPAIn the Matter of the Estate of:
CHARLES BEAR BRADLEY,

Deceased.

NOTICE IS GIVEN that Kelly James Bradley was appointed Personal Representative of the above-mentioned estate (the "Estate"). All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or 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 Krysta C. Furnell of Tiffany & Bosco, P.A., Central Arts Plaza Twenty Fourth Floor, 1850 North Central Avenue, Phoenix, Arizona 85004.
DATED This 27th day of March, 2026.

TIFFANY & BOSCO, P.A.

By: /s/Krysta Furnell

Nora L. Jones

Vanessa R. Heim

Krysta C. Furnell

Central Arts Plaza, 24th Floor

1850 North Central Avenue

Phoenix, Arizona 85004

Attorneys for Personal Representative

Kelly James Bradley

4/3, 4/10, 4/17/26

RR-4028794#

NOTICE TO CREDITORS

NO. PB2025-005946

IN THE SUPERIOR COURT OF THE

STATE OF ARIZONA

IN AND FOR THE COUNTY OF

MARICOPA

In the Matter of the Estate of:

WALTER F. BAXENDALE,

Deceased.

Notice is given that JOYCE C. BAXENDALE was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or sixty (60) days after the date of mailing or other delivery of this notice, whichever is later, as prescribed in A.R.S. §14-3801(A) or claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Morris Hall, PLLC, 1129 South Oakland, Suite 102, Mesa, Arizona 85206.
DATED this 9th day of March, 2026.

/s/MICHAEL A. HALLIDAY

MORRIS HALL, PLLC

1129 South Oakland, Suite 102

Mesa, Arizona 85206

4/3, 4/10, 4/17/26

RR-4028788#

NOTICE TO CREDITORS

(A.R.S. §14-6103)

In the Matter of
COHN FAMILY TRUST U/T/A DATED
SEPTEMBER 28, 2011, AS AMENDED
and
EUGENIA C. COHN,

Deceased.

NOTICE IS HEREBY GIVEN that EUGENIA C. COHN passed away on December 27, 2025. It is not anticipated that a Personal Representative for the Estate of EUGENIA C. COHN (the "Estate") will be appointed; however, if a Personal Representative is appointed, any claims against the Estate may be submitted to the Trustee as indicated below. All persons having claims against the COHN FAMILY TRUST U/T/A dated September 28, 2011, as amended (the "Trust"), or the Estate, are required to present their claims within four (4) months after the date of the first publication of this notice or their claims will be forever barred pursuant to A.R.S. § 14-6103. Claims must be presented by delivering or mailing a written statement of the claim to JEROME A. COHN, Trustee of the Trust, at 30594 N. 120th Avenue, Peoria, AZ 85383.
DATED this 26th day of March, 2026.

/s/Jerome A. Cohn

JEROME A. COHN

Trustee

PLATTNER, SCHNEIDMAN &

SCHNEIDER, P.C.

By: /s/Miranda Lumer

Miranda Lumer

9141 East Hidden Spur Trail

Scottsdale, Arizona 85255

602-274-7955

Attorneys for the Trustee, Jerome A. Cohn

4/3, 4/10, 4/17/26

RR-4028786#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
APPOINTMENT OF CONSERVATOR
FOR MINORS AND APPROVAL OF
SETTLEMENT OF DISTRIBUTION
OF FUNDS

CASE NO. PB2026-002166

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

ALEXA HERNANDEZ AND XAVI

HERNANDEZ

WARNING

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

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

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

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

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

1. Notice is given that NICHOLE ALIG has filed the following:

PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINORS AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS

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

DATE and TIME: Tuesday, May 5, 2026

at 10:15 AM

JUDICIAL OFFICER: Commissioner

Joshua Yost

PLACE: 125 W. WASHINGTON

STREET, PHOENIX, AZ 85003 -

COURTROOM 002

TELEPHONE NO: (602) 372-0425

Pursuant to A.R.S. § 14-1306(A), if duly

demanded, a party is entitled to trial

by jury in any proceeding in which any

controverted question of fact arises as to

which any party has a constitutional right

to trial by jury.

Any interested person, including the

Petitioner and the Petitioner's attorney,

may attend the Initial Hearing virtually

unless the Court has specifically ordered

that person to attend the hearing in

person. To attend the hearing virtually,

use Court Connect as described in

Section 3 below. If the Court has

specifically ordered you to attend the

Initial Hearing in person, you must do so

by appearing at the location stated above

at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT

TEAMS

If you have a camera-enabled computer,

smartphone, or tablet device, you

should go to tinyurl.com/jbazmc-pbc04

a few minutes before the Initial

Hearing is scheduled to begin. For the

best experience, download and install

the Microsoft Teams application on a

camera-enabled computer, smartphone,

or tablet device using either of the

following methods prior to the time set

for the Initial Hearing:

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

If you have a camera-enabled device, but

do not want to install the Microsoft Teams

application, you may use a web browser

simply by typing tinyurl.com/jbazmc-pbc04 into your browser a few minutes

before the Initial Hearing is scheduled

to begin. Please note, however, that you

will not have access to all the features if

you use a web browser rather than the

Microsoft Teams application.

If you do not have a camera-enabled

device, you can still attend the Initial

Hearing by phone by calling:

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 728 539 63#

For more information about Court

Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

4/1, 4/3, 4/6/26

RR-4028785#

AVISO DE VISTA INICIAL TOCANTE

A: PETITION FOR LEAVE TO

FILE COMPLAINT OF FINANCIAL

EXPLOITATION OF VULNERABLE

ADULT

NÚMERO DE CASO PB2024-001502

TRIBUNAL SUPERIOR DE ARIZONA

EN EL CONDADO DE MARICOPA

ADMINISTRACIÓN DEL TRIBUNAL DE

SUCESIONES

En el asunto de

MICHAEL G HOLT, SR.

ADVERTENCIA

Éste es un aviso legal. Sus derechos

podrían ser afectados. This is a legal

notice; your rights may be affected.

Usted no está obligado a comparecer

a esta audiencia, excepto según lo

dispuesto en la fracción 14-5401(D)

de las Leyes Vigentes de Arizona.

No obstante, si se opone al remedio

solicitado en el pedimento, deberá

interponer una réplica por escrito a más

tardear 7 días naturales antes de la fecha

de la audiencia. O usted o su abogado

deberá asistir a la audiencia, siguiendo

las instrucciones proporcionadas en este

aviso.

Toda réplica por escrito deberá

cumplir con la Regla 15(e) del Código

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

(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y

(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.

1. Se avisa que CAROL HOLT ha interpuesto lo siguiente:

PETITION FOR LEAVE TO FILE COMPLAINT OF FINANCIAL EXPLOITATION OF VULNERABLE ADULT

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

FECHA: jueves, 07 de mayo de 2026

HORA: 10:00 AM

FUNCIONARIO JUDICIAL: el juez

comisionado Jeffrey Altieri

UBICACIÓN: 152 W. WASHINGTON

STREET, PHOENIX, AZ 85003 -

COURTROOM 207

NÚM. DE TELEFONO: (602) 506-3381

De conformidad con la fracción

14-1306(A) de las Leyes Vigentes de

Arizona, cada parte interesada tiene

derecho a un juicio oral por jurado, si

se solicita debidamente, en cualquier

diligencia en la que surja un hecho

controvertido que conceda a las partes

la garantía constitucional a un juicio oral

por jurado.

Cualquier persona interesada,

incluyendo el Peticionante y el

abogado del Peticionante, puede

asistir a Audiencia Inicial virtualmente

a menos que el Juez haya ordenado

específicamente que esa persona asista

a la audiencia en persona. Para asistir

a la audiencia de forma virtual, utilice

Court Connect como se describe en la

Sección 3 a continuación. Si el juez le ha

ordenado específicamente que asista a

la Audiencia Inicial en persona, deberá

hacerlo presentándose en la ubicación

indicado anteriormente en la hora de la

Audiencia Inicial.

3. COURT CONNECT y MICROSOFT

TEAMS

Si usted cuenta con una computadora

con cámara, un teléfono inteligente, o

una tableta, debe ir a la página web

tinyurl.com/jbazmc-pbc03 unos minutos

antes de la hora fijada para la Vista

Inicial. Para optimizar su experiencia,

elijá uno de los métodos a continuación

para descargar e instalar la aplicación

Microsoft Teams en su dispositivo antes

del comienzo de la Vista Inicial:

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

Si usted tiene un dispositivo con cámara,

pero no desea instalar la aplicación

Microsoft Teams, puede usar un

navegador de Internet. Para esta última

opción, ponga tinyurl.com/jbazmc-pbc03

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: 880 692 825

Para mayor información acerca de Court

Connect, tenga la amabilidad de seguir

este enlace:

<https://superiorcourt.maricopa.gov/court-connect>

4/1, 4/3, 4/6/26

RR-4028781#

NOTICE OF INITIAL HEARING

REGARDING: PETITION FOR LEAVE

TO FILE COMPLAINT OF FINANCIAL

EXPLOITATION OF VULNERABLE

ADULT

CASE NO. PB2024-001502

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

MICHAEL G HOLT, SR.

WARNING

This is a legal notice; your rights may

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

You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least

7 calendar days before the hearing date

OR you or your attorney must attend

the

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
Roman Villa

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

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

1. Notice is given that Lisa Marie Bays has filed the following:
PETITION FOR ACCEPTANCE OF TRANSFER OF GUARDIANSHIP/ CONSERVATORSHIP FOR AN ADULT FROM ANOTHER STATE TO ARIZONA
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, April 28, 2026 at 10:30 AM

JUDICIAL OFFICER: Judge Kerstin LeMaire
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104
TELEPHONE NO: (602) 506-8245
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbj01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 818 562 090#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 4/1, 4/3, 4/6/26

RR-4028770#

AVISO DE VISTA INICIAL TOCANTE A: FIRST AMENDED PETITION FOR FORMAL PROBATE INTESTATE,

DETERMINATION OF LAWFUL HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
NÚMERO DE CASO PB2025-009103
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES

En el asunto de
Paul Bringas
ADVERTENCIA
Este es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected.
Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, o usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso.

Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:
(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y
(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.

1. Se avisa que Paulyn Bringas ha interpuesto lo siguiente:
First Amended Petition for Formal Probate Intestate, Determination of Lawful Heirs, and Appointment of Personal Representative
2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación:
FECHA: martes, 21 de abril de 2026
HORA: 9:00 AM
FUNCIONARIO JUDICIAL: la juez comisionada Vanessa Smith
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
NUM. DE TELÉFONO: (602) 506-6086
De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado.

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

3. COURT CONNECT y MICROSOFT TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbzmcpbc05 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:
Ir a este enlace: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbzmcpbc05 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: 738 643 491#
Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace:
https://superiorcourt.maricopa.gov/court-connect 4/1, 4/3, 4/6/26

RR-4028769#
NOTICE OF INITIAL HEARING REGARDING: FIRST AMENDED PETITION FOR FORMAL PROBATE INTESTATE, DETERMINATION OF LAWFUL HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-009103
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
Paul Bringas

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

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

1. Notice is given that Paulyn Bringas has filed the following:
First Amended Petition for Formal Probate Intestate, Determination of Lawful Heirs, and Appointment of Personal Representative
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, April 21, 2026 at 9:00 AM
JUDICIAL OFFICER: Commissioner Vanessa Smith
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-6086
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbc05 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 738 643 491#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 4/1, 4/3, 4/6/26

RR-4028768#
NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF A WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-001264
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
HELEN JOSEPHINE HOUSER

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

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

1. Notice is given that FRANCIS X DE ROSA has filed the following:
PETITION FOR FORMAL PROBATE OF A 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, April 22, 2026 at 9:00 AM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschk
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you wish to attend the Initial Hearing virtually, you must request permission from the Court as described in Rule 12(c), Arizona Rules of Probate Procedure
If you have copies of filed documents or proposed form(s) of order, they should be provided to Commissioner Lindsay Kunaschk's division at the location listed above.
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 4/3, 4/6, 4/8/26

RR-4028767#
NOTICE OF INITIAL HEARING REGARDING: AGREEMENT OF ADOPTION AND PETITION FOR DECREE OF ADOPTION OF AN ADULT
CASE NO. PB2026-002028
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JESSE ROMAN

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

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

1. Notice is given that JORGE H VALDIVIESO has filed the following:
AGREEMENT OF ADOPTION AND PETITION FOR DECREE OF ADOPTION OF AN ADULT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, April 23, 2026 at 3:00 PM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschk
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270
If you wish to attend the Initial Hearing virtually, you must request permission from the Court as described in Rule 12(c), Arizona Rules of Probate Procedure
If you have copies of filed documents or proposed form(s) of order, they should be provided to Commissioner Lindsay Kunaschk's division at the location listed above.
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbzmcpbc02 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbzmcpbc02 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect 4/3, 4/6, 4/8/26

RR-4028705#
NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS
CASE NO. PB2026-002129
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ERNEST JAMES ROMERO, JR.

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

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

1. Notice is given that JORGE H VALDIVIESO has filed the following:
AGREEMENT OF ADOPTION AND PETITION FOR DECREE OF ADOPTION OF AN ADULT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, April 23, 2026 at 3:00 PM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschk
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301
TELEPHONE NO: (602) 372-0270
If you wish to attend the Initial Hearing virtually, you must request permission from the Court as described in Rule 12(c), Arizona Rules of Probate Procedure
If you have copies of filed documents or proposed form(s) of order, they should be provided to Commissioner Lindsay Kunaschk's division at the location listed above.
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

WARNING

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

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

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

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

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

1. Notice is given that FELICIA ORONA has filed the following:

PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS

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

DATE and TIME: Monday, April 27, 2026 at 9:45 AM

JUDICIAL OFFICER: Judge Geoffrey Fish

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 103

TELEPHONE NO: (602) 372-1771

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) 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#: 931 057 228#

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

4/3, 4/6, 4/8/26

RR-4028644#

NOTICE OF HEARING

CASE NO. PB2026-001237

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

In Re the Matter of the Conservatorship

of: IZABELLE BURGUENO, 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. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions:

At least 30 minutes before the time of the hearing, call the assigned Judicial Officer's division at the phone number listed below and request instructions on how to appear electronically at the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

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

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

The court has set a hearing regarding the Petition for Permanent Appointment of Conservator as well as the Petition for Authority to Compromise, to Invest Funds, and to Waive Accounting filed by Veronica Burgueno. The hearing will be held on May 14, 2026 at 9:30 a.m.

The hearing will be held virtually using the link tinyurl.com/jbzmcpbj03 on a camera-enabled computer, smartphone, or tablet device, through Court Connect as described on the enclosed Notice of Hearing issued by the Probate Court Administration before the Honorable Jeffrey Altieri. For further information or explanation contact Matthew S. Collins, attorney for the Petitioner at 602-788-7227

Dated and signed this 27th day of March 2026.

/s/ Matthew S. Collins
MATTHEW S. COLLINS
Attorney for Petitioner

4/3, 4/6, 4/8/26

RR-4028642#

NOTICE TO CREDITORS

NO. PB2026-002061

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: JERRE CRAIG LEATHERS,

Deceased.

NOTICE IS HEREBY GIVEN that PATCHARANEE UTAMA WOOTTIKUMJORN has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative c/o Emily J. Styskal, LAW OFFICES OF EMILY J. STYSKAL, PLLC 3333 N. Hayden Road, Suite 5, Scottsdale, Arizona 85251. DATED this 26th day of March, 2026.

LAW OFFICES OF EMILY J. STYSKAL, PLLC
By: /s/Emily J. Styskal
Attorney for Personal Representative

4/3, 4/10, 4/17/26

RR-4028636#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR ADJUDICATION OF

INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2026-002058

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

NASSER CHIDIAC

WARNING

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

You are not required to attend this

hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice.

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

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

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

1. Notice is given that NAJI CHIDIAC has filed the following:

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

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

DATE and TIME: Wednesday, May 6, 2026 at 9:45 AM

JUDICIAL OFFICER: Judge Andrew Russell

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

TELEPHONE NO: (602) 372-0382

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj04](https://www.tinyurl.com/jbzmcpbj04) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj04](https://www.tinyurl.com/jbzmcpbj04) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 885 933 309#

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

4/3, 4/6, 4/8/26

RR-4028580#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ACCOUNTING AND SURCHARGE

CASE NO. PB2025-009863

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

CECILIA GREENBERG REVOCABLE TRUST AGREEMENT

WARNING

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

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

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

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

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

1. Notice is given that WENDY STEINBERG; SHARON GRYNBERG has filed the following:

PETITION FOR ACCOUNTING AND SURCHARGE

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

DATE and TIME: Friday, April 10, 2026 at 1:30 PM

JUDICIAL OFFICER: Commissioner Vanessa Smith

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

TELEPHONE NO: (602) 506-6086

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj05](https://www.tinyurl.com/jbzmcpbj05) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj05](https://www.tinyurl.com/jbzmcpbj05) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 738 643 491#

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

4/1, 4/3, 4/6/26

RR-4028473#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL

CASE NUMBER: PB2026-001661

SUPERIOR COURT OF ARIZONA

MARICOPA COUNTY

In the Matter of the Estate of

Michael Joe McMinn, deceased

NOTICE IS GIVEN THAT:

1. **PERSONAL REPRESENTATIVE:** Susan M. McMinn has been appointed Personal Representative of this Estate on March 25, 2026.

Address: 3862 S 183rd Dr, Goodyear, AZ 85338

2. **DEADLINE TO MAKE CLAIMS.** All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred.

3. **NOTICE OF CLAIMS:** Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 3862 S 183rd Dr, Goodyear, AZ 85338.

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: 25 March 2026

/s/Susan M McMinn
Personal Representative

4/3, 4/10, 4/17/26

RR-4028426#

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

Superior Court Of Arizona In Maricopa County Issued And Filed: 3/12/2026 Probate Court Administration In the Matter of Juanita Howard Case No. PB2026-001181 Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Larry Phillips 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: Thursday, April 16, 2026 at 10:30 AM

Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207

Telephone No: (602) 506-3381 A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams if you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/1, 4/3, 4/6/26

4. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Thursday, April 16, 2026 at 10:30 AM

Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207

Telephone No: (602) 506-3381 A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams if you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/1, 4/3, 4/6/26

5. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Thursday, April 16, 2026 at 10:30 AM

Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207

Telephone No: (602) 506-3381 A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams if you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/1, 4/3, 4/6/26

6. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Thursday, April 16, 2026 at 10:30 AM

Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207

Telephone No: (602) 506-3381 A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams if you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbzmcpbj03](https://www.tinyurl.com/jbzmcpbj03) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 4/1, 4/3, 4/6/26

7. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Thursday, April 16, 2026 at 10:30 AM

Judicial Officer: Commissioner Jeffrey Altieri Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 207

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simply by typing [tinyurl.com/jbazzmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 880 692 825 # For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect/4/1,4/3,4/6/26>

RR-4028392#

NOTICE OF INITIAL HEARING REGARDING: **PETITION FOR PERMANENT APPOINTMENT OF CONSERVATOR FOR AN ADULT CASE NO. PB2026-002189** SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of BETTE ANN BLAIR

WARNING

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

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

1. Notice is given that BRIAN K. BLAIR has filed the following: **PETITION FOR PERMANENT APPOINTMENT OF CONSERVATOR FOR AN ADULT**

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

DATE AND TIME: FRIDAY, MAY 8, 2026 AT 9:00 AM
JUDICIAL OFFICER: COMMISSIONER JEFFREY ALTIERI

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

TELEPHONE NO: (602) 506-3381
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app)

pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 880 692 825#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect/4/1,4/3,4/6/26>

RR-4028270#

NOTICE OF INITIAL HEARING REGARDING: **VERIFIED PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR OF AN ADULT CASE NO. PB2026-002179** SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of MARK NOWICKI

WARNING

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

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

1. Notice is given that JOHN NOWICKI has filed the following: **VERIFIED PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR OF AN ADULT**

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

DATE AND TIME: MONDAY, MAY 11, 2026 AT 10:00 AM
JUDICIAL OFFICER: COMMISSIONER VANESSA SMITH

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

TELEPHONE NO: (602) 506-6086

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

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect/4/1,4/3,4/6/26>

RR-4028265#

Notice Of Initial Hearing Regarding: Petition For Confirmation Of Sale Of Real Property/Gloria Roberts Superior Court Of Arizona In Maricopa County Issued And Filed: 3/23/2026 Probate Court Administration In the Matter of Gloria Roberts Case No. PB2024-051025 Notice Of Initial Hearing Regarding: Petition For Confirmation Of Sale Of Real Property Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that Gail Wheeler has filed the following: **PETITION FOR CONFIRMATION OF SALE OF REAL PROPERTY 2. COURT HEARING:** An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Tuesday, April 21, 2026 at 9:30 AM

Judicial Officer: Commissioner Vanessa Smith Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 303 Telephone No: (602) 506-6086 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 4 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. Request To Confirm / Approve Sale Of Real Property. The Petition requests that the Court confirm (approve) the sale of real property. Pursuant to Rule 16(d)(1), Arizona Rules of Probate procedure, the following information is provided: A. The name and telephone number of the petitioner or the petitioner's attorney are as follows: Name: Emily Benisek Phone: (602) 679-3956 B. As set forth in the Petition, the proposed sales price of the real property is: Proposed Sales Price: \$183,000.00 C. At the initial hearing, the Court may consider other bids. 4. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using

either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect/4/1,4/3,4/6/26>

RR-4028004#

NOTICE OF INITIAL HEARING REGARDING: **PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2025-003788** SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of CRESS PAGE

WARNING

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

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

1. Notice is given that ASPEN GROVE FIDUCIARY SERVICES, LLC has filed the following: **PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE**

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

DATE AND TIME: Tuesday, April 14, 2026 at 11:00 AM
JUDICIAL OFFICER: Commissioner Lindsay Kunaschk

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 party has a constitutional right to trial by jury.

Unless the above-named Judicial Officer orders otherwise, the Petitioner (an, if the Petitioner is represented, the Petitioner's attorney) is not required to attend the Initial Hearing. Any interested person who does not oppose the relief requested in the Petition is likewise not required to attend the Initial Hearing. However, any interested person who opposes the relief requested in the Petitioner must EITHER file with the court a written response at least seven (7) calendar days before the Initial Hearing date OR the interested person or the interested person's attorney must attend the Initial Hearing EITHER in person by going to the courtroom described above at the time of the Initial Hearing OR virtually use Court Connect as described in Section 3 below. Any interested person who plans

on attending the Initial Hearing virtually should call the assigned Judicial Officer's division at the telephone number listed above a few minutes before the time set for the Initial Hearing.

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 454 344 082#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect/3/30,4/1,4/3/26>

RR-4027919#

NOTICE OF INITIAL HEARING REGARDING: **PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASE NO. PB2026-000219** SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of WILLIAM ROGER HAMILTON

WARNING

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

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

1. Notice is given that WILLIAM HAMILTON JR 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: Thursday, April 23, 2026 at 10:15 AM
JUDICIAL OFFICER: Judge Paula Williams

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

COURTROOM 108
TELEPHONE NO: (602) 372-3194
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbc01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 465 286 133#

For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
3/30, 4/1, 4/3/26

RR-4027916#

Notice of Initial Hearing Regarding: Petition To Release Restricted Funds, Approve Final Account, Discharge Personal Representative And Exonerate The Bond/Shigeko Dziadul

Superior Court Of Arizona In Maricopa County Issued And Filed: 3/20/2026 Probate Court Administration In the Matter of Shigeko Dziadul Case No. PB2023-070131 Notice Of Initial Hearing Regarding: Petition To Release Restricted Funds, Approve Final Account, Discharge Personal Representative And Exonerate The Bond Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Bryan Depauw has filed the following: Petition To Release Restricted Funds, Approve Final Account, Discharge Personal Representative And Exonerate The Bond 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Thursday, April 30, 2026 at 10:00 AM Judicial Officer: Judge Andrew Russell Place: 125 W. Washington Street, Phoenix,

AZ 85003 - Courtroom 202 Telephone No: (602) 372-0382 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-pbj04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbj04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
4/1, 4/3, 4/8/26

RR-4027340#

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

CASE NO. PB2026-002010
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ESTHER GARCIA

WARNING
This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition 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 ALFRED GARCIA, JR. has filed the following:
PETITION FOR LEAVE TO FILE COMPLAINT UNDER A.R.S. §46-456
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, May 4, 2026 at 9:45 AM
JUDICIAL OFFICER: Judge Andrew Russell
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 202
TELEPHONE NO: (602) 372-0382
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any

controverted question of fact arises as to which any party has a constitutional right to trial by jury.

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

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

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing [tinyurl.com/jbazzmc-pbj04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 885 933 309#
For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>
3/30, 4/1, 4/3/26

RR-4027253#

NOTICE TO CREDITORS IN TRUST ADMINISTRATION NOT SUBJECT TO CONTINUING JUDICIAL SUPERVISION PURSUANT TO A.R.S. § 14-10604A

In the Matter of the Trust and Estate of VIRGINIA J. GREGG, Deceased.

NOTICE IS HEREBY GIVEN THAT R. Douglas Bonnette has been appointed Successor Trustee of this Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against the Trust or Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Bernard M. Rethore, Esq., Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.
DATED this 19th day of March, 2026.

/s/R. Douglas Bonnette, Successor Trustee by
c/o Pfarr & Rethore, PC
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018
By: /s/Bernard M Rethore, Esq.
PFARR & ETHORE, P.C.
5070 N. 40th Street, Ste. 230
Phoenix, Arizona 85018
(602) 424-5547
Attorneys for Trustee and Personal Representative
3/27, 4/3, 4/10/26

RR-4026745#

NOTICE TO CREDITORS No. PB 2026-001275 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: RENEE BETH TOWNSEND, Deceased.

NOTICE IS GIVEN THAT MARNA LEE RILEY has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within

four (4) months after the date of the first publication of this notice or the claim 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.

Marna Lee Riley
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this March 23, 2026.

/s/Kira E. Darragh
Attorney for Personal Representative
3/27, 4/3, 4/10/26

RR-4026726#

PUBLISHED NOTICE TO CREDITORS NO. PB2026-001427 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: JAMES DAVID LOGAN, (aka James D. Logan) Deceased.

Pursuant to Arizona Revised Statutes sections 14-3801(A) and -3803(A); NOTICE HEREBY IS GIVEN that Deon M. Phillips has been appointed as the personal representative of the Estate of James David Logan, deceased. Creditors must present their claims within four (4) months after the publication of this Published Notice to Creditors or such 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 DECONCINI MCDONALD YETWIN & LACY, P.C., Barron & Associates, PC of Counsel, 7310 North 16th Street, Suite 205, Phoenix, Arizona 85020.
DATED this 23rd day of March, 2026.

DECONCINI MCDONALD YETWIN & LACY, P.C.
BARRON & ASSOCIATES, PC, Of Counsel
By: /s/John H. Barron III
Lisa J. Bowey
Attorneys for Deon M. Phillips,
Personal Representative
3/27, 4/3, 4/10/26

RR-4026720#

NOTICE TO CREDITORS

In the Matter of the Estate of: IRENE ANNE HYEK, deceased
NOTICE IS HEREBY GIVEN THAT IRENE ANNE HYEK died on March 7, 2026. No probate of Decedent's estate is anticipated. ANN LaCASSE has been appointed Trustee of the IRENE A. HYEK TRUST. In accordance with A.R.S. § 14-6103, all persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or within sixty days after the mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented to the Trustee, c/o BRADLEY & LESUEUR, P.C., 14301 N. 87th Street, Suite 208, Scottsdale, AZ 85260.
DATED this 20th day of March 2026.

ANN LaCASSE, Trustee
By: /s/J. Leon LeSueur
Attorney for Trustee
14301 North 87th Street, Suite 208
Scottsdale, Arizona 85260
Leon@BLSAZLaw.com
(480) 584-3517
3/27, 4/3, 4/10/26

RR-4026701#

NOTICE TO CREDITORS NO. PB2026-001286 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of JERRY J. REAVES, Deceased.

NOTICE IS GIVEN that: Linda Yaddow has been appointed as Personal Representative of the Estate. Claims against the Estate must be presented within four months after the published notice or within sixty days after mailing or delivery of this Notice to Creditors by Mail, if later, or be forever barred. Claims against the Estate may be presented by delivering or mailing a

written statement of the claim to Linda Yaddow, c/o Kerri Jamison Brutto, 2266 S. Dobson Rd., Ste. 200, Mesa, AZ 85202.
DATED 3/23/2026.

By: /s/Kerri Jamison Brutto
Counsel for Personal Representative
3/27, 4/3, 4/10/26

RR-4026556#

NOTICE TO CREDITORS CASE NO. PB2025-009117 (For Publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of: GLORIA E. TAYLOR, Deceased.

NOTICE IS HEREBY GIVEN THAT THOMAS A. ALVIS and DEE ANN ALVIS have been appointed as Co-Personal Representatives of this Estate. All persons having claims against this Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, c/o Caleb S. Lihn, Esq. at Lihn Law Group, PLLC, 16165 North 83rd Avenue, Suite 120, Peoria, AZ 85382.
RESPECTFULLY SUBMITTED this 19th day of March, 2026.

LIHN LAW GROUP, PLLC
By: /s/Rachael Mitchell
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
Milca Altamirano, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, Arizona 85382
Attorneys for Personal Representative
3/27, 4/3, 4/10/26

RR-4026515#

NOTICE TO CREDITORS CASE NO. PB2026-001702 (For Publication) IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of JAMES PADDOCK, Deceased.

NOTICE IS GIVEN THAT:
1. Evelyn Paddock was appointed personal representative of this Estate on March 11, 2026.
2. Claims against the estate are required to be presented within four (4) months after the date of the first publication of this notice or the claims will be forever barred. A.R.S. §§ 14-3801(A) and 14-3803(A)(2).
3. Claims against the estate must be presented by delivering or mailing a written statement of the claim to the personal representative:
4. The contact information of the Personal Representative is as follows:
Evelyn Paddock
c/o Kelsi T. Lane, Esq.
FRAZER, RYAN, GOLDBERG & ARNOLD, LLP
1850 N. Central Ave., Suite 1800
Phoenix, AZ 85004
Phone: (602) 277-2010
Email: E-Docs@frgalaw.com
DATED this 23rd day of March, 2026.

/s/Kelsi T. Lane, Esq.
Attorneys for Evelyn Paddock
3/27, 4/3, 4/10/26

RR-4026514#

NOTICE TO CREDITORS PB2026-001894 (For Publication) Estate of Elizabeth Jean Olejar

NOTICE IS HEREBY GIVEN THAT John Michael Downend is the Personal Representative of the Estate of Elizabeth Jean Olejar who died on November 20, 2025.

All persons having claims against Elizabeth Jean Olejar and/or 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 pursuant to A.R.S. § 14-6103. Claims must be presented by delivering or mailing a written statement of the claim to Fountain Hills Law Firm, PO Box 19565, Fountain Hills, AZ 85269.
DATED this March 23, 2026.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

FOUNTAIN HILLS LAW FIRM
/s/Tait D. Elkje
Tait D. Elkje
Counsel for Personal Representative
3/27, 4/3, 4/10/26

RR-4026433#

NOTICE TO CREDITORS
CASE NO. PB2026-001631
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of
ROBERT MAYO,

Deceased.
NOTICE IS HEREBY GIVEN THAT
STANTON MAYO 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 filing them with the
Court and delivering or mailing a written
statement of the claim to the Personal
Representative at the following address:
Stanton Mayo 18994 W. Sierra Street
Surprise, AZ 85388
DATED this 22ND Day of March 22,
2026.

/s/Stanton Mayo
Stanton Mayo, Personal Representative
3/27, 4/3, 4/10/26

RR-4026377#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2026-001700
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
GARY C. WALDIE,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:
1. DAVID WALDIE has been appointed
as Personal Representative of the Estate.
2. Claims against the Estate must be
presented within four (4) months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to
David Waldie,
c/o Brent M. Gunderson
Gunderson Law Group, P.C.
1400 East Southern Avenue, Suite 850
Tempe, AZ 85282.

DATED this 20th day of March, 2026.
GUNDERSON LAW GROUP, P.C.
By: /s/Brent M. Gunderson
Adam Gunderson
Counsel for Personal Representative
3/27, 4/3, 4/10/26

RR-4026287#

NOTICE OF CREDITORS
(for Publication)

In the Matter of the Administration of:
GOSTELE FAMILY TRUST dated
January 28, 2025, and any amendments
thereto.
Carol Ellen Ninow Gostele, deceased.
NOTICE IS HEREBY GIVEN to all
creditors of the Estate that:
1. Carol Ellen Ninow Gostele is
deceased, and that Jeff Gostele and
Kallie Fields are the Co-Successor
Trustees of the GOSTELE FAMILY
TRUST dated January 28, 2025, and any
amendments thereto.
2. Claims against the Estate of Carol
Ellen Ninow Gostele or the GOSTELE
FAMILY TRUST dated January 28, 2025,
and any amendments thereto, must be
presented within four (4) months after the
date of the first publication of this notice
or be forever barred.
3. Claims must be presented by
delivering or mailing a written statement
of the claim to the Co-Successor Trustees
at:
Jeff Gostele and Kallie Fields,
Co-Successor Trustees
c/o Austin Matheny, Esq.
Dynasty Law PLLC
4100 S. Lindsay Rd, Suite 110
Gilbert, AZ 85297
3/27, 4/3, 4/10/26

RR-4026052#

NOTICE TO CREDITORS
NO. PB2026001522

(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of
Fusako McBee
Date of Birth: 01/05/1938

Deceased.
Notice is given that Anthony McBee
was appointed Personal Representative
of this Estate. All persons having
claims against the estate are required
to present their claims within four
(4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing a
written statement of the claim to the
Personal Representative, care of DOUG
NEWBORN LAW FIRM, PLLC, at 7315
N. Oracle Road, Suite 230, Tucson, AZ
85704.

DATED: March 20, 2026
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
3/27, 4/3, 4/10/26

RR-4026018#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2026-000828
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
EMILY TERCERO SERRANO,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:
1. Robert Joseph Ybarra has been
appointed as Personal Representative
of the Estate.
2. Claims against the Estate must be
presented within four months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to Robert
Joseph Ybarra, care of Rilus M. Dana of
DANA AND ASSOCIATES, LLC, 2509
S. Power Road, Suite #207, Mesa, AZ
85209.

DATED this 19th day of March, 2026.
DIANA AND ASSOCIATES, LLC
By: /s/RILUS M. DANA
Trustee
2509 S. Power Road, Suite #207
Mesa, AZ 85209
Counsel for Personal Representative
3/27, 4/3, 4/10/26

RR-4026011#

NOTICE TO CREDITORS
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of
The Greene Family Trust Living Trust
Dated January 4, 1999

NOTICE IS GIVEN THAT CERTIFIED
FIDUCIARY SERVICES, INC., is the
Successor Trustee of THE GREENE
FAMILY TRUST LIVING TRUST
DATED JANUARY 4, 1999. All persons
having claims against the Trust Estate
are required to present their claim
within four (4) months after the date of
the publication of this Notice or their
claims are forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to
the Successor Trustee, CERTIFIED
FIDUCIARY SERVICES, INC., 9051 W.
Kelton Lane, #7, Peoria, Arizona 85382.
DATED this 16th Day of March, 2026.

CERTIFIED FIDUCIARY SERVICES,
INC.
By: /s/GWEN KEMNITZ
GWEN KEMNITZ, (FLN 21038), on
behalf of Certified Fiduciary Services,
Inc., License No. 20373, Successor
Trustee
3/20, 3/27, 4/3/26

RR-4024895#

NOTICE TO CREDITORS
(for publication)

In the Matter of the
MARISA A. BENADUCI TRUST
ESTABLISHED U/T/A DATED
SEPTEMBER 20, 2022, AS AMENDED
NOTICE IS HEREBY GIVEN pursuant
to A.R.S. §§ 14-6103 and 14-3801A that
Amanda Martignetti is the Trustee of
the above-referenced Trust created by
Marisa A. Benaduci, who is deceased,

as Trustor and Trustee (the "Trust"). All
persons having claims against Marisa A.
Benaduci or the Trust must present their
claims within four months after the date
of the first publication of this Notice, or
the claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim to
the Trustee, c/o Maynard Cronin Erickson
& Curran, P.L.C., Attn: Daniel G. Cronin,
Esq., 3200 North Central Avenue, Suite
1800, Phoenix, Arizona 85012.

DATED this 16 day of March, 2026.
/s/Amanda Martignetti, Trustee
TAHIRI LESTER
Notary Public - State of South Carolina
My Commission Expires February 3,
2032
3/20, 3/27, 4/3/26

RR-4024893#

NOTICE TO CREDITORS
(A.R.S. § 14-6103)

In the Matter of
THE OLGIN FAMILY TRUST U/T/A
DATED JUNE 27, 2003, AS AMENDED
and
GERALD OLGIN,

Deceased.
NOTICE IS HEREBY GIVEN THAT
GERALD OLGIN passed away on
February 20, 2026. It is not anticipated
that a Personal Representative for the
Estate of GERALD OLGIN (the
"Estate") will be appointed; however, if a
Personal Representative is appointed,
any claims against the Estate may be
submitted to the Trustee as indicated
below. All persons having claims against
THE OLGIN FAMILY TRUST U/T/A dated
June 27, 2003, as amended (the "Trust"),
or the Estate, are required to present
their claims within four (4) months after
the date of the first publication of this
notice or their claims will be forever
barred pursuant to A.R.S. § 14-6103.
Claims must be presented by delivering
or mailing a written statement of the
claim to MARILYN E. OLGIN, Trustee
of the Trust, at 4555 E. Mayo Blvd., Apt.
4331, Phoenix, Arizona 85050 or to
STEVEN B. OLGIN, Trustee of the Trust,
at 14 E. Kincaid Drive, West Windsor,
NJ 08550.
DATED this 13th day of March, 2026.

/s/Marilyn Olgin
MARILYN E. OLGIN
Trustee
/s/Steven B. Olgin
STEVEN B. OLGIN
Trustee
PLATTNER, SCHNEIDMAN &
SCHNEIDER, P.C.
By: /s/Gregory W. MacNabb
Gregory W. MacNabb
9141 East Hidden Spur Trail
Scottsdale, Arizona 85255
602-274-7955
Attorneys for the Trustee, Marilyn E.
Olgin and Steven B. Olgin
3/20, 3/27, 4/3/26

RR-4024887#

**NOTICE TO CREDITORS FOR
PUBLICATION**
The Gary Videtic Trust dated October 11,
2024 (the "Trust")
NOTICE IS GIVEN to all creditors of the
Trust that:
1. BRIAN JOSEPH VIDETIC is serving
as Successor Trustee of the Trust.
2. All persons having claims against the
Trust are required to present their claims
within four (4) months after the date of
the first publication of this notice or the
claims will be forever barred.
3. Claims against the Trust may be
presented by delivering or mailing a
written statement of the claim to:
ANDERSEN PLLC
c/o Marshall F. Greggerson
Brian Joseph Videtic
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED March 16, 2026

ANDERSEN PLLC
By: /s/Marshall F. Greggerson
Attorneys for Brian Joseph Videtic,
Successor Trustee
3/20, 3/27, 4/3/26

RR-4024885#

NOTICE TO CREDITORS
(A.R.S. § 14-6103)

In the Matter of the
EDWIN L. FOUTZ AND JACQUELINE B.
FOUTZ FAMILY TRUST U/T/A DATED
NOVEMBER 16, 1984, AS AMENDED

and
JACQUELINE B. FOUTZ,
Deceased.
NOTICE IS HEREBY GIVEN THAT
JACQUELINE B. FOUTZ passed
away on November 30, 2025. It
is not anticipated that a Personal
Representative for the Estate of
JACQUELINE B. FOUTZ (the "Estate")
will be appointed; however, if a Personal
Representative is appointed, any claims
against the Estate may be submitted to
the co-Trustee as indicated below.
All persons having claims against the
EDWIN L. FOUTZ AND JACQUELINE
B. FOUTZ FAMILY TRUST U/T/A dated
November 16, 1984, as amended (the
"Trust"), or the Estate are required to
present their claims within four (4)
months after the date of the first
publication of this notice or their claims
will be forever barred pursuant to A.R.S.
§ 14-6103. Claims must be presented by
delivering or mailing a written statement
of the claim to EDWIN L. FOUTZ,
co-Trustee of the Trust, at c/o 9141 E.
Hidden Spur Trail, Scottsdale, Arizona
85255.
DATED this 16th day of March, 2026.

/s/Edwin L. Foutz
EDWIN L. FOUTZ
c/o 9141 Hidden Spur Trail
Scottsdale, AZ 85255
co-Trustee

PLATTNER, SCHNEIDMAN &
SCHNEIDER, P.C.
By: /s/Eleni Hauptman
Eleni Hauptman
9141 East Hidden Spur Trail
Scottsdale, Arizona 85255
602-274-7955
Attorneys for the co-Trustee,
Edwin L. Foutz
3/20, 3/27, 4/3/26

RR-4024350#

NOTICE TO CREDITORS
In the Matter of the Estate of:
ELIZABETH ANDERSON, deceased
NOTICE IS HEREBY GIVEN THAT
ELIZABETH ANDERSON died
on June 12, 2025. No probate of
Decedent's estate is anticipated. Mary
B. Hess has been appointed Trustee
of the ANDERSON FAMILY TRUST.
In accordance with A.R.S. § 14-6103, all
persons having claims against the estate
are required to present their claims within
four months after the date of the first
publication of this notice or within sixty
days after the mailing or delivery of this
notice, whichever is later, or the claims
will be forever barred. Claims must be
presented to the Trustee, c/o BRADLEY
& LESUEUR, P.C., 14301 N. 87th Street,
Suite 208, Scottsdale, AZ 85260.
DATED this 13th day of March, 2026.

Mary B. Hess, Trustee
By: /s/J. Leon LeSueur
Attorney for Trustee
14301 North 87th Street, Suite 208
Scottsdale, Arizona 85260
Leon@BSAZLaw.com
(480) 584-3517

3/20, 3/27, 4/3/26

RR-4024349#

NOTICE TO CREDITORS
(for Publication)

NOTICE IS HEREBY GIVEN THAT
JANET ROSE WOJTAK has accepted
appointment as sole Successor Trustee
of THE DURKIT FAMILY TRUST dated
July 3, 1992, as Amended ("Trust"),
BONNIE D. DURKIT ("Decedent") died
on February 19, 2026. All persons having
claims against the Decedent or against
the Trust are required to present their
claims within four months after the date
of the first publication of this notice or
the claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim
to the Successor Trustee at the following
address:
Janet Rose Wojtak, Successor Trustee
The Durkit Family Trust dated July 3,
1992, as Amended
c/o John B. Even, Esq.
Schmitt Schneck Even & Williams, P.C.
1221 East Osborn Road, Suite 105
Phoenix, Arizona 85014
DATED this 13th day of March, 2026.

THE DURKIT FAMILY TRUST, dated July
3, 1992, as Amended
By: /s/JANET ROSE WOJTAK
Its Successor Trustee
3/20, 3/27, 4/3/26

RR-4024344#

**NOTICE TO CREDITORS BY
PUBLICATION OF DEATH OF
SETTLOR**

THE SCARDACI TRUST DATED
MARCH 20, 2008
NOTICE IS GIVEN to all creditors of THE
SCARDACI TRUST DATED MARCH 20,
2008:

1. SALVATORE A. SCARDACI, the
Trustor of THE SCARDACI TRUST
DATED MARCH 20, 2008, died on
November 24, 2025.
2. JOSEPH SCARDACI is the successor
Trustee of THE SCARDACI TRUST
DATED MARCH 20, 2008. This Trust
cannot be irrevocable on the death of
Salvatore A. Scardaci.
3. All persons having claims against THE
SCARDACI TRUST DATED MARCH 20,
2008, 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. (See A.R.S.
§ 14-3803 and A.R.S. § 14-6103)
4. Claims against THE SCARDACI
TRUST DATED MARCH 20, 2008, may
be presented by delivering or mailing a
written statement of the claim to JOSEPH
SCARDACI, Trustee, care of Steven
Jackson, Steven M. Jackson Law Group,
LLC, 20860 N. Tatum Blvd., Suite 300,
Phoenix, AZ 85050.
DATED this 2 day of February, 2026.
STEVEN M. JACKSON LAW GROUP,
LLC
By: /s/STEVEN M. JACKSON
20860 N. Tatum Blvd., Suite 300
Phoenix, AZ 85050
Counsel for Trustee Joseph Scardaci
(480) 994-5000

3/20, 3/27, 4/3/26

RR-4024343#

**NOTICE TO CREDITORS OF
APPOINTMENT OF PERSONAL
REPRESENTATIVE**
PB2025-009428

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

In re Estate of MARYETTA MAY ROSE,
Deceased
NOTICE IS GIVEN THAT COVENTRY,
VERNON, & ROBERTS LLC, LIC.
#20470 has been appointed as Personal
Representative for the ESTATE OF
MARYETTA MAY ROSE on February 10,
2026.

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
claim 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 Stacey L. Johnson, Esq.,
Stacey L. Johnson, PLLC, 20325
N. 51st Avenue, Suite 134, Glendale,
AZ 85308, attorneys for the Personal
Representative.
3/20, 3/27, 4/3/26

RR-4024341#

**NOTICE TO CREDITORS BY
PUBLICATION**

Pursuant to Arizona Revised Statutes
§14-6103, NOTICE IS GIVEN to
all creditors of the YVONNE L.
FEDDERSON REVOCABLE TRUST
DATED OCTOBER 10, 2018 (the "Trust")
that:

1. The Grantor of the Trust, YVONNE L.
FEDDERSON, is deceased.
2. SARA O'MEARA is currently serving
as Trustee of the Trust.
3. Claims against the Trust must be
presented within four months after the
date of the first publication of this notice
or be forever barred, as prescribed in
Arizona Revised Statutes §14-3801.
4. Claims against the Trust may be
presented by delivering or mailing a
written statement of the claim to SARA
O'MEARA, c/o Benjamin J. Kelly of
Husch Blackwell, LLP, 5060 N. 40th
Street, Suite 250, Phoenix, AZ 85018.
DATED March 11, 2026

/s/Benjamin J. Kelly, Esq.
HUSCH BLACKWELL, LLP
5060 N. 40th Street, Suite 250
Phoenix, Arizona 85018
Attorney for Sara O'Meara, Trustee
3/20, 3/27, 4/3/26

RR-4024344#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE TO CREDITORS
PURSUANT TO A.R.S. §14-6103
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the:
THE BETTY JANE JOHNSON
REVOCABLE TRUST dated May 18,
2007

Betty Jane Johnson, Deceased.
NOTICE IS HEREBY GIVEN that Betty
Jane Johnson, Trustor of THE BETTY
JANE JOHNSON REVOCABLE
TRUST, dated May 18, 2007, passed
away on February 22, 2026. FRANK A.
JOHNSON, JR. is the acting Trustee of
the Trust.

All persons having claims against the
Trust Estate that arose prior to the
Trustor's death are required to present
their claims within four months after
the date of the first publication of this notice,
as prescribed in A.R.S. §14-3801(A),
or claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim
to the Trustees at the address listed
below:

Frank A. Johnson, Jr.
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this March 16, 2026.

/s/Kira E. Darragh
Attorney for Trustee

3/20, 3/27, 4/3/26

RR-4024247#

NOTICE TO CREDITORS
(INTESTATE ESTATE)
NO. PB2026-001605
SUPERIOR COURT OF THE STATE OF
ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
MICHAEL R. BRAZNER, also known
as MICHAEL BRAZNER, also known
as MICHAEL RAY BRAZNER,

Deceased.
NOTICE IS HEREBY GIVEN that the
undersigned has been appointed
Personal Representative of this Estate.
All persons having claims against the
Estate are required to present their
claims within four (4) months after
the date of the first publication of this
Notice or the claims will be forever
barred. Claims must be presented to the
undersigned Personal Representative
at the office of Zachary W. Graham,
Attorney at Law, 5225 North Central Ave,
Suite 109, Phoenix, Arizona 85012.
DATED this 25 day of February, 2026.

/s/TAFT BRAZNER
Personal Representative
6515 Valley Road
La Plata, MD 20646

3/20, 3/27, 4/3/26

RR-4024243#

NOTICE TO CREDITORS
CASE NO: PB2026-001711
(For Publication)
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:
DOUGLAS MARK KREIDER,

Deceased
Notice is given that CELESTE
OLMSTEAD was appointed Personal
Representative of this estate. All persons
having claims against the estate are
required to present their claims within
(4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at Copper
Canyon Law, LLC, 1 West Main Street,
Mesa, AZ 85201.
DATED This 16th day of March, 2026

COPPER CANYON LAW LLC
/s/Brian Fillmore
Stephen Rogers
Attorneys for Personal Representative

3/20, 3/27, 4/3/26

RR-4024240#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2025-009465
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
STEPHEN MICHAEL FISHER,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:

1. V. Lois Fisher has been appointed as
Personal Representative of the Estate.
2. Claims against the Estate must be
presented within four months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to V. Lois
Fisher care of Samuel Dampf, Denton
Peterson Dunn, PLLC, 1930 N. Arboleda,
Suite 200, Mesa, AZ 85213.
DATED this 16 day of March, 2026.

DENTON PETERSON DUNN, PLLC
/s/Samuel Dampf
Counsel for Personal Representative
3/20, 3/27, 4/3/26

RR-4024239#

NOTICE TO CREDITORS
NO. PB2024-003931
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
Shirley J. Schaub,

Deceased.
NOTICE IS HEREBY GIVEN that the
undersigned has been appointed
Personal Representative of this estate.
All persons having claims against the
estate are required to present their
claims within four months after the date
of the first publication of this notice or
the claims will be forever barred. Claims
must be presented to the undersigned
Personal Representative, Michael
Schaub, at the address below.
DATED this 5 day of March, 2026.

/s/Michael Schaub,
Petitioner Pro Se

3/20, 3/27, 4/3/26

RR-4024229#

NOTICE TO CREDITORS
CASE NO.: PB2025-009976
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
Gale Lee Lester,

Deceased.
1. PERSONAL REPRESENTATIVE. David
Earle Payne, Jr. was appointed
Personal Representative of this Estate
on March 13, 2026.
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: David Earle
Payne, Jr. C/O CURTIS & REISSNER,
PLLC 3030 N Central Ave, Ste 1107
Phoenix, AZ 85012
DATED this March 16, 2026.

Curtis & Reissner, PLLC
/s/Joel N. Reissner, Esq.
Attorney for Personal Representative(s)
3/20, 3/27, 4/3/26

RR-4024137#

NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-001177
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
Chester Lee Beech
deceased

NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE:
Rachel Elaine Beech has been appointed
Personal Representative of this Estate
on February 23, 2026.
Address: 4913 W. Saguardo Dr., Glendale,
AZ 85304

2. DEADLINE TO MAKE CLAIMS. All
persons having claims against the Estate
are required to present their claims within
four months after the date of the first
publication of this Notice or the claims
will be forever barred.

3. NOTICE OF CLAIMS: Claims must
be presented by delivering or mailing

a written statement of the claim to the
Personal Representative at 4913 W.
Saguardo Dr., Glendale, AZ 85304
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: March 16, 2026
/s/Rachel Elaine Beech
Personal Representative
3/20, 3/27, 4/3/26

RR-4024099#

Notice To Creditors/The Helen Yvonne
Baker Revocable Living Trust, Dated
August 30, 2018
Copper Wren Law 1234 S. Power Road,
Suite 151 Mesa, Arizona 85206 Phone:
(602) 679-3956 Fax: (480) 418-4493
Email: Courts@CopperWrenLaw.com
Emily Benisek, AZ #041089 Attorney for
Trustee The State Of Arizona County
Of Maricopa In the Matter of: The Helen
Yvonne Baker Revocable Living Trust,
Dated August 30, 2018, a Trust Notice
To Creditors Notice is given that Anthony
Baker was appointed Successor Trustee
of this Trust. All persons having claims
against the Trust must present their
claims within 4 months after the date
of the first publication of this notice or
the claims will be barred. Claims must
be presented by delivering or mailing
a written statement of the claim to
Successor Trustee at: Copper Wren
Law Attn: Emily Benisek 1234 S. Power
Road, Suite 151 Mesa, Arizona 85206
Phone: (602) 679-3956 Dated this 11th
day of March 2026. Copper Wren Law /s/
Emily Benisek Attorney for Trustee
3/20, 3/27, 4/3/26

RR-4024072#

NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-000544
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:
Frank R Walters
an Adult, deceased

NOTICE IS GIVEN THAT:
1. Personal Representative: Dawn
Walters has been appointed Personal
Representative of this Estate on March
6, 2026.
2. Deadline to make claims. All persons
having claims against the Estate are
required to present their claims within
four months after the date of the first
publication of this Notice, or if this Notice
is received by mail or delivery, within 60
days of the mailing or delivery, whichever
is later. If claims are not timely made,
they will be forever barred.

3. Notice of claims: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at 16130 N.
90th Ave Peoria, AZ 85382
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: 3/15/26

/s/Dawn Walters
Personal Representative
3/20, 3/27, 4/3/26

RR-4023955#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2025-008360
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
JAMES ANDREW LYNCH,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:

1. Finnegan K. Lynch has been
appointed as Personal Representative
of the Estate.
2. Claims against the Estate must be
presented within four months after the
published notice or within sixty days
after mailing or delivery of this Notice
to Creditors by Publication if later, or be
forever barred.

3. Claims against the Estate may
be presented by delivering or mailing
a written statement of the claim to
Finnegan K. Lynch, care of Steven
Jackson, Steven M. Jackson Law Group,

LLC, 20860 N. Tatum Blvd., Suite 300,
Phoenix, AZ 85050.
DATED this 5th day of March, 2026.

STEVEN M. JACKSON LAW GROUP,
LLC
By: /s/Steven Jackson
STEVEN M. JACKSON
20860 N. Tatum Blvd., Suite 300
Phoenix, Arizona 85050
Counsel for Personal Representative
Finnegan K. Lynch

3/20, 3/27, 4/3/26

RR-4023921#

NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB 2026-000991
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:
AMY MARIE BENEDICT
an Adult, deceased
NOTICE IS GIVEN THAT:

1. Personal Representative: F. HARLAN
LOFFMAN has been appointed Personal
Representative of this Estate on
3/10/2026.
2. Deadline to make claims. All persons
having claims against the Estate are
required to present their claims within
four months after the date of the first
publication of this Notice, or if this Notice
is received by mail or delivery, within 60
days of the mailing or delivery, whichever
is later. If claims are not timely made,
they will be forever barred.
3. Notice of claims: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at 5537 E.
Paradise Drive, Scottsdale, AZ 85254
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: 3-13-2026

/s/F. Harlan Loffman
Personal Representative
3/20, 3/27, 4/3/26

RR-4023723#

3/20, 3/27, 4/3/26

NOTICE TO CREDITORS
CASE NO. PB2026-001679
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of:
MARGARET L. WILLIBY,

Deceased.
NOTICE IS HEREBY GIVEN that JANET
HOUGHTON 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 within sixty (60) days after the mailing
or delivery of this notice, whichever is
later, or the claims will be forever barred.
Claims must be presented by delivering
or mailing a written statement of the
claim to the Personal Representative at
JANET HOUGHTON, c/o MARZ LAW
LLC, 3300 N. Central Avenue, Suite 800,
Phoenix, Arizona 85012.
DATED this 13th day of March, 2026.

MARZ LAW, LLC
/s/JESSE J. MARZIALE, Esq.
RACHEL K BUTTS, Esq.
Attorneys for Personal Representative
3/20, 3/27, 4/3/26

RR-4023693#

MCNAUGHTON-ARENDET FAMILY
TRUST DATED
OCTOBER 7, 2021,
AS RESTATED ("the Trust")
NOTICE TO CREDITORS
(For Publication)

NOTICE IS HEREBY GIVEN that
SHARON A. McNAUGHTON and
TIMOTHY R. ARENDT are the current
Co-Trustees of the Trust. The Trust was
created by SHARON A. McNAUGHTON
and THOMAS C. AMENDT as Settlor and
Trustees. THOMAS C. ARENDT died on
December 12, 2005.

All persons having claims against
THOMAS C. ARENDT and/or the Trust
are required to present their claims
within four (4) months after the date
of the first publication of this Notice, or
the claims will be forever barred. Claims
must be presented by delivering or
mailing a written statement of the claim
to SHARON A. McNAUGHTON and

TIMOTHY R. ARENDT, Co-Trustees, c/o
BRAUN CATHIE KRUZEL PC, 8501 E.
Princess Drive, Suite 190, Scottsdale,
Arizona 85255.

This Notice to Creditors is made
pursuant to A.R.S. §14-6103.
DATED 3/13/2026
s/ Timothy R. Arendt, Co-Trustee
DATED 3/6/26
s/ Sharon A. McNaughton, Co-Trustee
3/20, 3/27, 4/3/26

RR-4023515#

NOTICE TO CREDITORS BY
PUBLICATION
NO. PB2026-001670
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
ALICIA A. MELONE,

Deceased.
NOTICE IS HEREBY GIVEN to all
creditors of the Estate that:
1. AMELIA BLAIR GOMEZ-BARRIOS
has been appointed as Personal
Representative of the Estate.

2. Claims against the Estate must be
presented within four months after the
date of the first publication of this notice
or be forever barred.
3. Claims against the Estate may be
presented by delivering or mailing a
written statement of the claim to AMELIA
BLAIR GOMEZ-BARRIOS, care of M.
Todd Smith of DANA WHITING LAW,
PLLC, 8817 E. Bell Road, Suite 201,
Scottsdale, AZ 85260.
DATED this 4 day of March, 2026.

DANA WHITING LAW, PLLC
By: /s/M. TODD SMITH
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Personal Representative
3/20, 3/27, 4/3/26

RR-4023510#

NOTICE TO CREDITORS
NO. PB2026-001479
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY

In the Matter of the Estate of:
JAMES DOUGLAS THOMAS,

Deceased.
NOTICE IS GIVEN that Derek James
Thomas 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: 02/24/2026.

PENNINGTON LAW, PLLC
/s/Andre L. Pennington, Esq.
Attorney for Derek James Thomas
3/20, 3/27, 4/3/26

RR-4023507#

NOTICE TO CREDITORS
NO. PB2026-001727
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of:
Catherine Lynch,

Deceased.
NOTICE IS HEREBY GIVEN that
Michael Joseph Lynch has been
appointed as Personal Representative
of this Estate of Catherine Lynch,
Deceased. All persons having claims
against the Estate are required to
present their claims within four (4)
months after the date of the first (1st)
publication of this Notice or within sixty
(60) days after the mailing or other
delivery of the notice, whichever is
later, or the claim will be forever barred.
Claims must be presented to the
Personal Representative as follows:

Michael Joseph Lynch, Personal
Representative
Estate of Catherine Lynch, Deceased
22919 N. 120th Ln., Sun City, AZ 85373.
DATED March 6, 2026.
/s/Michael Joseph Lynch, Personal
Representative

3/20, 3/27, 4/3/26

RR-4023494#

NOTICE TO CREDITORS
IN TRUST ADMINISTRATION NOT

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

SUBJECT TO CONTINUING JUDICIAL SUPERVISION PURSUANT TO A.R.S. § 14-10604A

In the Matter of the Trust and Estate of MARGARETE I. KITCHELL,

Deceased.

NOTICE IS HEREBY GIVEN that Ronald E. Kitchell has been appointed Successor Trustee of her Trust and Estate. Pursuant to A.R.S. § 14-6103, all persons having claims against the Trust or Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Alexander R. Hartman, Esq., Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.

DATED this 12th day of March, 2026.
/s/Ronald E. Kitchell, Successor Trustee
c/o Pfarr & Rethore, PC
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018

By: /s/Alexander R. Hartman, Esq.
PFARR & RETHORE, P.C.
5070 N. 40th Street, Ste. 230
Phoenix, Arizona 85018
(602) 424-5547
Attorneys for Trustee and Personal Representative
3/20, 3/27, 4/3/26

RR-4023425#

NOTICE TO CREDITORS
CASE NO. PB2026-001093

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

In the Matter of the Estate of: BARBARA ANN HENSEL,

Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, c/o Chace Phillips, Esq., Mushkatel, Gobbato & Kile, PLLC, 15249 North 99th Avenue, Sun City, Arizona 85351.

DATED this 11 day of February, 2026.
/s/Scott Hensel
MUSHKATEL, GOBBATO & KILE, PLLC
By: /s/Chace Phillips
Attorneys for Personal Representative
3/20, 3/27, 4/3/26

RR-4023414#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-000656
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of: Buddy Wong Hing
an Adult, deceased

NOTICE IS GIVEN THAT:

- 1. Personal Representative: Rodney Hing has been appointed Personal Representative of this Estate on 2-9-2026.
- 2. Deadline to make claims. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice, or if this Notice is received by mail or delivery, within 60 days of the mailing or delivery, whichever is later. If claims are not timely made, they will be forever barred.
- 3. Notice of claims: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 4303 S Tumbleweed Pl, Chandler, AZ 85248
- 4. Notice of appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.

DATED: 3-12-2026
/s/Rodney Hing
Personal Representative
3/20, 3/27, 4/3/26

RR-4023355#

PUBLIC AUCTION/
SALES

NOTICE OF SALE OF MOBILE HOME

NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien:

Vehicle/Mobile Home ("Personal Property")
Make: CORINTHIAN
Body Style: 14 X 60 MH
Model Year: 1979
VIN: 102698
Date and Time of Sale: 4/24/26 10:00:00 AM
Location of Sale: Space No. 419
CPI EL MIRAGE MESA OWNER LLC
S A G U A R O S U N
3 0 5 S V A L V I S T A D R I V E
MESA, AZ 85204
Name of landlord: CPI EL MIRAGE MESA OWNER LLC
Amount of Claimed Lien: \$8,871.13 as of April 24, 2026

The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.

Date of Rental Agreement: September 19, 2022
Name(s) of Tenant(s): STEVE L JEFFERS
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.

CPI EL MIRAGE MESA OWNER LLC
By: /s/Illegible
Park Manager
Dated: March 23, 2026
3/27, 4/3/26

RR-4027404#

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: IMPERIAL MOBILE
Body Style: 12 X 55 MH
Model Year: 1965
VIN: W6555123016
Date and Time of Sale: 4/24/26 10:00:01 AM
Location of Sale: Space No. A22
MCP LONGHAVEN ESTATES LLC
L O N G H A V E N E S T A T E S
5 2 0 1 W C A M E L B A C K R O A D
PHOENIX, AZ 85031
Name of landlord: MCP LONGHAVEN ESTATES
Amount of Claimed Lien: \$8,119.00 as of April 24, 2026

The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale.

Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.

Date of Rental Agreement: January 26, 2015
Name(s) of Tenant(s): PATRICIA ANN BURDETTE
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.
MCP LONGHAVEN ESTATES LLC
By: /s/Illegible
Park Manager
Dated: March 23, 2026
3/27, 4/3/26

RR-4027403#

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: BARRINGTON HOMES
Body Style: 12 X 60 MH
Model Year: 1970
V I N : S O 5 4 7 U
VIN: S0547X
Date and Time of Sale: 4/24/26 10:00:01 AM
Location of Sale: Space No. 89
FRIENDLY VILLAGE OF ORANGEWOOD, A LIMITED LIABILITY COMPANY
F R I E N D L Y V I L L A G E O F O R A N G E W O O D
2 6 5 0 W U N I O N H I L L S D R.
PHOENIX, AZ 85027
Name of landlord: FRIENDLY VILLAGE OF ORANGEWOOD, A LIMITED LIABILITY COMPANY
Amount of Claimed Lien: \$10,010.88 as of April 24, 2026

The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.

Date of Rental Agreement: October 10, 2019
Name(s) of Tenant(s): BEVERLY COLEMAN, WILLIAM HAWKINS, ALICE HAWKINS
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.

FRIENDLY VILLAGE OF ORANGEWOOD, A LIMITED LIABILITY
By: /s/Illegible
Park Manager
Dated: March 23, 2026
3/27, 4/3/26

RR-4027401#

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: VILLA WEST
Body Style: 12 X 52 MH
Model Year: 1973
M V R V I N : T S 2 3 4 5 1 U
M V R V I N : T S 2 3 4 5 1 X
Level 1 VIN: PA8824S11S23451U
Level 1 VIN: PA8824S11S23451
Date and Time of Sale: 4/24/2026 10:10:00 AM
Location of Sale: Space No. 235
F R I E N D L Y V I L L A G E O F O R A N G E W O O D, A L I M I T E D L I A B I L I T Y C O M P A N Y
C O M P A N Y F R I E N D L Y V I L L A G E O F O R A N G E W O O D 2 6 5 0 W U N I O N H I L L S D R. PHOENIX, AZ 85027
Name of landlord: FRIENDLY VILLAGE OF ORANGEWOOD, A LIMITED LIABILITY COMPANY
Amount of Claimed Lien: \$10,142.00 as of April 24, 2026

The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.

Date of Rental Agreement: July 1, 2015
Name(s) of Tenant(s): TERRENCE SLINGLUFF, LAURA SLINGLUFF
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.

FRIENDLY VILLAGE OF ORANGEWOOD, A LIMITED LIABILITY
By: /s/Illegible
Park Manager
Dated: March 23, 2026
3/27, 4/3/26

RR-4027400#

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: FUQUA HOMES INC
Body Style: 14 X 60 MH
Model Year: 1981
VIN: FH41751581
Date and Time of Sale: 4/24/26 10:00:00 AM
Location of Sale: Space No. 38
CPI PEORIA ESTATES OWNER, LLC
J A D E S T O N E O N O L I V E
6 9 4 2 W O L I V E A V E N U E
PEORIA, AZ 85345
Name of landlord: CPI PEORIA ESTATES OWNER, LLC
Amount of Claimed Lien: \$5,080.25 as of April 24, 2026

The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property

in the park.
Date of Rental Agreement: December 28, 2022

Name(s) of Tenant(s): MICHELLE ANN STODDARD
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.
CPI PEORIA ESTATES OWNER, LLC
By: /s/Illegible
Park Manager
Dated: March 23, 2026
3/27, 4/3/26

RR-4027399#

TRUSTEE SALES

TS#: 145574-AZ Order #: CLRINS26956928 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 7/6/2024 and recorded on 7/11/2024, as Instrument No. 20240367916, 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 648, OF RIO VERDE UNIT SEVEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 199 OF MAPS, PAGE 33. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 219-43-566 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18833 E LATIGO LN RIO VERDE, AZ 85263 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: 7/2/2026 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: JENNIFER ANN MILSAPS 3104 E BROADWAY RD HLT 276, MESA, ARIZONA 85204 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$627,000.00 CURRENT BENEFICIARY: UNITED WHOLESale MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/19/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 19, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi who proved to

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 herunto set my hand and official seal. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4029163#

Notice of Trustee's Sale

Recorded: 02/03/2026 At 10:15 a.m. on May 12, 2026, at 1661 N. Swan Rd., Suite 234, Tucson, AZ 85712, the following legally-described trust property will be sold at public auction to the highest bidder pursuant to the power of sale under that certain Deed of Trust recorded October 31, 2022, in Sequence No. 2022-3040116, in the Recorder's Office of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION TO OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT SCHEDULED TIME. Property Addresses: 5054 S. Palo Verde Club Lane, Tucson, AZ 85706 Tax Parcel Numbers: 140-10-2890 Legal Description: Lot 51, Final Plat For Country Club Terrace, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 53 of Maps and Plats at page 44 thereof. Original Principal Balance: \$ 144,000.00 Name and Address of Beneficiary: Lana L. Gillette, an unmarried man, 4120 S. Tucson Estates Pkwy, Tucson, AZ 85735. Name and Address of Original Trustors: Joshua Buono and Sylvia Buono, husband and wife, 5054 S. Palo Verde Club Lane, Tucson, AZ 85706. Name, Address and Qualification of Trustee: Michael J. Aboud, a member of the State Bar of Arizona, 1661 N. Swan Road, Suite 234, Tucson, AZ 85712 (520) 623-5721. /s/ Michael J. Aboud, Trustee State Of Arizona) ss. County Of Pima) Acknowledged before me this February 3, 2026 by Michael J. Aboud, Trustee. /s/ Carlene Schell Notary Public My Comm. Expires Dec. 10, 2028 4/3, 4/10, 4/17, 4/24/26

RR-4029073#

TS # 26-024 Maricopa County

Notice Of Trustee's Sale

Recorded: 02/17/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 6-9-2022 in Recorder's Number 20220489464, 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, 201 W. JEFFERSON STREET PHOENIX, ARIZONA ON MAY 20, 2026 AT 11:00 AM ARIZONA TIME: See Exhibit "A" According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Noe Moran and Sharlene Celado, as Husband and wife, 814 E Ironwood Dr, Phoenix Az 85020 Original Principal Balance: \$55,750.00 Tax Parcel Number: 159-40-023 Identifiable Location: 814 E Ironwood Dr Phoenix, AZ 85020 Name And Address Of Beneficiary: Southwest Capitol, LLC, an Arizona limited liability company Make Payments Payable To: Southwest Capitol, LLC : 3303 E Baseline Rd. Suite 119, Gilbert, AZ 85234 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 2-17-2026 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-17-2026 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Krista E Merrow Notary Public My Commission Expires December 15, 2028 Exhibit A Legal Description The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 23, Gebby Place Two, according to Book 67 of Maps, Page 3, records of Maricopa County, Arizona 4/3, 4/10, 4/17, 4/24/26

RR-4029072#

TS # 26-027 Loan No. L1558

Notice Of Trustee's Sale

Recorded: 02/19/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, On 5-19-2011 in 20110424570 and re-recorded 8/25/2011 in Maricopa County, Arizona Recorder's Number 20110709570. 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 MAY 22, 2026. Property in Maricopa County, State of Arizona, described as: Lot 15, Sienna Vista, According To Book 681 Of Maps, Page 38 And Thereafter Certificate Of Correction Recorded In Document No. 04-1081197, Records Of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Carla Marlen Bernal, (a/n) single woman 1929 S. Brighton Cir, Mesa, AZ 85209 Beneficiary: David and Sharon Pace 1999 Revocable Living Trust dated June 25, 1999 by David Pace as Trustee as a 85% undivided interest and Scott A. Gould, a married man as his sole and separate property as the remaining undivided interest. Address: PO Box 97235 Phoenix, AZ 85060 Original Principal Balance: \$75,000.00 Tax Parcel Number: 104-55-041 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 2-19-2026 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-19-2026 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 4/3, 4/10, 4/17, 4/24/26

RR-4029071#

TS 26-036

Notice Of Trustee's Sale

Recorded: 03/10/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 2/05/2026 in Maricopa County, Arizona Recorder's Number 20260069528. 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 JUNE 9, 2026. Property in Maricopa County, State of Arizona, described as Lot 580, Wildflower Ranch Unit IV, according to Book 447 of Maps, page 16, records of Maricopa County, Arizona. The street address/location of the real property described above is purported to be: 16222 W Madison St Goodyear, Arizona 85338. According To The Deed Of Trust Or Information Supplied By The Beneficiary. The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Dennis Formica 16222 W Madison St, Goodyear, AZ 85338 Beneficiary: Uptop, LLC 1540 E. Missouri #103 Phoenix, AZ 85014 Original Principal Balance: \$45,000.00 Tax Parcel Number: 500-05-663 Identifiable Location: 16222 W Madison St Goodyear, Arizona 85338 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 3-9-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 3-9-26 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 4/3, 4/10, 4/17, 4/24/26

RR-4029070#

Notice of Trustee's Sale

Recorded: 03/04/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on March 18, 2025, under recording number 20250147082, records of Maricopa County, Arizona, at public auction to the highest bidder on June 9, 2026, at 11:30 a.m. at the steps of the Maricopa County Superior Court, 201 W Jefferson St, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER

PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Legal Description: Lot 16, Block 3, McDowell Park, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, In Book 27 Of Maps, Page 10. Property address: 1401 E Almeria Rd, Phoenix, AZ 85006 Tax parcel number: 117-17-155 Original principal balance: \$391,200.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: Eric Nathaniel Villatoro, a single man Successor trustee: Justin J. Tyler, Justin Tyler Law PLLC, 480-702-2428 4540 E Baseline Rd Ste 112, Mesa, AZ 85206 Member of the State Bar of Arizona Qualified to serve as trustee under A.R.S. § 33-803(A)(2) Dated March 4, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on March 4, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028 4/3, 4/10, 4/17, 4/24/26

RR-4029069#

Notice of Trustee's Sale

Recorded: 03/04/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on April 2, 2025, under recording number 20250183513, records of Maricopa County, Arizona, at public auction to the highest bidder on June 9, 2026, at 11:30 a.m. at the steps of the Maricopa County Superior Court, 201 W Jefferson St, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Legal Description: Lot 188, of Newcastle Homes Unit Six, according to Book 105 of Maps, page 30, records of Maricopa County, Arizona. Except 40% of the oil and gas rights and other minerals and hydrocarbons and mineral rights in, on, under or appurtenant thereto said land as reserved unto Glendale Stock Farms Inc., an Arizona corporation, by instrument recorded in Book 386 of Deeds, page 355. Property address: 4119 W Townley Ave, Phoenix, AZ 85051 Tax parcel number: 150-23-190 Original principal balance: \$293,250.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: Franke Home Restorations LLC, an Arizona limited liability company Successor trustee: Justin J. Tyler, Justin Tyler Law PLLC, 480-702-2428 4540 E Baseline Rd Ste 112, Mesa, AZ 85206 Member of the State Bar of Arizona Qualified to serve as trustee under A.R.S. § 33-803(A)(2) Dated March 4, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on March 4, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028 4/3, 4/10, 4/17, 4/24/26

RR-4029068#

TS/File 100567

Notice Of Trustee's Sale

Recorded: 02/18/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 2/21/2025, in 2025-0095815 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 5/21/2026 at 11:00 A.M. of said day: Lot 68, of Luke Field Homes, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 60 of Maps, page 13. Purported Property Address: 13814 W. Stella Lane, Litchfield Park, AZ 85340 Tax Parcel Number: 501-13-028A Original Principal Balance: \$283,800.00 Original/ Current Beneficiary: Michael Reading, an unmarried man 11 E. Linda Lane, Gilbert, AZ 85234 Original/Current Trustor: Brian Nightengale and Tina Nightengale, husband and wife 13814 W. Stella Lane, Litchfield Park, AZ 85340 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. "Notice to Potential bidders: If you are the successful bidder on the subject property, you may be subject to filing of a report under the FinCEN Anti-Money Laundering Regulations for Residential Real Estate Transfers Rule dated August 29, 2024, then the Transferor and Transferee to this transaction must assist the settlement agent by: (1) Providing the Settlement Agent with all necessary information to file any and all required reports; (2) Complete the Anti-Money Laundering Information Collection & Certification Form; and (3) Provide copies of the driver's license, passport, or other similar identifying documentation as may be required from transferor and transferee entities and trusts, their beneficial owners and parties who exercise substantial control. No Trustee's Deed will be issued to any purchaser unless the transferor and transferee, and their beneficial owners and parties who exercise substantial control, provide all information necessary to file all required FinCEN forms. For more information, please visit www.fincen.gov/rre-faqs." Dated: February 18, 2026 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 February 18, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Tiffany Fraser Notary Public My Commission Expires: 8-13-28 4/3, 4/10, 4/17, 4/24/26

RR-4029067#

Trustee Sale No. 1298736

Notice Of Trustee's Sale

Loan No. 10011060 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on November 27, 2018 as Document Number 20180872916, in the records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE

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PUBLIC NOTICES

SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at 201 West Jefferson Phoenix, AZ 85003, on 7/15/2026 at 11:00am of said day. Real Property Legal description: See Exhibit "A" attached hereto and incorporated by reference herein. Tax Parcel Number: 173-51-060 and 173-51-061 The Deed of Trust and/or Beneficiary provide the following purported property location: 4310-4312 North Brown Avenue, Scottsdale, AZ 85251 Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note secured by said Deed of Trust, which includes interest thereon as provided in said note, advances, if any under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee. The original sum of the note is \$2,795,000.00. Trustee will accept only cash or cashier's check (including wire transfer of funds to an account that will be designated by Beneficiary upon request) for reinstatement or price bid payment. Name And Address Of Original Trustor: Rivera Family Restaurant, LLC, 4310-4312 North Brown Avenue, Scottsdale, AZ 85251 Name And Address Of Current Trustor: Rivera Family Restaurant, LLC, 4310-4312 North Brown Avenue, Scottsdale, AZ 85251 Name And Address Of Present Beneficiary: CommerceWest Bank 2445 McCabe Way, Suite 300 Irvine, CA 92614 Attn: Eddie Sung (949) 474-5264 Name And Address Of The Current Trustee: First American Title Insurance Company, 9255 Town Center Drive, Suite 200, San Diego, CA 92121. Telephone: 858 410 3900; Toll Free: (866) 217-6627. (1). Trustee is qualified to act as Trustee pursuant to A.R.S. Section 33-803(A) (1). Trustee is regulated by the Arizona Department of Insurance and Arizona Department of Financial Institutions. Also attached hereto and incorporated by reference herein, for informational purposes only, is the Statement of Breach, mailed concurrently with this Notice of Sale (See Exhibit "B"). First American Title Insurance Company /s/ David Z. Bark, Foreclosure Trustee Date: 3/12/26 Acknowledgment 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 March 12, 2026 before me, D. Dennis, Notary Public, personally appeared David Z. Bark 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 /s/ D. Dennis Notary Public (Seal) My Comm. Expires Oct 25, 2026 Exhibit "A" Lots 60 and 61, of Winfield Scott Plaza, Unit Two, according to the plat of record, in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 67 of Maps, Page 41. Together with that portion of the public right-of-way for Brown Avenue and Drinkwater Boulevard, per Resolution No. 10635, recorded December 07, 2016, as Instrument No. 2016-0901895, Official Records. Assessor's Parcel Nos. 173-51-060A 2 and 173-51-061A 0 4/3, 4/10, 4/17, 4/24/26

RR-4029066#

TS#: 145346-AZ Order #: 260029666-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 4/9/2024 and recorded on 4/16/2024, as Instrument No. 20240196223, 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 1542, FOUNTAIN OF THE SUN PARCEL 7-B, A SUBDIVISION RECORDED IN BOOK 251 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 218-67-918 STREET ADDRESS OR IDENTIFIABLE LOCATION: 7738 E PUEBLO AVE MESA, AZ 85208 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: 7/2/2026 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: DEBORAH SUE KORBITZ 8802 EAST UNIVERSITY DRIVE, MESA, ARIZONA 85207 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$359,900.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/19/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 19, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4028889#

TS#: 145995-AZ Order #: 260069371-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/12/2013 and recorded on 3/18/2013, as Instrument No. 20130244439, 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 178, ORANGETREE, ACCORDING TO BOOK 213 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 302-79-400 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2105 NORTH SALIDA DEL SOL CHANDLER, AZ 85224 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: 7/2/2026 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: CHARLES I. ZOVKO AND DRAGICA M. ZOVKO 2105 NORTH SALIDA DEL SOL CHANDLER, AZ 85224 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$113,700.00 CURRENT BENEFICIARY: ROCKET MORTGAGE, LLC 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: 3/19/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 19, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4028888#

TS#: 147028-AZ Order #: 260103558-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/26/2023 and recorded on 5/30/2023, as Instrument No. 20230277585, 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 44, LEGADO - PARCEL D, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 1499 OF MAPS, PAGE 5, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER INSTRUMENT NO. 20200154174, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 314-14-693 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18875 E PEACHTREE BLVD QUEEN CREEK, AZ 85142 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 7/2/2026 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: KIERAN A. MITCHELL AND EMILY N. MITCHELL 4150 EAST BEECHNUT PLACE, CHANDLER, ARIZONA, 85249 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$972,152.00 CURRENT BENEFICIARY: MCLP ASSET COMPANY, INC. c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing 75 DeBitt Place, Suite 300 Greenville, South Carolina 29601 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: 3/20/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 20, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4028887#

TS#: 145269-AZ Order #: 260026692-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/25/2022 and recorded on 7/29/2022, as Instrument No. 20220607632, 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 77, OF MISSION MANOR NO.4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54, PAGE 4, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 154-19-077 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2711 W CAMPBELL AVE PHOENIX, AZ 85017 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: 7/2/2026 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: FRANCISCO L MONTERROSSO-GIRON 2711 W CAMPBELL AVE PHOENIX, AZ 85017 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$244,200.00 CURRENT BENEFICIARY: LAKEVIEW LOAN SERVICING, LLC c/o ROCKET MORTGAGE, LLC 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: 3/24/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 24, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4028884#

TS#: 147001-AZ Order #: 260102574-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/10/2017 and recorded on 10/10/2017,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

as Instrument No. 20170749736, 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 208, OF SUNDANCE PARCEL 37B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 591 OF MAPS, PAGE 42. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-22-504 STREET ADDRESS OR IDENTIFIABLE LOCATION: 22734 W PIMA ST BUCKEYE, AZ 85326 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 7/2/2026 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: MARA P. GRIJALVA AND DOLORES VASQUEZ 1426 S 106TH LANE, TOLLESON, AZ 85353 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$180,000.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/24/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 24, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4028881#

File # 25-030032 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on January 15, 2014 in Instrument No. 20140030812 in the office of the County Recorder of Maricopa County, Arizona,

NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 12:00 PM on June 25, 2026: Lot 168, LITCHFIELD GREENS, according to Book 300 of Maps, Page 15, records of Maricopa County, Arizona. Purported Street address: 4630 North Greenview Circle S, Litchfield Park, AZ 85340 Tax Parcel # 501-68-291 Original Principal Balance \$155,000.00 Name and Address of Beneficiary: ADVANCIAL FEDERAL CREDIT UNION, in c/o Midwest Loan Services, 400 Quincy St., 6th Floor, Hancock, MI 49930. Name and Address of Original Trustor: James G Bennett married man, 34 Emerald Bay Drive, Calgary T3Z1E2 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: March 20, 2026 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on March 20, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. MARK ODISHO My Commission Expires: October 29, 2027. 4/3, 4/10, 4/17, 4/24/26

RR-4027948#

File # 25-030073 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on November 19, 2024 in Instrument No. 20240618057 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 12:00 PM on June 25, 2026: The following real property situated in Maricopa County, Arizona: Lot 122, West Plaza Townhouses Unit 3, according to Book 126 of Maps, Page 24, records of Maricopa County, Arizona. Purported Street address: 7846 North 47th Avenue, Glendale, AZ 85301 Tax Parcel # 147-03-220 Original Principal Balance \$61,050.00 Name and Address of Beneficiary: AmeriSave Mortgage Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945. Name and Address of Original Trustor: Antonia Langston, a single woman, 7846 North 47th Avenue, Glendale, AZ 85301 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: March 20, 2026 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of

Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on March 20, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. MARK ODISHO NOTARY PUBLIC My Commission Expires: October 29, 2027. 4/3, 4/10, 4/17, 4/24/26

RR-4027947#

TS#: 146963-AZ Order #: CTT26065326 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/19/2021 and recorded on 11/22/2021, as Instrument No. 20211244975, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. UNIT L, OF ANASAZI, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 4773, PAGE 354 AND PER MAP RECORDED IN BOOK 12 OF MAPS, PAGE 1 AND IN BOOK 99 OF MAPS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION OF HORIZONTAL PROPERTY REGIME AND AS SHOWN ON SAID PLAT. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 200-85-383 STREET ADDRESS OR IDENTIFIABLE LOCATION: 13011 N 113TH AVE UNIT L YOUNGTOWN, AZ 85363 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: 7/2/2026 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: DEBORAH J. LUNA 7314 WEST MIDWAY AVENUE, GLENDALE, ARIZONA 85303 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$169,750.00 CURRENT BENEFICIARY: TRUIST BANK 1001 Semmes Avenue, 4th Floor Richmond, VA 23224 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: 3/19/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 19, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4027657#

TS#: 136260-AZ Order #: 250279348-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 12/28/2023 and recorded on 12/29/2023, as Instrument No. 20230661374, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 89, OF LAVEEN CROSSING UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 797 OF MAPS, PAGE 13, THEREAFTER PER CERTIFICATE OF CORRECTION RECORDED AT DOCUMENT NUMBER 20060799530, OF OFFICIAL RECORDS, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 104-88-491 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5415 WEST MINTON AVE LAVEEN, AZ 85339 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: 6/25/2026 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: JOSE GUADALUPE JIMENEZ LARA AND DALIA MARITZA ARAUJO 3347 E CYPRUS ST. PHOENIX, AZ 85008 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$417,203.00 CURRENT BENEFICIARY: Data Mortgage INC., DBA Essex Mortgage c/o ESSEX MORTGAGE 1417 N. Magnolia Ave. Ocala, Florida 34475 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: 3/18/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 18, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 4/3, 4/10, 4/17, 4/24/26

RR-4027287#

TS#: 26-18291 Loan #: *****3171 Order #: 260058148 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 9/13/2006 and recorded on 9/26/2006 as Instrument # 20061271415, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 7/9/2026 at 12:00 PM of said day; LOT 511, 91ST AVENUE AND LOWER BUCKEY ROAD, ACCORDING TO BOOK 648 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2), ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 8719 WEST PRESTON LN TOLLESON, Arizona 85353 A.P.N.: 101-57-494 2 Original Principal Balance: \$25,100.00 Name and address of original trustor: (as shown on the Deed of Trust) GUADALUPE GALLEGOS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 8719 WEST PRESTON LANE TOLLESON, ARIZONA 85353 Name and address of beneficiary: (as of recording of Notice of Sale) The Bank of New York Mellon I/k/a The Bank of New York as indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2006-I c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT https://prestigepostandpub.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 3/17/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq., PPP #26-003274 4/3, 4/10, 4/17, 4/24/26

RR-4026792#

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PUBLIC NOTICES

Notice Of Trustee's Sale
Recorded: 03/17/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated the 15th day of July 2024 and recorded on the 28th day of October 2024 as Instrument No. 20243020515 in the Office of the County Recorder of Pima County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the east entrance of the Courts Building, 110 West Congress, Tucson, Arizona, on June 18, 2026 at 1:00 pm of said day: Lot 18 of Mesquite Ranch Replat, Pima County, Arizona, according to the map of record in the office of the County Recorder, in Book 55 of Maps and Plats, page 43; thereafter, amended by Declaration of Scrivener's Error in Docket 11697, page 1042. Purported Property Address: 6178 S. Wheaton Dr, Tucson, AZ 85747 Tax Parcel Number: 141-30-0180 Original/Current Principal Balance: \$36,601.89 Original/Current Beneficiary: YMA Finance LLC 6545 Market Ave, North, Ste 100 North Canton, OH 44721 Original/Current Trustor: William White 6178 S. Wheaton Dr, Tucson, AZ 85747 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of not less than \$36,000.00 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: March 16, 2026 Current Trustee: Christopher J. Conant 1290 Coast Village Rd. Suite 200 Montecito, CA 93108 (805) 869-2224 Manner of Trustee Qualification: Licensed Arizona Attorney, Bar No. 041167 /s/ Christopher J. Conant, Trustee
3/27, 4/3, 4/10, 4/17/26

RR-4026670#

Notice Of Trustee's Sale
Recorded: 03/17/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated the 8th day of January 2025 and recorded on the 13th day of January 2025 as Instrument No. 20250130180 in the Office of the County Recorder of Pima County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the east entrance of the Courts Building, 110 West Congress, Tucson, Arizona, on June 18, 2026 at 2:00 pm of said day: Lot 5, in Block 6, of Mission Terrace, according to the plat of record in the office of the County Recorder of Pima County, Arizona, in Book 12, of maps, Page 92. Purported Property Address: 2601 W. Capistrano Road, Tucson, AZ 85746 Tax Parcel Number: 137-25-1400 Original/Current Principal Balance: \$39,956.90 Original/Current Beneficiary: YMA Investment LLC 6545 Market Ave, North, Ste 100 North Canton, OH 44721 Original/Current Trustor: Joanna M. Saylor 2601 W. Capistrano

Road, Tucson, AZ 85746 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of not less than \$39,956.90 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: March 16, 2026 Current Trustee: Christopher J. Conant 1290 Coast Village Rd. Suite 200 Montecito, CA 93108 (805) 869-2224 Manner of Trustee Qualification: Licensed Arizona Attorney, Bar No. 041167 /s/ Christopher J. Conant, Trustee
3/27, 4/3, 4/10, 4/17/26

RR-4026668#

Notice Of Trustee's Sale
Recorded: 03/16/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated the 15th day of January 2025 and recorded on the 22nd day of January 2025 as Instrument No. 20250035898 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 front entrance of the Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix on June 18, 2026 at 12:00 noon of said day: Lot Two Hundred Ninety-Four (294), Sun City Unit Fifty-Four, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 190 of Maps, Page 40. Purported Property Address: 9631 W. Terrace Lane, Sun City, AZ 85373 Tax Parcel Number: 200-41-897 Original/Current Principal Balance: \$36,000.00 Original/Current Beneficiary: YMA Finance LLC 30 N. Gould Street, Sheridan, WY 82801 Original/Current Trustor: Scott L. Pieri 9631 W. Terrace Lane, Sun City, AZ 85373 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of not less than \$36,000.00 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: March 16, 2026 Current Trustee: Christopher J. Conant 1290 Coast Village Rd. Suite 200 Montecito, CA 93108 (805) 869-2224 Manner of Trustee Qualification: Licensed Arizona Attorney, Bar No. 041167 /s/ Christopher J. Conant, Trustee
3/27, 4/3, 4/10, 4/17/26

RR-4026667#

Notice Of Trustee's Sale
Recorded: 03/18/2026 The following legally described property will be sold, pursuant to the power of sale under that certain Deed of Trust ("Deed of Trust") dated August 23, 2023 and recorded on October 3, 2023 at Recorder's No. 2023-0516631, records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The trust property will be sold at public auction to the highest bidder in the

courtyard by the main entrance of the Superior Court Building at the Maricopa County Courthouse located at 201 West Jefferson, Phoenix, AZ 85003. June 30, 2026 at 10:00 a.m. The sale will be made for cashier's check or other form of payment satisfactory to the Trustee (payable at the time of sale or as allowed by the Trustee under Arizona law), but without covenant or warranty, express or implied, regarding title, condition, possession, or encumbrances, to pay the obligations secured by the Deed of Trust. The following additional information concerning the trust real property, the Deed of Trust, and the Trustee's Sale is hereby provided. Situs Address: 1133 E Devon Dr Gilbert, Az 85296 Legal Description: See attached Exhibit A Tax Parcel Number: 309-25-068 Original Principal Balance: \$43,000 Beneficiary's Name and Address: Paul MP Crumbe and N'Marie Crumbe 16122 E Ocotillo Drive Fountain Hills, AZ 85268 Trustor's Name and Address: Maria Dolores Grijalva 1133 E Devon Dr Gilbert, AZ 85296 Guarantor: Jose Pablo Pescador of Arizona 24285 S 201st Ct Queen Creek, AZ 85142 Trustee's Name and Contact: Bert D. Millett, Esq. Orangewood Law Group, PLC 1930 E Brown Road, Suite 103 Mesa, Arizona 85203 bert@orangewoodlaw.com 480-500-9741 The trustee appointed herein qualifies as a trustee of the trust deed in the trustee's capacity as a member of the State Bar of Arizona as required by Arizona Revised Statutes § 33-803(A) (2). This sale will not exhaust the power of sale contained in the Deed of Trust as to any remaining property encumbered by the Deed of Trust described above, which may, at the Beneficiary's option, be sold in one or more subsequent sale proceedings. The recordation of this Notice does not constitute an election to proceed against any given collateral, or to pursue any given remedy, to the exclusion of any other collateral or remedy. The Trustee and the Beneficiary hereby expressly reserve the right, without impairing the effectiveness of this sale, to conduct one or more further judicial or non-judicial sales of any of the Beneficiary's collateral if considered necessary or advisable to foreclose out the interests of other parties who may claim to have an interest in any portion of the Beneficiary's collateral or to otherwise clear or perfect title to any portion of or interest in such collateral. Dated March 18, 2026. /s/ Bert D. Millett, Esq., a member of the State Bar of Arizona, Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 18th day of March, 2026, by Bert D. Millett, Esq., a member of the State Bar of Arizona, Trustee. /s/ Le L Hong Notary Public My Commission Expires August 10, 2027 Exhibit A Lot 68, Neely Commons Phase 2, According To Book 512 Of Maps, Page 47, Records Of Maricopa County, Arizona. Property Address: 1133 E. Devon Dr, Gilbert, AZ 85296 Assessor's Parcel No. 309-25-068 3/27, 4/3, 4/10, 4/17/26

RR-4026666#

TS/File 100593
Notice Of Trustee's Sale
Recorded: 02/12/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/5/2025, in 2025-0704368 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 5/19/2026 at 11:00 A.M.

of said day: Lot 95, of Avondale Heights Unit Three, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 135 of Maps, Page 35. Purported Property Address: 231 W. Rhodes Ave., Avondale, AZ 85323 Tax Parcel Number: 500-45-055 Original Principal Balance: \$237,000.00 Original/Current Beneficiary: Santa Rosa Investments, LLC, an Arizona limited liability company 3801 E. Indian School Rd., Phoenix, AZ 85018 Original/Current Trustor: Kingdoms Wealth LLC, an Arizona limited liability company 10731 West Coolidge Street, Phoenix, AZ 85037 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: February 12, 2026 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 February 12, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Anakin Lane Brockway Notary Public My Commission Expires: 2-12-26
3/27, 4/3, 4/10, 4/17/26

RR-4026665#

TS/File 100535
Notice Of Trustee's Sale
Recorded: 02/12/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 6/11/2020, in 2020-0508318 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 5/19/2026 at 11:00 A.M. of said day: The North 250 feet of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter of Section 2, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Except the North 40 feet for Norther Avenue. Purported Property Address: 3003 W. Northern Ave., Phoenix, Arizona 85051 Tax Parcel Number: 151-02-008B Original Principal Balance: \$780,000.00 Original/Current Beneficiary: Hirmiz Kando 16238 North 32nd Avenue, Phoenix, AZ 85053 Original/Current Trustor: Sarah Gwee and Patrick Tyrell, wife and husband 5601 South 21st Terrace, Phoenix, AZ 85040 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of \$805,000.00, 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: February 12, 2026 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 February 12, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Anakin Lane Brockway Notary Public My Commission Expires: 5-8-2028
3/27, 4/3, 4/10, 4/17/26

RR-4026664#

TS/File 100561
Notice Of Trustee's Sale
Recorded: 02/12/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 8/29/2025, in 2025-0502207 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 5/19/2026 at 11:00 A.M. of said day: Lot 178, of Turf Mobile Estates Unit Two, Phase II, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 218 of Maps, page 41. Purported Property Address: 15442 N. 16th Dr., Phoenix, AZ 85023 Tax Parcel Number: 208-13-198 Original Principal Balance: \$69,000.00 Original/Current Beneficiary: Aura Cross and Francis Cross, wife and husband 16210 N. 33rd Place, Phoenix, AZ 85032 Original/Current Trustor: Raul Chavarria Mendoza 15442 N. 16th Dr, Phoenix, AZ 85023 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: February 12, 2026 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 February 12, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Anakin Lane Brockway Notary Public My Commission Expires: 5-8-2028
3/27, 4/3, 4/10, 4/17/26

RR-4026663#

TS 26-020
Notice Of Trustee's Sale
Recorded: 02/11/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 3/05/2025 in Maricopa County, Arizona Recorder's Number 20250117614. 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 MAY 14, 2026. Property in Maricopa County, State of Arizona, described as: Lot 35, of Desert Estates Unit Fourteen, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 102 of Maps, Page 17. 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: 6901 E Joan De Arc Ave LLC, an Arizona limited liability company 11479 N 87th Pl, Scottsdale, AZ 85260 Beneficiary: Biltmore Capital Investments, LLC, an Arizona limited liability company 4800 N Scottsdale Rd, Suite 4300A Scottsdale, AZ 85251 Original Principal Balance: \$880,000.00 Tax Parcel Number: 175-05-044 Identifiable Location: 6901 E Joan De Arc Ave, Scottsdale, AZ 85254-4017 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. 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 2-11-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-11-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026662#

TS 26-021 Notice Of Trustee's Sale Recorded: 02/11/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 4/07/2025 in Maricopa County, Arizona Recorder's Number 20250189523. 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 MAY 14, 2026. Property in Maricopa County, State of Arizona, described as: Lot 4, of Tierra De Los Arcos 3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 193 of Maps, page 1. 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: 10425 E Wethersfield Rd LLC, an Arizona limited liability company 11479 N 87th Pl, Scottsdale, AZ 85260 Beneficiary: Hanson Capital Group, LLC, an Arizona limited liability company 4800 N Scottsdale Rd, Suite 4300A Scottsdale, AZ 85251 Original Principal Balance: \$1,540,000.00 Tax Parcel Number: 217-22-012 Identifiable Location:

10425 E Wethersfield Rd. Scottsdale, AZ 85259-2411 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 2-11-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-11-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026661#

TS 26-012 A Notice Of Trustee's Sale Recorded: 02/03/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 9/20/2024 in Maricopa County, Arizona Recorder's Number 20240502268. 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 MAY 6, 2026. Property in Maricopa County, State of Arizona, described as: Lot 692, of Hughes Acres Unit Six, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 114 of Maps, Page 42. 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: K&K Heating and Air LLC, an Arizona limited liability company 802 E Stanford Ave Gilbert, AZ 85234 Beneficiary: Azben Limited, L.L.C., an Arizona limited liability company Address: 1223 S. Clearview Avenue, Suite 103 Mesa, AZ 85209 Original Principal Balance: \$431,000.00 Tax Parcel Number: 133-33-263 Identifiable Location: : 1633 E Wesleyan Dr Tempe, AZ 85282 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 2-3-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-3-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026660#

TS 26-018 Loan Number: 202200142 Notice Of Trustee's Sale Recorded: 02/06/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 10/27/2023 in Maricopa County, Arizona Recorder's Number 20230560399. 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 MAY 11, 2026. Property in Maricopa County, State of Arizona, described as: The South 100 Feet Of The West 60 Feet Of The West Half Of Lot 6, Frulland Acres, According To Book 22 Of Maps, Page 28, 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: Homepop, LLC, An Arizona limited liability company, 148 W Harrison St, Chandler, AZ 85225, USA Original Principal Balance: \$190,000.00 Tax Parcel Number: 154-17-029-C Beneficiary: Rezamp Lending LLC An Arizona limited liability company 500 W Chandler Blvd, Chandler AZ 85225 Identifiable Location: 2424 W Glenrosa Ave, Phoenix, AZ 85015 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 2-6-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-6-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026659#

TS 26-019 Notice Of Trustee's Sale Recorded: 02/11/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 8/7/2025 in Maricopa County, Arizona Recorder's Number 20250454161 and Modification Recorded in Number 20250547455 on 9/23/2025 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 MAY 14, 2026. Property in Maricopa County, State of Arizona, described as: Lot 66, Desert Estates Unit Fourteen, according to the plat of record in the Office of the county recorder of Maricopa County, Arizona, in Book 102 of Maps, Page 17. 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: Miller Legacy Homes LLC, an Arizona limited liability company 23016 N 19th Way, Phoenix, AZ 85024 Beneficiary: Biltmore Capital, LLC, an Arizona limited liability company 4800 N Scottsdale Rd, Suite

4300A Scottsdale, AZ 85251 Original Principal Balance: \$2,850,000.00 Tax Parcel Number: 175-05-075 1 Identifiable Location: 7053 E Dreyfus Ave, Scottsdale, AZ 85254-4011 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 2-11-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-11-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026658#

TS 26-022 Notice Of Trustee's Sale Recorded: 02/13/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 7/31/2024 in Maricopa County, Arizona Recorder's Number 20240407575. 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 MAY 18, 2026. Property in Maricopa County, State of Arizona, described as: That portion of the Southwest quarter of Section 35, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows: Beginning at a 2" brass cap in concrete pyramid marking the Southwest corner of said Section 35 lying North 89 degrees 58 minutes 01, seconds West (Basis of Bearings) a distance of 2640.04 feet from the 1/2" rebar marking the South quarter of said Section 35; Thence North 00 degrees 00 minutes 00 seconds East, 176.38 feet; Thence South 85 degrees 42 minutes 38 seconds East, 229.20 feet; Thence North 41 degrees 32 minutes 28 seconds East, 91.87 feet; Thence North 26 degrees 30 minutes 29 seconds East, 80.22 feet to a point on a curve concave Northeasterly having a radius of 1169.96 feet with a central angle of 02 degrees 45 minutes 16 seconds; Thence Southeasterly along said arc 56.24 Unofficial Document Thence South 26 degrees 03 minutes 22 seconds West, 21.13 feet; Thence South 00 degrees 04 minutes 17 seconds East, 247.52 feet; Thence North 89 degrees 58 minutes 01 seconds West, 355.45 feet to the Point Of Beginning. 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: WeCann, LLC, an Arizona limited liability company 3357 E. Vallejo Ct. Gilbert, AZ 85298 Beneficiary: Azben Limited, L.L.C., an Arizona limited liability company 1223 S. Clearview Avenue, Suite 103 Mesa, AZ 85209 Original Principal Balance: \$857,500.00 Tax Parcel Number: 304-87-042J Identifiable Location: 16805 E Hunt Hwy Queen Creek, AZ 85142 3/27, 4/3, 4/10, 4/17/26

RR-4026656#

TS 26-023 Loan Number: 202200545 Notice Of Trustee's Sale Recorded: 02/13/26 The following

legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 7/31/2025 in Maricopa County, Arizona Recorder's Number 20250441319. 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 MAY 18, 2026. Property in Maricopa County, State of Arizona, described as: The Land Referred To Herein Below Is Situated Glendale In The County Of Maricopa, State Of Arizona, And Is Described As Follows: Lot 41, Of Provence, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 830 Of Maps, Page 22. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Jose Cazarez, A Married Man Beneficiary: Rezamp Lending LLC 500 W Chandler Blvd, Chandler AZ 85225 Chandler, AZ 85225 (100% ownership) Original Principal Balance: \$441,000.00 Tax Parcel Number: 142-29-045 Identifiable Location: 7313 North 89th Drive, Glendale, Arizona 85305 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave, Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 2-13-2026 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-13-2026 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 3/27, 4/3, 4/10, 4/17/26

RR-4026654#

TS 26-018 Mescal Notice Of Trustee's Sale Recorded: 02/11/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, 3/31/2025 in Maricopa County, Arizona Recorder's Number 20250177058. 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 MAY 14, 2026. Property in Maricopa County, State of Arizona, described as: Lot 14, Corvian Estates No. 3, according to the Plat of record

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in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 128 of Maps, Page 41. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: 6430 E Mescal ST LLC, an Arizona limited liability company 11479 N 87th Pl, Scottsdale, AZ 85260 Beneficiary: C&B Investments, LLC, an Arizona limited liability company 4800 N Scottsdale Rd, Suite 4300A Scottsdale, AZ 85251 Original Principal Balance: \$1,080,000.00 Tax Parcel Number: 175-38-035 Identifiable Location: 6430 E Mescal St, Scottsdale AZ 85254-5057 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. 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 2-6-26 /s/ Ronald B. Herb-Trustee State Of Arizona) ss County Of Maricopa) Acknowledged before me on 2-6-26 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 3/27, 4/3, 4/10, 4/17/26

RR-4026653#

Notice Of Trustees Sale

Recorded: 02/19/2026 The following legally-described trust property (the "Trust Property") will be sold, pursuant to the power of sale under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated November 19, 2021 ("Deed of Trust"), by Tides on McDowell Owner, LLC, a Delaware limited liability company ("Borrower"), for the benefit of ReadyCap Commercial, LLC, a Delaware limited liability ("Original Lender"), and recorded on November 22, 2021, as Instrument No. 2021-1244220, in the Official Records of Maricopa County, Arizona ("Official Records") as the same was assigned by Original Lender to ReadyCap Warehouse Financing LLC, a Delaware limited liability company ("Initial Assignee"), pursuant to that Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on July 20, 2021, as Instrument Number 2022-0584894, as the same was assigned by Initial Assignee to Ready Capital Subsidiary Reit I, LLC, a Delaware limited liability company ("Second Assignee"), pursuant to that Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on January 10, 2024, as Instrument Number 2024-0014540, as the same was assigned by Second Assignee to Ready Capital Mortgage Depositor VI, LLC, a Delaware limited liability company ("Third Assignee"), pursuant to that Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on February 1, 2024, as Instrument Number 2024-0052894, as the same was assigned by Third Assignee to Ready Capital Mortgage Financing 2022-FL8, LLC, a Delaware limited liability company ("Fourth Assignee"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on August 12, 2024, as Instrument Number 2024-0064665, as the same was assigned by Fourth Assignee to ReadyCap Term Holdings LLC, a Delaware liability company ("Fifth Assignee"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on August 12, 2024, as Instrument Number 2024-0425865, as the same was assigned by Fifth Assignee to Initial Assignee, pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security

Agreement and Fixture Filing, recorded in the Official Records on June 18, 2025 as Instrument Number 2025-00350664, as assigned by Initial Assignee to Original Lender pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture filing, recorded in the Official Records on August 20, 2025 as Instrument Number 2025-00479931 as assigned by Original Lender to AI NPL Investor LLC, a Delaware limited liability company ("Beneficiary"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded in the Official Records on August 21, 2025, as Instrument Number 2025-0483607. 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 Bryan Cave Leighton Paisner LLP, located at Two North Central Avenue, Suite 2100, in Phoenix, Arizona, Maricopa County, on May 22, 2026, at 10:00 a.m. of said day: See Exhibit A Attached Hereto Purported Street Address: 4620 W. McDowell Road, Phoenix, Maricopa County, Arizona Tax Parcel Number(s): 103-21-002C Original Principal Balance: \$54,056,000.00 Name and Address of Beneficiary: AI NPL Investor LLC c/o Ascendant Capital Partners 11661 San Vicente Blvd, Suite 1020 Los Angeles, CA 90049 Name and Address of Original Trustor: Tides on McDowell Owner, LLC c/o Tides Equities, LLC 11601 Wilshire Blvd., Floor 5 Los Angeles, California 90025 Attn: Sean Kia and Ryan Andrade Name, Address and Phone Number of Trustee: Jacob A. Maskovich, Esq. Bryan Cave Leighton Paisner LLP Two North Central Avenue, Suite 2100 Phoenix, Arizona 85004-4406 Phone: (602) 364-7000 Manner of Trustee Qualification: The Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a Member of the State Bar of Arizona, as required by A.R.S. §33-803(A)(2). Name of Trustee's Regulator: The State Bar of the State of Arizona. Pursuant to A.R.S. §47-2706(A) this Notice of Trustee's Sale shall also constitute notice of Beneficiary's intent and election to cause the sale, at the same time and place as for the Trust Property, of all personal property and fixtures located on the Trust Property in which it has a security interest pursuant to the above-described Deed of Trust and recorded and filed UCC-1 Uniform Commercial Code Financing Statements, including, but not limited to, the following instruments (as the same have been amended, modified or supplemented, or continued from time to time): UCC Financing Statement filed with the Delaware Department of State at Filing No. 2022 0972893, and as recorded in the Official Records at Instrument No. 20211244222, as each as subsequently amended, assigned, or renewed. Notice To Subordinate Lienholders: All interests in the Trust Property which are subordinate in priority to that of the Deed of Trust referred to in this Notice may be subject to being terminated by the trustee's sale. Dated this 18 day of February, 2026 /s/ Jacob A. Maskovich, Trustee State Of Arizona) ss. County of Maricopa) The following instrument was acknowledged before me this 18th day of February, 2026, by Jacob A. Maskovich, who acknowledged himself to be the Trustee of the above-referenced Deed of Trust. /s/ Lisa A. Remus Notary Public Expiration Date and Seal: 06/30/2027 Exhibit A Legal Description That part of the Southeast Quarter of Section 33, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at the South Quarter corner of said Section 33; Thence North

(assumed) along the mid-section line of said Section 33, 735.60 feet; Thence North 89 degrees 34 minutes 10 seconds East, 888.38 feet; Thence South 00 degrees 00 minutes 58 seconds West, 735.60 feet; Thence South 89 degrees 34 minutes 15 seconds West, 888.18 feet to the Point of Beginning; Except that part of the Southeast Quarter of said Section 33, described as follows: Commencing at the Northwest corner of the South 40 feet of the said Southeast Quarter; Thence East, along the North line of the said South 40 feet, 200.51 feet to the Point of Beginning; Thence continuing East along said North line, 105 feet to an orthogonal line; Thence continuing East along said North line, 70 feet; Thence Northwesterly to the intersection of said orthogonal line with the North line of the South 50 feet of said Southeast Quarter; Thence West, along last said North line, 105 feet; Thence Southerly to the Point of Beginning; and Except the North 7 feet of the South 40 feet of the Southwest Quarter of the Southeast Quarter of said Section 33; and Except those parts of said Southeast Quarter described as follows: Part 1: Beginning at the intersection of the West line of said Southeast Quarter with the Easterly prolongation of the South line of Lot 52, of Wedgewood Park Unit 8, according to Book 134 of Maps, Page 39, recorders of Maricopa County, Arizona; Thence North 89 degrees 37 minutes 57 seconds East (based on an assumed bearing of North for said West line), 85.82 feet to a point designated herein as point "A"; Thence Southwesterly to a point designated herein as point "B", which bears North 89 degrees 37 minutes 57 seconds East, 73.58 feet from the intersection of the Easterly prolongation of the North line of Lot 53 of said unit with said West line; Thence South 89 degrees 37 minutes 57 seconds East, 73.58 feet to last said intersection; Thence North, along said West line, 50.00 feet to the Point of Beginning. Part 2: Commencing at the South Quarter corner of said Section 33; Thence North 89 degrees 34 minutes 15 seconds East, along the South line of said Section 33, 122 feet; Thence North 00 degrees 25 minutes 45 seconds West, 40.00 feet to the North line of the South 40 feet of said Southeast Quarter and the Point of Beginning; Thence North 89 degrees 34 minutes 15 seconds East, along said North line, 48.00 feet; Thence North 45 degrees 25 minutes 45 seconds West, 25.46 feet; Thence North 00 degrees 06 minutes 10 seconds East, 12.00 feet; Thence North, 564.99 feet; Thence North 09 degrees 39 minutes 07 seconds East, 73.04 feet; Thence North 00 degrees 03 minutes 31 seconds East, 28.69 feet to the Southwest corner of Lot 27, of Braewood West 1, according to Book 183 of Maps, Page 48, records of Maricopa County, Arizona; Thence South 89 degrees 34 minutes 10 seconds West, along the South line of said Braewood West 1, 60.00 feet; Thence South 00 degrees 03 minutes 31 seconds West, 21.10 feet to a point which bears North 44 degrees 50 minutes 43 seconds East, 25.55 feet from point "A" described in Part 1 above; Thence South 44 degrees 50 minutes 43 seconds West, 25.55 feet to said point "A"; Thence Southwesterly to said point "B" described in Part 1 above; Thence South 45 degrees 11 minutes 02 seconds East, 25.37 feet; Thence South, 558.51 feet; Thence South 00 degrees 05 minutes 40 seconds West, 12.00 feet; Thence South 44 degrees 34 minutes 15 seconds West, 25.46 feet to the North line of said South 40 feet; Thence North 89 degrees 34 minutes 15 seconds East, along said North line, 48.00 feet to the Point of Beginning; and Except the West 4 feet of that part of the Southeast Quarter of said Section 33, described as follows: Beginning at the South Quarter corner of said Section 33; Thence North (assumed) along the mid-section line, 735.60 feet; Thence North 89 degrees 34 minutes 10 seconds East, 888.38 feet; Thence South 00 degrees 00 minutes 58 seconds West, 735.60 feet; Thence South 89 degrees 34 minutes 15 seconds West, 888.18 feet to the Point of Beginning; and also Except the South 40 feet thereof. APN: 103-21-002C 3/27, 4/3, 4/10, 4/17/26

RR-4026652#

TS#: 129937-AZ Order #: 240615431-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 3/7/2019 and recorded on 3/14/2019, as Instrument No. 20190177919, 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 79, ANDERSON FARMS, ACCORDING TO BOOK 607 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 105-86-731 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2520 W ALTA VISTA RD PHOENIX, AZ 85041-5330 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: 6/25/2026 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: THOMAS E. GRAY 2520 W ALTA VISTA RD PHOENIX, AZ 85041-5330 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$180,800.00 CURRENT BENEFICIARY: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: 3/16/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 16, 2026 before me, Arlene Rodriguez Beltran Notary Public, personally appeared Hamsa Uchi 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. Arlene Rodriguez Beltran, My Comm. Expires Aug 1, 2026 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. 3/27, 4/3, 4/10, 4/17/26

RR-402625#

TS#: 145903-AZ Order #:

260060894-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/26/2006 and recorded on 10/30/2006, as Instrument No. 20061430107, the subject Deed of Trust was modified by Loan Modification recorded on 11/05/2010 as Instrument 20100971641 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 32, TREVISO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 632 OF MAPS, PAGE 12, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 03-650754. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 219-60-501 STREET ADDRESS OR IDENTIFIABLE LOCATION: 36278 NORTH LIVORNO WAY SCOTTSDALE, AZ 85262 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: 6/25/2026 Sale Time: 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: COREY FRANK 7621 E. TARDES DR., SCOTTSDALE, AZ 85255 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$1,000,000.00 CURRENT BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2 c/o ROCKET MORTGAGE, LLC 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.HOMESERACH.COM Automated Sale Line: (800) 758-8052 Dated: 3/17/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 17, 2026 before me, Arlene Rodriguez Beltran Notary Public, personally appeared Hamsa Uchi 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. Arlene Rodriguez Beltran, My Comm. Expires Aug 1, 2026 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,

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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.
3/27, 4/3, 4/10, 4/17/26

RR-4026253#

TS#: 147146-AZ Order #: 260110482-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 1/31/2024 and recorded on 2/7/2024, as Instrument No. 20240061242, 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 19, OF THE SPECTRUM AT VAL VISTA-PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 573 OF MAPS, PAGE 37. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-45-067 STREET ADDRESS OR IDENTIFIABLE LOCATION: 1270 E CLIFTON AVE GILBERT, AZ 85295 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: 6/24/2026 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: TIMOTHY B BARASA 7915 EASTERN AVENUE UNNITE 409, SILVER SPRINGS, MD 20910 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$90,000.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 3/16/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 16, 2026 before me, Arlene Rodriguez Beltran Notary Public, personally appeared Hamsa Uchi 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. Arlene Rodriguez Beltran, My Comm. Expires Aug 1, 2026 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.
3/27, 4/3, 4/10, 4/17/26

RR-4026251#

TS#: 26-77747

Order #: 260056308-AZ-VOI

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/23/2023 and recorded on 10/25/2023, as Instrument No. 20230554583, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/28/2026 at 10:00 AM of said day:
LOT 66, CANYON VIEWS - PHASE 4 - UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1559 OF MAPS, PAGE 48. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):
Street address or identifiable location: 20211 W RANCHO DRIVE LITCHFIELD PARK, AZ 85340
A.P.N.: 502-41-216
Original Principal Balance: \$351,490.00
Name and address of original trustor: (as shown on the Deed of Trust) H E A T H E R S T A N D R I D G E , UNMARRIED WOMAN; 20860 W MINNEAPOLIS AVE BUCKEYE, AZ 85396
Name and address of beneficiary: (as of recording of Notice of Sale) loanDepot.com, LLC 6531 Irvine Center Drive, Suite 100 Irvine, CA 92618
NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188
SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/18/2026
Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) ON 02-18-2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Courtney Perry
Notary Public
EPP 47308 Pub Dates 03/27, 04/03, 04/10, 04/17/2026
3/27, 4/3, 4/10, 4/17/26

RR-4026219#

TS#: 25-76911

Order #: 250656751-AZ-VOI

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/22/2023 and recorded on 3/23/2023, as Instrument No. 20230146375, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003, on 05/28/2026 at 12:00 PM of said day:
LOT 8, VERBA GARDENS, ACCORDING TO BOOK 59 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY AS ABANDONED BY RESOLUTION NO. 15079 AND RECORDED IN DOCKET 13300, PAGE 444, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):
Street address or identifiable location: 4144 N. 32ND AVE PHOENIX, AZ 85017
A.P.N.: 154-24-059
Original Principal Balance: \$284,747.00
Name and address of original trustor: (as shown on the Deed of Trust) JUANA MARQUEZ ENAMORADO, AN UNMARRIED WOMAN 4144 N. 32ND AVE PHOENIX, AZ 85017
Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475
NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Kristin A. Zilberstein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188
SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.com Dated: 02/20/2026
Kristin A. Zilberstein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) ON 02 /20/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Kristin A. Zilberstein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and

acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Courtney Perry
Notary Public
EPP 47298 Pub Dates 03/27, 04/03, 04/10, 04/17/2026
3/27, 4/3, 4/10, 4/17/26

RR-4026174#

NOTICE OF TRUSTEE'S SALE Title No. 260039837 Trustee's Sale No. 191167 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 02/08/2024 in Instrument No. 20240065456 AND RE-RECORDED 3/9/2026 INST# 20260136016, 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 06/30/2026 at 10:00 AM. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. Secured property is legally described as: SEE ATTACHED EXHIBIT A PURPORTED STREET ADDRESS: 16240 W MARICOPA ST, GOODYEAR, AZ 85338 TAX PARCEL NUMBER(S): 500-05-201 6 ORIGINAL PRINCIPAL BALANCE: \$336,305.00 Name and Address of Beneficiary: LAKEVIEW LR SERVING, LLC 1100 WEHRLER DR WILLIAMSVILLE, NY 14221 Name and Address of Original Trustor: ROY JACOB DORIS III, AN UNMARRIED MAN 16240 W MARICOPA ST GOODYEAR, AZ 85338 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "as is" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Name and Address of Trustee: Prime Recon LLC Prime Recon LLC 2999 N. 44th Street, Ste. 625 Phoenix, AZ 85018 Telephone: (888) 725-4142 Dated: 3/17/2026 Josh Bermudez, Authorized Signer 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-20001166 as required by Arizona Revised Statutes section 33-803, Subsection A. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (See Mansour v. Cal-Western Reconveyance Corp., 618 F. Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the Deed of Trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: IF

the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall not have further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. All Successful Bidders: Information Required: Category, Beneficial Owner(s); Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name: Full legal name of transferee. Trade Name: Any trade name or "doing business as" name. Principal Place of Business: Street address, city, state, zip code. Tax Identification No.: Federal EIN or applicable tax ID. Entity Type: Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category: Information Required Trustee Information: Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.). Legal Name: Full name of trust agreement. Date: Date trust agreement executed. Revocability: Whether trust is revocable or irrevocable. Trust Tax Identification No.: EIN or applicable Tax ID No. Authorized Signer(s): Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique identification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act. Beneficiary List: Full legal names of all beneficiaries. Beneficiary Information: Date of birth, residential address, tax identification no., ownership or beneficial interest details. EXHIBIT A LEGAL DESCRIPTION REF. NO. 191167 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 135, WILDFLOWER RANCH UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 420 OF MAPS, PAGE 48; AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 96-609542 AND IN DOCUMENT NO. 96-184816. A-4869525 03/27/2026, 04/03/2026, 04/10/2026, 04/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4026149#

TS#: 26-77734 Order #: 260054269-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 4/28/2023 and recorded on 5/1/2023, as Instrument No. 20230224244, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument No. 20250368916 and recorded on 6/26/2025., in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/28/2026 at 10:00 AM of said day: LOT 168, OF WATERSTON NORTH - PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1590 OF MAPS, PAGE 19. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING

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PUBLIC NOTICES

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: 1508 E RAKESTRAW LN GILBERT, AZ 85298 A.P.N.: 313-33-648 Original Principal Balance: \$557,364.00 Name and address of original trustor: (as shown on the Deed of Trust) FRANCINE ROLDAN, AN UNMARRIED WOMAN AND GUSTAVO A ROLDAN, AN UNMARRIED MAN 30 EAST BROWN ROAD 1036 MESA, AZ 85201 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/16/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/16/2026, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47296 Pub Dates 03/27, 04/03, 04/10, 04/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4026084#

TS#: 26-77644 Order #: 260046276-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 1/19/2024 and recorded on 1/25/2024, as Instrument No. 20240038315, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/28/2026 at 10:00 AM of said day: LOT 129, OF VILLA OASIS TWO AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 235 OF MAPS, PAGE 49, OF OFFICIAL RECORDS. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 3014 NORTH 72ND DRIVE

PHOENIX, AZ 85033 A.P.N.: 102-21-978 Original Principal Balance: \$264,550.00 Name and address of original trustor: (as shown on the Deed of Trust) HUMBERTO A LOPEZ, AN UNMARRIED MAN, SOLE OWNERSHIP 3014 NORTH 72ND DRIVE PHOENIX, AZ 85033 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/16/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/16/2026, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47296 Pub Dates 03/27, 04/03, 04/10, 04/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4026075#

TS #: 26-77679 Order #: 260051017-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 6/22/2022 and recorded on 6/24/2022, as Instrument No. 20220526837, Rerecorded on 6/30/2022 as Instrument No. 20220544181 for the sole purpose of adding the initials on page 9., in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/21/2026 at 10:00 AM of said day: LOT 250, AN UNDIVIDED 1/64TH INTEREST IN TRACT F, SUN CITY WEST UNIT 11, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 205 OF MAPS, PAGE 50. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING

TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 12739 W PROSPECT DR SUN CITY WEST, AZ 85375 A.P.N.: 232-04-563 Original Principal Balance: \$274,550.00 Name and address of original trustor: (as shown on the Deed of Trust) JOYCE GRANA AND JOHN J GRANA, WIFE AND HUSBAND 12739 W PROSPECT DR SUN CITY WEST, AZ 85375 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, As Attorney In Fact Under A Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/13/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/13/2026, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47285 Pub Dates 03/27, 04/03, 04/10, 04/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4025708#

TS#: 146283-AZ Order #: ADMS2602-AZ-3968002 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 3/4/2020 and recorded on 3/9/2020, as Instrument No. 20200200813, 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 EIGHTY-NINE(89), THE COVE AT NORTH CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 271 OF MAPS, PAGE 33 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 12, 1984 AT RECORDERS NUMBER 84-400121. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 214-10-362 STREET ADDRESS OR IDENTIFIABLE LOCATION: 18247 N 16TH WAY PHOENIX, AZ 85022 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: 6/18/2026 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: DIANE S. SAUNDERS 18247 N 16TH WAY PHOENIX, AZ 85022 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$182,875.00 CURRENT BENEFICIARY: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 635 Woodward Ave Detroit, MI 48226-1906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/10/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 10, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 3/27, 4/3, 4/10, 4/17/26

RR-4025559#

TS#: 145300-AZ Order #: AZ-4109-2026 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/27/2024 and recorded on 9/30/2024, as Instrument No. 20240518918, 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 35, HY-VIEW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 86 OF MAPS, PAGE 1. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 129-35-035 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2325 N 64TH ST SCOTTSDALE, AZ 85257 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: 6/23/2026 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: REHABITAT, LLC 928 EAST WHITTON AVENUE, PHOENIX AZ 85014 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$1,047,200.00 CURRENT BENEFICIARY: LOAN FUNDER LLC c/o Private Lender Law 475 County Rd 520, Suite 200 Marlboro, NJ 07746 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: 3/13/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 13, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 3/27, 4/3, 4/10, 4/17/26

RR-4025374#

TS#: 145762-AZ Order #: RTSG2601-AZ-3965499 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 6/16/2006 and recorded on 6/26/2006, as Instrument No. 20060853960, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. THE WEST HALF OF LOT 41, RAINBOW VISTA, ACCORDING TO BOOK 36 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 105-07-118 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2436 WEST PIMA STREET PHOENIX, AZ 85009 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: 6/18/2026 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: BETSY L YBARRA 2436 WEST PIMA STREET PHOENIX, AZ 85009 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$211,500.00 CURRENT BENEFICIARY: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB1 c/o PHH Mortgage Corporation 1661 Worthington Road Suite #100 West Palm Beach, FL 33409 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 3/12/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 12, 2026 before me, Arlene Rodriguez Beltran Notary Public, personally appeared Hamsa Uchi 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. Arlene Rodriguez Beltran, My Comm. Expires Aug 1, 2026 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. 3/27, 4/3, 4/10, 4/17/26

RR-4025066#

Trustee Sale No. 34183-0498 Notice Of Trustee's Sale Recorded: 02/20/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Nadia Avalos and recorded on 04/17/2025 at Instrument No. 2025-0214649, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on May 21, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 2052 N. 51st Dr., Phoenix, AZ 85035 Tax parcel number: 103-18-273 Original principal balance: \$260,910.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Nadia Avalos 2323 W. Dunlap Ave #124 Phoenix, AZ 85021 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 20th day of February, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Commission Expires: June 25, 2027 All persons whose interest in the Trust Property

of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 20th day of February, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Commission Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 271, Wedgewood Park Unit 9, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 142 of Maps, Page 28. APN: 103-18-273 3/20, 3/27, 4/3, 4/10/26

RR-4024082#

Trustee Sale No. 34183-0498 Notice Of Trustee's Sale Recorded: 02/20/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Dytasia Reed recorded on 07/09/2024 at Instrument No. 2024-0362961, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on May 21, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 1216 E. Hess Ave, Phoenix, AZ 85034 Tax parcel number: 115-37-045D Original principal balance: \$134,550.00 Name and address of Beneficiary: BFSR4, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Dytasia Reed 2747 E. Tamarisk Ave Phoenix, AZ 85040 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 20th day of February, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Commission Expires: June 25, 2027 All persons whose interest in the Trust Property

is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of The Subject Property. Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 16, Block 1, Hilton Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 22 of Maps, Page 33; Except the East 22.5 feet thereof Except the portion of alley lying North of and adjacent to said lot, per ordinance No. G-273, recorded in Docket 2799, Page 299 (actual 229). APN: 115-37-045D 3/20, 3/27, 4/3, 4/10/26

RR-4024081#

TS#: 2260219033 Notice of Trustee's Sale Recorded: 03/05/2026 Loan #: 200200716009435 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/28/2016 and recorded on 1/3/2017 as Instrument # 20170003384, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 6/4/2026 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 48445 N 7th Ave New River, AZ 85087 A.P.N.: 202-08-426D Original Principal Balance: \$140,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Reginald Palmer Burns, An Unmarried Man and Darla J. Waltz, A Single Woman, as Joint Tenants with Right of Survivorship 48445 N 7th Ave New River, AZ 85087 Name and address of beneficiary: (as of recording of Notice of Sale) Barbara A. Pursell, A Single Woman 225 E. Orchard Ave Council Bluffs, IA 51503 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 Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification

of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information to be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 Dated: 3/5/2026 Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. /s/ Tina Biskupiak, Authorized Signatory Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of Arizona)ss County of Maricopa) On 3/3/3036 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: That part of the North 1/3 of the West half of the North 30 acres of the Southwest quarter of the Northwest quarter of Section 29, Township 7 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows: Commencing at the Northwest corner of the North one-third of the West half of the North thirty (30) acres of the Southwest quarter of the Northwest quarter of Section 29, Township 7 North, Range 3 East; Thence North 89 degrees 52 minutes 26 seconds East along the North line of the above described parcel, a distance of 69.30 feet to the Point Of Beginning; Thence continuing North 89 degrees 52 minutes 26 seconds East a distance of 329.05 feet; Thence South 00 degrees 14 minutes 27 seconds East a distance of 164.19 feet; Thence South 89 degrees 52 minutes 26 seconds West a distance of 202.67 feet; Thence North 37 degrees 47 minutes 01 seconds West a distance of 207.39 feet to the Point Of Beginning 3/20, 3/27, 4/3, 4/10/26

RR-4024080#

TS/File 100568 Notice Of Trustee's Sale Recorded: 02/10/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 10/19/2023, in 2023-0544643 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 5/14/2026 at 11:00 A.M. of said day: parcel No. 1: Unit C2, of Landmark Towers Condominium, a condominium as created by that certain Declaration recorded June 30, 2005 as 2005-0902960; First Amendment recorded as 2007-0169577; Second Amendment recorded as 2007-0169578 and Third Amendment recorded as 2007-0351942; Certificates of Amendment recorded

as 2008-0957342; as 2010-0005657; as 2010-1054417; as condominium recorded June 30, 2005 as Book 759 of Maps, Page 12 and Affidavits of Correction recorded as 2005-1044269 and as 2005-1090406, both of Official Records, and re-plot of Building C recorded in Book 1206 of Maps, Page 8, records of Maricopa County, Arizona. Parcel No. 2: Rights appurtenant to Parcel No. 1 as set forth in Section 8 of Agreement No. 6972 recorded May 3, 1963 in Docket 4564, Page 517. Purported Property Address: 4750 N. Central Ave., Phoenix, AZ 85012 Tax Parcel Number: 155-28-404 Original Principal Balance: \$425,000.00 Original/Current Beneficiary: Landmark on Central, LLC 2302 N. Central Ave., Suite 12, Phoenix, AZ 85004 Original/Current Trustor: Aleva Mental Health, LLC 2034 E. Southern Ave., Suite D, Tempe, AZ 8528 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: February 10, 2026 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 February 10, 2026, 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 3/20, 3/27, 4/3, 4/10/26

RR-4024079#

Notice Of Trustee's Sale Recorded: 03/10/2026 NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR. The following legally described trust property will be sold, pursuant to the power of sale under the May 7, 2024 Revolving Credit Deed of Trust recorded May 21, 2024 at Recording No. 20240269732, records of Maricopa County, Arizona, at public auction to the highest bidder: Sale Date and Time: June 11, 2026 at 10:00 a.m. Sale Location: The Main Entrance Maricopa County Superior Court Building 201 W. Jefferson St. Phoenix, AZ 85003 Legal Description: Lot 37, Majestic Hills, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 326 Of Maps, Page 36 Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any. Original Principal Balance: \$210,000.00 Purported Street Address: 3012 E. Dry Creek Rd. Phoenix, AZ 85048 Tax Parcel Number: 301-76-801 Name and Address of Current Beneficiary: Corporate America Family Credit Union 2075 Big Timber Road Elgin, IL 60123 Name and Address of Original Trustor: Demetrious L. Makel and Jacqueline A. Gomez Makel, as Trustees of the GM Family Trust Dated October 19, 2020 3012 E. Dry Creek Rd. Phoenix, AZ 85048 Name and Current Address of Current Trustor: Demetrious L. Makel and Jacqueline A. Gomez Makel, as Trustees of the GM Family Trust Dated October 19, 2020 3012 E. Dry Creek Rd. Phoenix, AZ 85048 Name and Address of Successor Trustee: Robert C. Williams Gust Rosenfeld P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004 Telephone: (602)

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PUBLIC NOTICES

257-7661 (Attn: Teresa Kendall) The appointed Successor Trustee qualifies as Trustee of the Revolving Credit Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803(A) and is regulated by the Arizona Supreme Court. Dated: March 10, 2026. /s/ Robert C. Williams Successor Trustee State Of Arizona) ss. County of Maricopa) The foregoing instrument was acknowledged before me on March 10, 2026, by Robert C. Williams, Successor Trustee. (Seal and Expiration Date) /s/ Stefanie L. Beck Notary Public Expires February 23, 2029 3/20, 3/27, 4/3, 4/10/26

RR-4024078#

Trustee Sale No. 34183-044B
Notice Of Trustee's Sale

Recorded: 02/20/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by AR Property Investments, LLC recorded on 3/18/2025 at Instrument No. 2025-0146203, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on May 21, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 3228 W. Palm Lane, Phoenix, AZ 85009 Tax parcel number: 108-17-072 Original principal balance: \$198,000.00 Name and address of Beneficiary: BFSR5, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: AR Property Investments, LLC 6501 N. Black Canyon Highway Phoenix, AZ 85015 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 20th day of February, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Commission Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of

The Subject Property, Exhibit A The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows: Lot 12, Block 12, Northwest Homesites, according to Book 37 of Maps, Page 43, records of Maricopa County, Arizona. Except all coal, oil, gas and other mineral deposits. APN: 108-17-072 3/20, 3/27, 4/3, 4/10/26

RR-4024077#

Trustee Sale No. 34183-044B
Notice Of Trustee's Sale

Recorded: 02/20/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Gladys Ramirez-Luna recorded on 07/19/2024 at Instrument No. 2024-0383391, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on May 21, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, AZ 85003. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR ON THE DATE AND TIME SET FORTH ABOVE. Legal Description: See Exhibit A attached hereto Street Address/Location: 1510 S. 14th Street, Phoenix, AZ 85034 Tax parcel number: 115-40-003A Original principal balance: \$184,000.00 Name and address of Beneficiary: BFSR4, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Gladys Ramirez-Luna 3028 S. 75th Dr. Phoenix, AZ 85043 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, P.A. 1850 N. Central Avenue, Suite 1700 Phoenix, AZ 85004 (602) 234-9929 /s/ Casey S. Blais, Esq. Manner of trustee qualification: A member of the State Bar of Arizona (ARS 33-803(A)(2)). State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 20th day of February, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Commission Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. Notice: This Proceeding Is An Effort To Collect A Debt On Behalf Of The Beneficiary Under The Referenced Deed Of Trust. Any Information Obtained Will Be Used For That Purpose. Unless The Loan Is Reinstated, This Trustee's Sale Proceeding Will Result In Foreclosure Of

per Ordinance No. G-273, Recorded in Docket 2799, Page 299. APN 115-40-003A 3/20, 3/27, 4/3, 4/10/26

RR-4024076#

TS#: 25-01095

Notice Of Trustee's Sale
Recorded: 02/18/2026 Loan #: Linear v Rubio The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/16/2008 and recorded on 9/25/2008 as Instrument # 2008-0828417, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 05/21/2026 at 11:30 AM of said day; Lot 58, Mountain View Estates V, according to Book 506 of Maps, Page 2, Records of Maricopa County, Arizona. According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. Section 33-808(C): Street address or identifiable location: 1924 E. Vineyard Rd. Phoenix, AZ 85042 A.P.N.: 122-92-3571 Original Principal Balance: \$16,152.87 Name and address of original trustor: (as shown on the Deed of Trust) Jose L. Rubio Jr., a single man and Maria Rubio, a married woman as her sole and separate property, as joint tenants with 1924 E. Vineyard Rd. Phoenix, AZ 85042 Name and address of beneficiary: (as of recording of Notice of Sale) Linear Mortgage, LLC 1970 Main St., Suite 201 Sarasota, FL 34236 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 by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: Arizona State Bar Association Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Arizona Trustee Services LLC 4300 N. Miller Rd., Ste. 110-02 Scottsdale, Arizona 85251 215-855-9521 Ext. 401 Dated this 6th day of February, 2026 /s/ Carrie Thompson-Jones, Successor Trustee State of Arizona) ss County of Maricopa) On this 6th day of February, 2026 before me, Notary Public, personally appeared Carrie Thompson-Jones personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Kevin Aguilar Notary Public My Commission Expires: 9-18-2028 3/20, 3/27, 4/3, 4/10/26

RR-4024075#

TS#: 26-77659 Order #: 260050639-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 4/5/2022 and recorded on 4/7/2022, as Instrument No. 20220311560, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE

SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/21/2026 at 10:00 AM of said day; LOT 184, PALM GARDENS OF MESA UNIT FOUR, ACCORDING TO BOOK 101 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 1335 E 8TH STREET MESA, AZ 85203 A.P.N.: 137-34-109 Original Principal Balance: \$448,722.00 Name and address of original trustor: (as shown on the Deed of Trust) JOHN A STANCELL AND BRITT STANCELL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 1335 E 8TH STREET MESA, AZ 85203 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/12/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/12/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47215 Pub Dates 03/20, 03/27, 04/03, 04/10/2026 3/20, 3/27, 4/3, 4/10/26

RR-4023629#

TS#: 26-77667 Order #: 260050844-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 1/24/2025 and recorded on 1/24/2025, as Instrument No. 20250042152, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W.

Jefferson Street, Phoenix, AZ 85003 , on 5/21/2026 at 10:00 AM of said day; UNIT 2048, RAMBLEWOOD AMENDED II, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED 02/24/1982 IN DOCKET 15850, PAGE 96. AMENDMENTS RECORDED 07/21/1982 IN DOCKET 16166, PAGE 1197 AND RECORDED 08/27/1982 IN DOCKET 16249, PAGE 1353, AND DEED OF ANNEXATION RECORDED 01/17/1983 IN DOCUMENT NO. 83-0-16587. BAND PLAT RECORDED IN BOOK 243 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 30 E BROWN RD UNIT 2048 MESA, AZ, 85201 A.P.N.: 137-19-318 1 Original Principal Balance: \$260,200.00 Name and address of original trustor: (as shown on the Deed of Trust) CODY MICHAEL HUDSON, AN UNMARRIED MAN 1322 W KESLER LANE CHANDLER, AZ 85224 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/10/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/10/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47211 Pub Dates 03/20, 03/27, 04/03, 04/10/2026 3/20, 3/27, 4/3, 4/10/26

RR-4023626#

TS#: 146367-AZ Order #: 3902621 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 4/26/2018 and recorded on 4/26/2018, as Instrument No. 20180319152, 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 15, OF TU-DOR ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 131 OF MAPS, PAGE 47. COUNTY ASSESSOR'S

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

TAX PARCEL NUMBER: 145-27-141 STREET ADDRESS OR IDENTIFIABLE LOCATION: 4215 W. PASADENA AVENUE PHOENIX, AZ 85019 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/17/2026 Sale Time: 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: YLIA EVELIA CUEVAS AND CESAR ARIEL CUEVAS ARMENTA 4215 W. PASADENA AVENUE PHOENIX, AZ 85019 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$142,373.00 CURRENT BENEFICIARY: PennyMac Loan Services, LLC 3043 Townsgate Rd., Suite 200 Westlake Village, CA 91361 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.HOMESARCH.COM Automated Sale Line: (800) 758-8052 Dated: 3/9/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 09, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 3/20, 3/27, 4/3, 4/10/26

RR-4023145#

File # 25-029890 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on February 23, 2024 in Instrument No. 20240092324 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on June 11, 2026. LOT 31 OF NORTH COPPER CANYON PARCEL 4.1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1737 OF MAPS, PAGE 32. EXCEPT ALL COAL, OIL,

GAS AND MINERAL DEPOSITS AS RESERVED IN THE PATENT. Purported Street address: 18021 West Avenida Del Sol, Surprise, AZ 85387 Tax Parcel # 503-72-492 1 Original Principal Balance \$431,224.00 Name and Address of Beneficiary: New American Funding, LLC, 8201 North FM 620, Suite 1200, Austin, TX 78726. Name and Address of Original Trustor: Alexandre Paulo Pereira, a married man and separate property, 18021 West Avenida Del Sol, Surprise, AZ 85387 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: March 5, 2026 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on March 5, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Cual Simon Magak NOTARY PUBLIC My Commission Expires: April 10, 2029. 3/20, 3/27, 4/3, 4/10/26

RR-4022094#

Notice Of Trustee's Sale Recorded: 02/27/2026 The following legally described property will be sold, pursuant to the power of sale under that certain Deed of Trust ("Deed of Trust") dated January 13, 2020 and recorded on January 16, 2020 at Recorder's No. 2020-0042651, records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The trust property will be sold at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building at the Maricopa County Courthouse located at 201 West Jefferson, Phoenix, AZ 85003, June 9, 2026 at 10:00 a.m. The sale will be made for cashier's check or other form of payment satisfactory to the Trustee (payable at the time of sale or as allowed by the Trustee under Arizona law), but without covenant or warranty, express or implied, regarding title, condition, possession, or encumbrances, to pay the obligations secured by the Deed of Trust. The following additional information concerning the trust real property, the Deed of Trust, and the Trustee's Sale is hereby provided. Situs Address: 929 E Pierce Street Phoenix, Arizona 85006 Legal Description: See attached Exhibit A Tax Parcel Number: 116-32-145A Original Principal Balance: \$1,115,000 Beneficiary's Name and Address: Gateway Commercial Bank Main Office PO Box 14509 Mesa, AZ 85216 Trustor's Name and Address: WD Pierce RE, LLC 4400 N Central Avenue Phoenix, AZ 85012 Trustee's Name and Contact: Bert D. Millett, Esq. Orangewood Law Group, PLC 1930 E Brown Road, Suite 103 Mesa, Arizona 85203 bert@orangewoodlaw.com 480-500-9741 The successor trustee appointed herein qualifies as a trustee of the trust deed in the trustee's capacity as a member of the State Bar of Arizona as required by Arizona Revised Statutes § 33-803(A) (2). This sale will not exhaust the power of sale contained in the Deed of Trust as to any remaining property encumbered by the Deed of Trust described above, which may, at the Beneficiary's option, be sold in one or more subsequent sale proceedings. The recordation of this Notice does not constitute an election to proceed against any given collateral, or to pursue any given remedy, to the exclusion of any other collateral or remedy. The Trustee and the Beneficiary

hereby expressly reserve the right, without impairing the effectiveness of this sale, to conduct one or more further judicial or non-judicial sales of any of the Beneficiary's collateral if considered necessary or advisable to foreclose out the interests of other parties who may claim to have an interest in any portion of the Beneficiary's collateral or to otherwise clear or perfect title to any portion of or interest in such collateral. Dated February 27, 2026. /s/ Bert D. Millett, Esq., a member of the State Bar of Arizona, Successor Trustee State Of Arizona) ss. County of Maricopa) This instrument was acknowledged before me this 27th day of February, 2026, by Bert D. Millett, Esq., a member of the State Bar of Arizona, Successor Trustee. /s/ Le L Hong Notary Public My Commission Expires August 10, 2027 Exhibit A A portion of the Southwest Quarter in Section 04, Township 01 North, Range 03 East of the Gila and Salt River Meridian, County of Maricopa, State of Arizona, more particularly described as follows: Lot 09 and Lot 10 in Block 07 of the "Mount Pleasant Tract" subdivision, as shown in Book 02 of Plats on Page 09 at the Maricopa County Recorders Office, State of Arizona. The following Lot Consolidation description is based upon a "Lot Consolidation/Record of Survey" recorded as Document #2016-0353472 of Official Records at the Maricopa County Recorders Office, State of Arizona. Commencing at a City of Phoenix brasscap at the monumented centerline intersection of Fillmore Street and 10th Street, from which a stone in a hand hole at the monumented centerline intersection of Pierce Street and 10th Street bears, North 00 degrees 12 minutes 56 seconds East (basis of bearing) at a distance of 352.53 feet; Thence from said brasscap and along the centerline of 10th Street, North 00 degrees 12 minutes 56 seconds East for distance of 184.92 feet; Thence North 89 degrees 47 minutes 04 seconds West for a distance of 37.50 feet to a point of intersection with the Westerly line of a 37.50 foot wide right of way for 10th Street and the Northerly line of 15.00 foot wide Alley, said point of intersection also being the Point of Beginning. Thence along said Northerly line, North 89 degrees 54 minutes 53 seconds West for a distance of 100.04 feet; Thence North 00 degrees 13 minutes 22 seconds East for a distance of 137.51 feet to a point of intersection with the Southerly line of a 30.00 foot wide right of way for Pierce Street; Thence along said Southerly line, South 89 degrees 54 minutes 58 seconds East a distance of 100.02 feet to a point of intersection with the aforementioned Westerly line of a 37.50 foot wide right of way for 10th Street; Thence along said Westerly line, South 00 degrees 12 minutes 56 seconds West for a distance of 137.51 feet to the Point of Beginning. Property Address: 929 E Pierce Street, Phoenix, Arizona 85006 Assessor's Parcel No: 116-32-145A 3/13, 3/20, 3/27, 4/3/26

RR-4021476#

TS/File 100551 Notice Of Trustee's Sale Recorded: 01/30/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 4/11/2022, in 2022-0320416 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 5/5/2026 at 11:00 A.M. of said day: Lot 70, Black Canyon Retreat, according

to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 91 of Maps, Page 37; Except all the coal and other minerals, as reserved in the Patent. Purported Property Address: 49044 N. 24th Ave., New River, AZ 85087 Tax Parcel Number: 202-26-070 Original Principal Balance: \$515,000.00 Original/Current Beneficiary: Sherry Kendall, Personal Representative of Steven D. Smith 4560 W. Happy Valley Rd., Glendale, AZ 85310 Original/Current Trustor: Thomas Henson and Tanya Henson, husband and wife, as community property with right of survivorship 49044 N. 24th Ave., New River, AZ 85087 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: January 26, 2026 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 January 26, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Tiffany Fraser Notary Public My Commission Expires: 8-13-28 3/13, 3/20, 3/27, 4/3/26

RR-4021475#

File No. 6798-TS Notice Of Trustee's Sale Recorded: 02/11/2026 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated October 25, 2024, and recorded on October 28, 2024, in Instrument Number 20243020502, records of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder on the steps outside the East entrance of the Courts Building, located at 110 West Congress, Tucson, Arizona, on May 14, 2026, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Pima County, Arizona, and is described as follows: See Exhibit "A" attached hereto and by this reference made a part hereof. Property Address: 10616 South Sierra Mountain Road Tucson, Arizona 85736 Tax Parcel Number: 301-76-034F Original Principal Balance: \$35,900.00 Original Trustor: Dwight W. Jechort, Jr. 3837 E. Eventide Street Tucson, AZ 85706 Current Beneficiary: Jack Goretcki 26600 S. Canoa Drive Amado, AZ 85645 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 10th day of February, 2026. /s/ Jeffrey S. Katz, Attorney at Law Trustee/Successor Trustee, is qualified per A.R.S. Section 33-803 (A)2 as a member of The Arizona State Bar State of Arizona)) ss. County of Pima) The foregoing instrument was acknowledged before me this 10th day of February, 2026, by Jeffrey S. Katz, Attorney at Law, a Member of the State Bar of Arizona as Successor Trustee. /s/ S. Diederich Notary Public My commission expires: 5-30-2027 Exhibit "A" Parcel 1: The West 132.21 feet of the North half of the Northeast quarter of Parcel 12-3 of that certain Map of Survey filed in Book 2 of Surveys, at

RR-4021474#

TS/File 100541 Notice Of Trustee's Sale Recorded: 01/27/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 5/9/2025, in 2025-0267790 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 4/30/2026 at 11:00 A.M. of said day: Lot 55, of Regency Estates, according to Book 195 of Maps, Page 5, records of Maricopa County, Arizona. Purported Property Address: 1864 W. Navarro Ave., Mesa, AZ 85202 Tax Parcel Number: 305-05-622 Original Principal Balance: \$360,000.00 Original/Current Beneficiary: Bobrow Holdings, LLC c/o 141 E. Palm Lane, Ste. 202, Phoenix, AZ 85004 Original/Current Trustor: PGF Holdings, LLC 1237 S. Val Vista, Mesa, AZ 85204 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: January 26, 2026 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 January 26, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Tiffany Fraser Notary Public My Commission Expires: 8-13-28 3/13, 3/20, 3/27, 4/3/26

RR-4021473#

TS/File 100569 Notice Of Trustee's Sale Recorded: 01/30/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 5/15/2024, in 2024-0259334 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

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PUBLIC NOTICES

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 5/5/2026 at 11:00 A.M. of said day; Lot 48, of Boulder Ridge, according to Book 437 of Maps, Page 48, records of Maricopa County, Arizona; Except all minerals, and Except all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from the United States of America. Purported Property Address: 8582 East Cactus Wren Circle, Scottsdale, AZ 85266 Tax Parcel Number: 216-47-085 Original Principal Balance: \$800,00.00 Original/Current Beneficiary: DAFNI LLC, an Arizona limited liability company 124 East Wagon Wheel Drive, Phoenix, AZ 85020 Original/Current Trustee: Schayes Enterprises LLC, a Florida limited liability company 8582 East Cactus Wren Circle, Scottsdale, AZ 85266 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: January 30, 2026 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 January 30, 2026, by Sheri L. Morris, Trustee Sale Officer of Pioneer Title Agency, Inc., an Arizona corporation. /s/ Kayla Guzman Notary Public My Commission Expires: Jan 27 29 3/13, 3/20, 3/27, 4/3/26

RR-4021472#

TS # 26-011
Notice Of Trustee's Sale
Recorded: 01/26/26 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 IS SET FOR APRIL 28, 2026 AT 11:00 AM, ARIZONA TIME AT THE LOCATION STATED BELOW. The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Maricopa County, Arizona, on 2-28-2024 in Maricopa County Recorder's number 2024-0100846 at public auction to the highest bidder at the courtyard by the main entrance to the Arizona Superior Court Building, Maricopa County, 201 W. Jefferson St. Phoenix, Arizona on April 28, 2026 at 11:00 O'clock AM, Arizona time of said day: See Exhibit "A" attached hereto 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: Ivan Cazares Lopez, an unmarried man and Diana Mendoza, an unmarried woman, 12410 W Pioneer St. Avondale, AZ 85323 Original Principal Balance: \$475,000.00 Tax Parcel Number: 400-23-044 A Identifiable Location: 115 E Highway 80 Buckeye, AZ 85326 Name And Address Of Beneficiary: LM2 Investment Group, LLC E Bahia Dr. Suite 105, Scottsdale, AZ 85260. 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

ronalderb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 1-22-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 1-22-2026 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 Exh "A" That Part Of The West Half Of The Southeast Quarter Of The Northeast Quarter Of Section 5, Township 1 South, Range 3 West, Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Described As Follows: Beginning At A Point On The East Line Of The West Half Of The Southeast Quarter Of The Northeast Quarter Of Said Section 5, Which Is North 2° 25' 40" East, 33 Feet From The Southeast Corner Of The Said West Half Of The Southeast Quarter Of The Northeast Quarter; Thence North 2° 25' 40" East 128.34 Feet To A Point On The Southerly Line Of Phoenix-Yuma State Highway, Along A Curve Having A Radius Of 1482.40 Feet, A Distance Of 189.78 Feet Through 7° 20' 00" Of Central Angle; Thence South 00° 06' 00" West, 42.45 Feet To A Point 33 Feet North, At Right Angles, From The South Line Of Said West Half Of The Southeast Quarter Of The Northeast Quarter; Thence North 84° 54' 00" East, Along A Line Parallel To And 33.00 Feet North, At Right Angles, From The South Line Of Said West Half Of The Southeast Quarter Of The Northeast Quarter, 162.00 Feet To The Point Of Beginning. APN: 400-23-044A
3/13, 3/20, 3/27, 4/3/26

RR-4021470#

TS#: 145408-AZ Order #: 260032576-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/13/2016 and recorded on 7/8/2016, as Instrument No. 20160478944, the subject Deed of Trust was modified by Loan Modification recorded on 02/28/2018 as Instrument 20180149177 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 10, OF GREENBRIAR ESTATES UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 74 OF MAPS, PAGE 11. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 145-26-010 STREET ADDRESS OR IDENTIFIABLE LOCATION: 5035 N 39TH DR PHOENIX, AZ 85019 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 6/11/2026 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: LA VONA SUE HARRIS AS SURVIVING TRUSTEE OF THE HARRIS REVOCABLE LIVING TRUST, DATED FEBRUARY 27TH, 1991 5035 N 39TH DR PHOENIX, AZ 85019 ORIGINAL

PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$150,400.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 3/2/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 02, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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.
3/13, 3/20, 3/27, 4/3/26

RR-4021368#

TS#: 143650-AZ Order #: 250672915-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 3/29/2024 and recorded on 4/4/2024, as Instrument No. 20240174344, 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 197, OF SUN CITY UNIT TWENTY-FIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 130 OF MAPS, PAGE 40. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 200-93-197 STREET ADDRESS OR IDENTIFIABLE LOCATION: 9719 W NEWPORT DR SUN CITY, AZ 85351 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: 6/11/2026 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: DEREK OLSON AND JANET OLSON 9719 W NEWPORT DR SUN CITY, AZ 85351 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED

OF TRUST: \$348,600.00 CURRENT BENEFICIARY: UNITED WHOLESAL MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 2/27/2026 CLEAR RECON CORP Hamsa Uchi, 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 FEB 27, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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.
3/13, 3/20, 3/27, 4/3/26

RR-4021211#

TS #: 145572-AZ Order #: 260039376-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 7/27/2022 and recorded on 7/28/2022, as Instrument No. 20220605030, the subject Deed of Trust was modified by Loan Modification recorded on 10/3/2024 as Instrument 20240525890 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 56, OLD WEST ESTATES NO.1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 167 OF MAPS, PAGE 24 AND CERTIFICATE OF CORRECTION RECORDED IN DOCKET 10412, PAGE 11 AND AMENDED IN BOOK 177 OF MAPS, PAGE 19. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 302-32-127 STREET ADDRESS OR IDENTIFIABLE LOCATION: 108 S CHOLLA ST GILBERT, AZ 85233 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: 6/11/2026 Sale Time: 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL

TRUSTOR: FERMIN ARVIZU AND KARMINIA ARVIZU 4295 E CHERRY HILLS DR., CHANDLER, ARIZONA 85249 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$402,573.00 CURRENT BENEFICIARY: UNITED WHOLESAL MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 3/3/2026 CLEAR RECON CORP Hamsa Uchi, 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 MAR 03, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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.
3/13, 3/20, 3/27, 4/3/26

RR-4021209#

TS#: 26-18279 Loan #: *****8936 Order #: 260057620-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/5/2023 and recorded on 5/10/2023 as Instrument # 20230242838, Rerecorded on 10/02/2023 as Instrument No. 20230514226 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003, on 6/18/2026 at 12:00 PM of said day: LOT 123, BILTMORE GREENS IV, ACCORDING TO BOOK 276 OF MAPS, PAGE 27 AND AFFIDAVIT OF CORRECTION RECORDED IN 85-0510330 OF OFFICIAL RECORDS AND IN 85-058651 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 3126 E CLAREMONT AVENUE PHOENIX, Arizona 85016 A.P.N.: 164-69-769 8 Original Principal Balance:

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

\$1,359,750.00 Name and address of original trustor: (as shown on the Deed of Trust) IRAYDA FLORES-CHOCOZA, AN UNMARRIED WOMAN 3126 E Claremont Avenue Phoenix AZ 85016 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of Basin Residential Loan Trust c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://prestigeopostandpub.com> FOR AUTOMATED SALES INFORMATION PLEASE CALL: (949) 776-4697 Dated: 3/3/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-002440 3/27, 4/3, 4/10, 4/17/26

RR-4021205#

TS #: 26-77565 Order #: 260037620-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 7/26/2021 and recorded on 7/26/2021, as Instrument No. 20210807090, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/14/2026 at 10:00 AM of said day; LOT 543, OF YOUNGTOWN PLAT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 73 OF MAPS, PAGE 23. Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 11331 W GREER AVE YOUNGTOWN, AZ 85363 A.P.N.: 142-78-047 2 Original Principal Balance: \$255,290.00 Name and address of original trustor: (as shown on the Deed of Trust) JESSICA JENSEN, AN UNMARRIED WOMAN 11331 W GREER AVE YOUNGTOWN, AZ 85363 Name and address of beneficiary: (as of recording of Notice of Sale) DATA MORTGAGE INC., DBA ESSEX MORTGAGE 1417 N Magnolia Ave Ocala, FL 34475 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/04/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member

of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/04/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47137 Pub Dates 03/13, 03/20, 03/27, 04/03/2026 3/13, 3/20, 3/27, 4/3/26

RR-4020974#

TS #: 26-77478 Order #: 260025819-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/3/2024 and recorded on 10/14/2024, as Instrument No. 20240544730, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003, on 5/14/2026 at 10:00 AM of said day; LOT 8117, CENTER COURT AT AHWATUKEE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 325 OF MAPS, PAGE 5. Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 4411 E UTE ST PHOENIX, AZ 85044 A.P.N.: 306-22-590 1 Original Principal Balance: \$595,969.00 Name and address of original trustor: (as shown on the Deed of Trust) KELLY M. GRIEGO, A SINGLE WOMAN 4411 E UTE ST PHOENIX, AZ 85044 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC, By LoanCare, LLC, as Attorney in Fact Under a Limited Power of Attorney 3637 Sentara Way Virginia Beach, VA 23452 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Bradford E. Klein, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 02/02/2026 Bradford E. Klein, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona) ss. County of Maricopa) On 02/02/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Bradford E. Klein, a member of the State Bar of Arizona, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed

the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 47128 Pub Dates 03/13, 03/20, 03/27, 04/03/2026 3/13, 3/20, 3/27, 4/3/26

RR-4020511#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-25-1029690-CL Order No.: 250652055-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/7/2024 and recorded 8/8/2024 as Instrument No. 20240422084 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: 6/11/2026 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: A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, FROM WHICH THE SOUTHEAST CORNER, BEING A COTTON PICKER SPINDLE, BEARS SOUTH 00 DEGREES 08 MINUTES 18 SECONDS EAST, 653.21 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 510.70 FEET TO THE NORTHEAST CORNER OF THE WEST 140.00 FEET THEREOF, BEING A RAILROAD SPIKE; THENCE, ALONG THE EAST LINE OF SAID WEST 140.00 FEET, SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 330.22 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, 112.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 60.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, 112.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING. Purported Street Address: 8921 N 10TH ST, PHOENIX, AZ 85020-3003 Tax Parcel Number: 160-02-046F5 Original Principal Balance: \$422,211.00 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): CESAREO SANTANA SANCHEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 7750 N 12TH ST, PHOENIX, AZ 85020 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1029690-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to

convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1029690-CL Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/27/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313536 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020440#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1034853-SH Order No.: AZ-27021132-PTS-G-1-A 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 4/5/2023 as Instrument No. 20230172422 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: 6/23/2026 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 104, OF VISTANCIA NORTH PHASE III PARCEL F1 PHASE 2, ACCORDING TO THE RE-PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1124 OF MAPS, PAGE 29 AND AFFIDAVITS OF CORRECTION RECORDED AS 2013-610929, RECORDED AS 2013-656154, RECORDED AS 2013-637535 AND RECORDED AS 2013-928106, ALL OF OFFICIAL RECORDS. Purported Street Address: 32233 N 132nd AVE, PEORIA, AZ 85383 Tax Parcel Number: 503-80-845, 503-80-845 8 Original Principal Balance: \$612,190.00 Name and Address of Current Beneficiary: The Secretary of Veterans Affairs, an officer of the United States C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Jesse Reece and Brianna Reece, husband and wife, as community property with right of survivorship 32233 N 132D AVE., PEORIA, AZ 85383 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>

com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1034853-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-26-1034853-SH Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/27/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313539 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020438#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1035022-BF Order No.: 260046219-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/13/2024 and recorded 8/15/2024 as Instrument No. 20240435073 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: 6/11/2026 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 16, OF CASA CAPRICORN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 277 OF MAPS, PAGE 3. Purported Street Address: 6302 N 64TH DRIVE #16, GLENDALE, AZ 85301 Tax Parcel Number: 144-15-0472 Original Principal Balance: \$166,920.00 Name and Address of Current Beneficiary: LAKEVIEW LOAN SERVICING, LLC C/O LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Name(s) and Address(s) of Original Trustor(s): LATOYA SHANEE NORMAN, AN UNMARRIED WOMAN 4508 21 1/2 AVE NW, ROCHESTER, MN 55901 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com>

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PUBLIC NOTICES

com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035022-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-26-1035022-BF Dated: 2/27/2026 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 2/27/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313540 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020437#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1035211-CL Order No.: 260050432-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/23/2015 and recorded 11/30/2015 as Instrument No. 20150846347 and re-recorded on 8/9/2016 as Instrument Number 20160400756 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: 6/11/2026 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 48, PALM FOUNTAIN TOWNHOUSES, ACCORDING TO BOOK 160 OF MAPS, PAGE 41, AND CORRECTED IN BOOK 161 OF MAPS, PAGE 27, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 10112 PAGE 273, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 141 N DATE #48, MESA, AZ 85021 Tax Parcel Number: 135-60-178 1 Original Principal Balance: \$73,641.00 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): LAURA J SCHOLTEN, A MARRIED WOMAN, AS HER SOLE

AND SEPARATE PROPERTY AND JOHN C SCHOLTEN, A SINGLE MAN 901 S COUNTRY CLUB DR #3154, MESA, AZ 85021 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035211-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035211-CL Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/27/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. **WITNESS** my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313542 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020436#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1035161-SH Order No.: AZ-27042717-PTSG-1-A The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/12/2019 and recorded 9/13/2019 as Instrument No. 20190719051 and modified as per Modification Agreement recorded 4/17/2025 as Instrument No. 20250213878 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: 6/23/2026 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 91, OF ESTRELLA NORTHWEST UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 39; EXCEPT 1/16th ALL OIL, GASES AND OTHER HYDROCARBON

SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, STONE, METALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION; TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RECEIVED IN PATENT IN DOCKET 12014, PAGE 273. Purported Street Address: 3118 W BETTY ELYSE LN, PHOENIX, AZ 85053 Tax Parcel Number: 207-39-313 Original Principal Balance: \$334,250.00 Name and Address of Current Beneficiary: The Secretary of Veterans Affairs, an officer of the United States C/O PHH Mortgage Corporation P.O. Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): STEVEN A OCHOA IV AND BRITANY OCHOA, HUSBAND AND WIFE 3118 W BETTY ELYSE LN., PHOENIX, AZ 85053 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-26-1035161-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-26-1035161-SH Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/27/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313541 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020435#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1037030-CL Order No.: 260089677-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/13/2023 and recorded 3/15/2023 as Instrument No. 20230129959 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: 6/11/2026 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 54, OF VERDE TRAILS - PARCELS 9 & 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1537 OF MAPS, PAGE 45. Purported Street Address: 11010 W CHIPMAN RD, TOLLESON, AZ 85353 Tax Parcel Number: 101-42-439 4 Original Principal Balance: \$481,124.00 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): GERARDO FRANCO, AN UNMARRIED MAN AND JAIME CORREA, AN UNMARRIED MAN AND ROXANNA CORREA, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 11010 WEST CHIPMAN ROAD, TOLLESON, AZ 85353 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1037030-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1037030-CL Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/27/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. **WITNESS** my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313545 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020434#

Notice of Trustee's Sale Recorded on: 2/27/2026 TS No.: AZ-26-1037040-CL Order No.: 260089789-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust

dated 7/6/2023 and recorded 7/6/2023 as Instrument No. 20230352056 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: 6/9/2026 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 143, Re-Plat for Parcel D - Mystic at Lake Pleasant Heights, according to the Plat thereof recorded in Book 1461 of Maps, Page 32 and Affidavit of Correction recorded under instrument No. 2020-0148157, records of Maricopa County, Arizona. Purported Street Address: 31930 N 124TH DR, PEORIA, AZ 85383 Tax Parcel Number: 503-13-468 9 Original Principal Balance: \$608,437.00 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): THOMAS A. HENRY AND JILL HENRY, HUSBAND AND WIFE 25384 N 163RD DR, SURPRISE, AZ 85387 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-26-1037040-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1037040-CL Dated: 2/27/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/27/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. **WITNESS** my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0313546 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4020432#

File # 25-029912 NOTICE OF TRUSTEE'S SALE The following legally

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on June 26, 2024 in Instrument No. 20240340590 in the office of the County Recorder of Maricopa County, Arizona, NOTICE IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on June 4, 2026: LOT 451, WATSON ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 913 OF MAPS, PAGE 50 Purported Street address: 23614 West Chickasaw Street, Buckeye, AZ 85326 Tax Parcel # 504-28-469 5 Original Principal Balance \$334,147.00 Name and Address of Beneficiary: CrossCountry Mortgage, LLC, in c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Edgar Penn, unmarried man, 23614 West Chickasaw Street, Buckeye, AZ 85326 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: February 26, 2026 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF ARIZONA } } ss. COUNTY OF MARICOPA } The foregoing instrument was acknowledged before me on February 26, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee, Shannon K. Herron NOTARY PUBLIC My Commission Expires: May 14, 2028. 3/13, 3/20, 3/27, 4/3/26

RR-4020126#

Notice of Trustee's Sale Recorded on: 2/26/2026 TS No.: AZ-26-1033861-AB Order No. : FIN-26000611 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/13/2022 and recorded 6/21/2022 as Instrument No. 20220515879 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: 6/2/2026 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 9, Boyer Homes, according to Book 41 of Maps, page 24, records of Maricopa County, Arizona. Purported Street Address: 8028 N 14TH PL, PHOENIX, AZ 85202 Tax Parcel Number: 160-13-012 1 Original Principal Balance: \$881,000.00 Name and Address of Current Beneficiary: Tryon Street Acquisition Trust I C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300

Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): Vandenberg Enterprises LLC, an Arizona Limited Liability Company 2771 N 150TH LN, GOODYEAR, AZ 85395 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1033861-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1033861-AB Dated: 2/25/2026 QUALITY LOAN SERVICE CORPORATION By: Monica Ceniseros, 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 2/25/2026 before me, Bridgette L Lowe a notary public, personally appeared Monica Ceniseros, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0313514 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4019857#

Notice of Trustee's Sale Recorded on: 2/26/2026 TS No.: AZ-26-1036935-AB Order No. : 260087978-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/3/2013 and recorded 8/9/2013 as Instrument No. 20130729802 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: 6/2/2026 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 FIFTY-SIX (56), COX MEADOWS 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 92 OF MAPS, PAGE 35 Purported Street Address: 2601 W COLUMBINE DR, PHOENIX, AZ 85029 Tax Parcel Number: 149-49-025 8 Original Principal Balance:

\$153,500.00 Name and Address of Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP3 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): RACHEL HOLKA, A SINGLE WOMAN 2601 W COLUMBINE DR, PHOENIX, AZ 85029 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-26-1036935-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1036935-AB Dated: 2/25/2026 QUALITY LOAN SERVICE CORPORATION By: Monica Ceniseros, 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 2/25/2026 before me, Bridgette L Lowe a notary public, personally appeared Monica Ceniseros, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0313518 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4019856#

Notice of Trustee's Sale Recorded on: 2/26/2026 TS No.: AZ-26-1037215-SH Order No. : FIN-26004641 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/9/2013 and recorded 10/11/2013 as Instrument No. 20130905155 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: 6/11/2026 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 1045, of Cortessa, according to the plat of record in the Office of the County Recorder of

Maricopa County, Arizona, recorded in Book 730 of Maps, Page 11. Purported Street Address: 18167 W HATCHER RD, WADDELL, AZ 85355 Tax Parcel Number: 502-91-114 Original Principal Balance: \$186,200.00 Name and Address of Current Beneficiary: Freedom Mortgage Corporation C/O Freedom Mortgage Corporation P.O. Box 50428 Indianapolis, IN 46250-0401 Name(s) and Address(s) of Original Trustor(s): JEFFREY B. SMITH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 18167 W Hatcher Rd., Waddell, AZ 85355 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1037215-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-26-1037215-SH Dated: 2/25/2026 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/25/2026 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0313519 4/3/2026 4/10/2026 4/17/2026 4/24/2026 4/3, 4/10, 4/17, 4/24/26

RR-4019855#

TS#: 146553-AZ Order #: 3911589 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 9/16/2015 and recorded on 9/17/2015, as Instrument No. 20150671934, 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 112, OF SUN CITY UNIT THIRTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 129 OF MAPS, PAGE 48. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 200-92-112 STREET ADDRESS OR IDENTIFIABLE LOCATION: 10302 W GULF HILLS DR SUN CITY, AZ 85351 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: 6/4/2026 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: NICK BAMBULAS AND PAMELA BAMBULAS 10302 W GULF HILLS DR SUN CITY, AZ 85351 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$151,851.00 CURRENT BENEFICIARY: PennyMac Loan Services, LLC 3043 Townsgate Rd, Suite 200 Westlake Village, CA 91361 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: 2/26/2026 CLEAR RECON CORP Hamsa Uchi, 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 FEB 26, 2026 before me, Jazmin Chavez Notary Public, personally appeared Hamsa Uchi 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. Jazmin Chavez, My Comm. Expires Aug 2, 2029 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. 3/13, 3/20, 3/27, 4/3/26

RR-4019306#

TS No. 2026-00008-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 10/18/2006 and recorded on 11/13/2006 as Instrument No. 20061485429, Book --- Page --- and rerecorded on as in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 05/13/2026 at 12:00 PM of said day: Legal Description: LOT 56, FREMONT HEIGHTS, ACCORDING TO BOOK 87 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 407 W MINTON ST, PHOENIX, AZ 85041 Tax Parcel Number: 114-13-059 Original Principal Balance: \$125,000.00 NOTICE OF TRUSTEE'S SALE Name and Address of Current Beneficiary : Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1 c/o PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : JAMES WRIGHT AN UNMARRIED MAN, FLOSSIE L. WRIGHT, A WIDOW, AS JOINT TENANTS 407 W MINTON ST, PHOENIX, AZ 85041 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 INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: _____ Trustee

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

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. NOTARY PUBLIC 4/3, 4/10, 4/17, 4/24/26

RR-4019220#

TS No. 2025-00275-AZ NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 04/02/2024 and recorded on 04/03/2024 as Instrument No. 20240173460, Book --- Page --- in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE

SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 05/06/2026 at 10:30 AM of said day: Legal Description: LOT 345, OF GOLDEN CREST TERRACE UNIT 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 157 OF MAPS, PAGE 37 Mobile home information: Year: 1981 Length: 40 Width: 27 HUD Label Number(s): ARZ239845 and ARZ239846 Purported Street Address: 646 S 98TH ST, MESA, AZ 85208 Tax Parcel Number: 220-70-728 Original Principal Balance: \$251,785.00 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 : Katherine Mayeski, an unmarried woman 646 S 98TH ST, MESA, AZ 85208 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 INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive - Arizona, Inc. DATED: _____ Trustee

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

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

NOTARY PUBLIC 3/27, 4/3, 4/10, 4/17/26

RR-4019182#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-25-1030722-SH Order No. : 250680349-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/13/2023 and recorded 9/14/2023 as Instrument No. 20230480808 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: 5/26/2026 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 23, THE SANCTUARY AT SARIVAL VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1278 OF MAPS, PAGE 24. Purported Street Address: 16188 W WINSLOW DR, GOODYEAR, AZ 85338 Tax Parcel Number: 500-09-409 3 Original Principal Balance: \$334,800.00 Name and Address of Current Beneficiary: OBX 2024-NQM3 Trust 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): NIKKI M GONZALEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY 16188 W WINSLOW DRIVE, GOODYEAR, AZ 85338 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.nationwideservice.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1030722-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-25-1030722-SH Dated: 2/18/2026 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/18/2026 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0313385 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017348#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-25-1030814-SH Order No. : 2737621AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/12/2021 and recorded 2/22/2021 as Instrument No. 20210194489 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: 5/28/2026 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: That Portion of the South half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 25, Township 6 North, Range 2 East, of the Gila And Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at the Southwest corner of said South half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 25; Thence North 00° 13' 43" East along the North-South midsection line of said Section 25, a distance of 330.23 feet to the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 25; Thence South 89° 54' 43" East along the North line of said South half, a distance of 187.32 feet to a point from which the Northeast corner of said South half bears South 89° 54' 43" East, 471.96 feet distant therefrom; Thence South 00° 13' 46" West, a distance of 330.22 feet to a point on the South line of said South half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 25, from which point the Southeast corner of said South half bears South 89° 54' 57" East, 471.96 feet distant therefrom; Thence North 89° 54' 57" West along said South line, a distance of 187.32 feet to the Point of Beginning. Except all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America. Purported Street Address: 38429 N 23RD AVE, PHOENIX, AZ 85086 Tax Parcel Number: 203-32-008K Original Principal Balance: \$432,000.00 Name and Address of Current Beneficiary: FREEDOM MORTGAGE CORPORATION C/O Freedom Mortgage Corporation P.O. Box 50428 Indianapolis, IN 46250-0401 Name(s) and Address(s) of Original Trustor(s): JEFFREY C TAYLOR AND CHRISTINA N TAYLOR, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 38429 N 23RD AVE., PHOENIX, AZ 85086 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1030814-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-25-1030814-SH Dated: 2/19/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of

the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/19/2026 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 #0313386 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017347#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-26-1033783-AB Order No. : DEF-685286 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 8/25/2022 as Instrument No. 20220668284 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: 5/28/2026 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 483, DURANGO PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 582 OF MAPS, PAGE 45, AND AFFIDAVITS OF CORRECTION AS 2002-0726113, AS 2002-0756802, AS 2003-0197012, AND LOT LINE AMENDMENTS RECORDED AS 2004-149594, ALL OF OFFICIAL RECORDS. Purported Street Address: 11205 WEST CHASE DRIVE, AVONDALE, AZ 85323 Tax Parcel Number: 101-54-295 Original Principal Balance: \$348,750.00 Name and Address of Current Beneficiary: NewRez LLC C/O NewRez LLC, d/b/a ShellPoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): ZANE A. KISSLING, AN UNMARRIED MAN 11205 WEST CHASE DRIVE, AVONDALE, AZ 85323 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1033783-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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-26-1033783-AB Dated: 2/18/2026 QUALITY LOAN SERVICE CORPORATION By: Monica Ceniseros, 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 2/18/2026 before me, Bridgette L Lowe a notary public, personally appeared Monica Ceniseros, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0313337 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017346#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-26-1035321-AB Order No.: 260053939-AZ-VOO The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/28/2022 and recorded 4/29/2022 as Instrument No. 20220380718 Scriveners Affidavit recorded on 9/24/2024 with instrument number 20240505679, Book number XXX page number XXX; 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: 5/26/2026 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. Purported Street Address: 1711 S 368TH AVE, TONOPAH, AZ 85354 Tax Parcel Number: 506-41-297C7 Original Principal Balance: \$224,867.00 Name and Address of Current Beneficiary: NewRez LLC C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): KEVIN PHILLIPS AND KRISTINE PHILLIPS, HUSBAND AND WIFE 1711 S 368TH AVE, TONOPAH, AZ 85354 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: 866-539-4173 Login to: www.Servicelinknauction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035321-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason,

including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035321-AB Dated: 2/19/2026 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President 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 2/19/2026 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0313391 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017344#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-26-1035631-AB Order No.: 260058926-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/13/2017 and recorded 4/25/2017 as Instrument No. 20170295148 and re-recorded on 6/26/2025 as Instrument Number 20250368559 and modified as per Modification Agreement recorded 8/26/2022 as Instrument No. 20220670263 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: 5/28/2026 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 23, BLOCK 7, OF PALOMAR HOMES UNIT 3, A SUBDIVISION RECORDED IN BOOK 44 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA EXCEPT THE WEST 8 FEET Purported Street Address: 1648 N 38TH DR, PHOENIX, AZ 85009-2234 Tax Parcel Number: 108-23-138 7 Original Principal Balance: \$124,699.00 Name and Address of Current Beneficiary: NewRez LLC C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): JAZMIN SARAH NAVA SERNA, AN UNMARRIED WOMAN AND MARIANO CARBALLO, AN UNMARRIED MAN 1648 N 38TH DR, PHOENIX, AZ 85009-2234 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio

South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035631-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035631-AB Dated: 2/18/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/18/2026 before me, Bridgette L Lowe a notary public, personally appeared Monica Ceniseros, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0313394 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017341#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-26-1035563-SH Order No.: FIN-26003018 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/2/2025 and recorded 7/3/2025 as Instrument No. 20250385507 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: 5/28/2026 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 147, Terry Park No. 2, according to the Plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 94 of Maps, Page 7. Purported Street Address: 3245 N 43RD AVE, PHOENIX, AZ 85031 Tax Parcel Number: 107-16-161 Original Principal Balance: \$379,989.00 Name and Address of Current Beneficiary: Click N' Close, Inc. C/O Click N' Close, Inc. FKA Mid America Mortgage, Inc. 15301 Spectrum Dr Ste. 405 Addison, TX 75001 Name(s) and Address(s) of Original Trustor(s): ANDREA ALEJANDRA CASTANEDA, AN UNMARRIED WOMAN 3245 N 43rd Ave, Phoenix, AZ 85031 Name and Address

of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035563-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-26-1035563-SH Dated: 2/19/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/19/2026 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 #0313392 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017339#

Notice of Trustee's Sale Recorded on: 2/19/2026 TS No.: AZ-26-1036675-SH Order No.: FIN-26004096 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/30/2021 and recorded 4/6/2021 as Instrument No. 20210383517 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: 5/28/2026 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: Parcel No. 1: The East half of the South half of the South half of the Northeast quarter Southwest quarter of the Southeast quarter of Section 16, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Except 1/16 of all gas, oil, metal and mineral rights in accordance with Sec. 37-237 ARS, as reserved in the Patent. Parcel No. 2: The East 20 feet of West half of the South half of the South half Northeast quarter of the Southwest quarter of the Southeast quarter of Section 16, Township 2 South,

Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Except 1/16 of all gas, oil, metal and mineral rights in accordance with Sec. 37-237 ARS, as reserved in the Patent. Purported Street Address: 21654 S 158TH ST, GILBERT, AZ 85298 Tax Parcel Number: 304-71-041G Original Principal Balance: \$361,000.00 Name and Address of Current Beneficiary: Freedom Mortgage Corporation C/O Freedom Mortgage Corporation P.O. Box 50428 Indianapolis, IN 46250-0401 Name(s) and Address(s) of Original Trustor(s): MICHAEL A. TETTER, AN UNMARRIED MAN 21654 S 158th St, Gilbert, AZ 85298 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1036675-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-26-1036675-SH Dated: 2/19/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of: San Diego On 2/19/2026 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 #0313397 3/27/2026 4/3/2026 4/10/2026 4/17/2026 3/27, 4/3, 4/10, 4/17/26

RR-4017338#

Notice of Trustee's Sale Recorded on: 2/13/2026 TS No.: AZ-26-1034136-CL Order No.: 260026675-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/5/2024 and recorded 4/10/2024 as Instrument No. 20240185782 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: 5/28/2026 at 10:00 AM Sale Location: At the Main Entrance to the Superior Courts Building, Maricopa

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

County Courthouse, 201 W. Jefferson, Phoenix, AZ 85003. Legal Description: LOT 61, DESERT FOOTHILLS ESTATES UNIT EIGHT, ACCORDING TO BOOK 266 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 4031 E ALTA MESA AVE, PHOENIX, AZ 85044 Tax Parcel Number: 307-01-275 9 Original Principal Balance: \$319,088.00 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): AMIE WISHART AND RYAN WISHART, WIFE AND HUSBAND, WHO ACQUIRED TITLE AS AMIE T CALHOUN, A SINGLE WOMAN AND RYAN WISHART, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 4031 EAST ALTA MESA AVENUE, PHOENIX, AZ 85044-1344 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1034136-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 rights against the real property only. TS No.: AZ-26-1034136-CL Dated: 2/13/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/13/2026 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293292 3/20/2026 3/27/2026 4/3/2026 4/10/2026

RR-4015472#

Notice of Trustee's Sale Recorded on: 2/13/2026 TS No.: AZ-26-1033540-CL Order No. : FIN-26000443 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/28/2006 and recorded 8/21/2006 as Instrument No. 2006-1106904 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: 5/28/2026 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, MARYVALE TERRACE NUMBER 29, ACCORDING TO BOOK 94 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 8108 W OSBORN RD, PHOENIX, AZ 85033 Tax Parcel Number: 102-68-018 Original Principal Balance: \$115,000.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JP MORGAN CHASE BANK- Milwaukee 3415 Vision Dr Columbus, OH 43219 Name(s) and Address(s) of Original Trustor(s): Mary L Bolden A/K/A Mary Lou Buckley Bolden, a single person 8108 West Osborn Road, Phoenix, AZ 85033 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1033540-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 rights against the real property only. TS No.: AZ-26-1033540-CL Dated: 2/13/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/13/2026 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293291 3/20/2026 3/27/2026 4/3/2026 4/10/2026

RR-4015471#

Notice of Trustee's Sale Recorded on: 2/13/2026 TS No.: AZ-26-1034810-SH Order No. : FIN-26001842 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/21/2023 and recorded 12/22/2023 as Instrument No. 20230651825 and modified as per Modification Agreement recorded 5/12/2025 as Instrument No. 20250268513 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: 5/21/2026 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 74, of Mobile Gardens Unit Two, according to the Plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 138 of Maps, Page 9. Purported Street Address: 22324 W SUNSHINE DRIVE, WITTMANN, AZ 85361 Tax Parcel Number: 503-17-142 Original Principal Balance: \$270,019.00 Name and Address of Current Beneficiary: Click N' Close, Inc. C/O Click N' Close, Inc. FKA Mid America Mortgage, Inc. 15301 Spectrum Dr Ste. 405 Addison, TX 75001 Name(s) and Address(s) of Original Trustor(s): Johnathan Brown and Renee Brown, husband and wife 22324 W Sunshine Dr., Wittmann, AZ 85361 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1034810-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-26-1034810-SH Dated: 2/12/2026 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/12/2026 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293295 3/20/2026 3/27/2026 4/3/2026 4/10/2026

RR-4015469#

Notice of Trustee's Sale Recorded on: 2/13/2026 TS No.: AZ-26-1035026-CL

Order No. : FIN-26002128 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/28/2023 and recorded 3/2/2023 as Instrument No. 20230106200 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: 5/28/2026 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 7, CATALINA, according to Book 296 of Maps, Page 46, records of Maricopa County, Arizona, and Affidavit of Correction recorded May 1, 1986 in Instrument No. 86-215152. Purported Street Address: 7209 W LARKSPUR DR, PEORIA, AZ 85381 Tax Parcel Number: 200-77-830 2 Original Principal Balance: \$553,850.00 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): Adam M Winter and Tiffany Winter, husband and wife 7209 West Larkspur Drive, Peoria, AZ 85381-9526 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035026-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035026-CL Dated: 2/13/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/13/2026 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293296 3/20/2026 3/27/2026

4/3/2026 4/10/2026
3/20, 3/27, 4/3, 4/10/26

RR-4015468#

Notice of Trustee's Sale Recorded on: 2/13/2026 TS No.: AZ-26-1035122-SH Order No. : FIN-26002268 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/18/2023 and recorded 7/21/2023 as Instrument No. 20230380238 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: 5/21/2026 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 100, of Wedgewood Park Unit 7, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 130 of Maps, Page 12. Purported Street Address: 4823 W PALM LN, PHOENIX, AZ 85035 Tax Parcel Number: 103-20-499 Original Principal Balance: \$321,077.00 Name and Address of Current Beneficiary: Click N' Close, Inc. C/O Click N' Close, Inc. FKA Mid America Mortgage, Inc. 15301 Spectrum Dr Ste. 405 Addison, TX 75001 Name(s) and Address(s) of Original Trustor(s): JESSICA AGUILAR AND CRISTOFER SOTO, WIFE AND HUSBAND 4823 W Palm Ln, Phoenix, AZ 85035 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035122-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-26-1035122-SH Dated: 2/12/2026 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/12/2026 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 #0293298 3/20/2026 3/27/2026 4/3/2026 4/10/2026 3/20, 3/27, 4/3, 4/10/26

RR-4015466#

Notice of Trustee's Sale Recorded on: 2/12/2026 TS No.: AZ-26-1033551-CL Order No.: 260016691-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/13/2017 and recorded 2/14/2017 as Instrument No. 20170109794 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: 5/19/2026 at 12:00 PM Sale Location: In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 297, REPLAT OF PASEO POINTE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 909 OF MAPS, PAGE 7. Purported Street Address: 5818 W PEDRO LN, LAVEEN, AZ 85339 Tax Parcel Number: 300-15-650 4. Original Principal Balance: \$211,547.00 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): CATHERINE HINGA, AN UNMARRIED WOMAN 5818 WEST PEDRO LANE, LAVEEN, AZ 85339 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-758-8052 Login to: <https://www.xome.com> Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1033551-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1033551-CL Dated: 2/12/2026 QUALITY LOAN SERVICE CORPORATION By: Conie Legaspi, Assistant Vice President 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 2/12/2026 before me, Maroun Elias Khater a notary public, personally appeared Conie Legaspi, 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 #0293263 3/20/2026 3/27/2026 4/3/2026 4/10/2026 3/20, 3/27, 4/3, 4/10/26

RR-4015040#

Notice of Trustee's Sale Recorded on: 2/12/2026 TS No.: AZ-26-1035034-AB Order No.: 260046526-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/28/2005 and recorded 8/10/2005 as Instrument No. 2005-1144263 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: 5/18/2026 at 10:00 AM Sale Location: In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 354, DREAMING SUMMIT UNIT 2A, ACCORDING TO BOOK 541 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 13544 W KEIM DR, LITCHFIELD PARK, AZ 85340 Tax Parcel Number: 508-05-828 4 Original Principal Balance: \$234,000.00 Name and Address of Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): DIMO MOUREY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 13544 WEST KEIM DRIVE, 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: 866-539-4173 Login to: www.servicelinkauction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035034-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035034-AB Dated: 2/12/2026 QUALITY LOAN SERVICE CORPORATION By: Monica Ceniseros, 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 2/12/2026 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293265 3/20/2026 3/27/2026 4/3/2026 4/10/2026 3/20, 3/27, 4/3, 4/10/26

RR-4015039#

Notice of Trustee's Sale Recorded on: 2/6/2026 TS No.: AZ-25-1031698-AB Order No.: 250697840-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/7/2008 and recorded 2/7/2008 as Instrument No. 20080109184 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: 5/12/2026 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: PARCEL NO. 1: THE NORTH 167.47 FEET OF THE SOUTH 334.94 FEET OF LOT 5, SECTION 18, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS; AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA. PARCEL NO. 2: AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF THE SOUTH 167.47 FEET OF LOT 5, SECTION 18, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS; AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA. Purported Street Address: 6112 W PARKSIDE LN, GLENDALE, AZ 85310-4200 Tax Parcel Number: 200-02-002C3 Original Principal Balance: \$229,690.00 Name and Address of Current Beneficiary: Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300

Greenville, SC 29601 Name(s) and Address(s) of Original Trustor(s): DONNA R NEILL, AN UNMARRIED PERSON 6112 W PARKSIDE LN, GLENDALE, AZ 85310 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-25-1031698-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1031698-AB Dated: 2/5/2026 QUALITY LOAN SERVICE CORPORATION By: Adriana Banuelos, Assistant Vice President 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 2/5/2026 before me, Maroun Elias Khater a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293156 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-4013514#

Notice of Trustee's Sale Recorded on: 2/5/2026 TS No.: AZ-26-1034625-SH Order No.: FIN-26001556 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/9/2021 and recorded 11/15/2021 as Instrument No. 20211219611 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: 5/14/2026 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 82, of Silver Creek Parcels G,H and J, according to Book 371 of Maps, Page 10, records of Maricopa County, Arizona. Purported Street Address: 4604 E SUMMERHAVEN DR, PHOENIX,

AZ 85044 Tax Parcel Number: 306-03-321 0, 306-03-321 Original Principal Balance: \$400,750.00 Name and Address of Current Beneficiary: Freedom Mortgage Corporation C/O Freedom Mortgage Corporation P.O. Box 50428 Indianapolis, IN 46250-0401 Name(s) and Address(s) of Original Trustor(s): Corey Anthony Huss, a single man 4604 E Summerhaven Dr., Phoenix, AZ 85044 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1034625-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-26-1034625-SH Dated: 2/5/2026 QUALITY LOAN SERVICE CORPORATION By: Veronica Eisert, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/5/2026 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 #0293134 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-401316#

Notice of Trustee's Sale Recorded on: 2/5/2026 TS No.: AZ-26-1035077-CL Order No.: FIN-26002178 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/7/2017 and recorded 4/11/2017 as Instrument No. 20170257307 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: 5/14/2026 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 355, of 91st Ave and

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PUBLIC NOTICES

Lower Buckeye Road, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 648 of Maps, Page 34. Purported Street Address: 9013 W WATKINS ST, TOLLESON, AZ 85353 Tax Parcel Number: 101-57-338 8 Original Principal Balance: \$167,902.00 Name and Address of Current Beneficiary: MidFirst Bank C/O MidFirst Bank 999 N.W. Grand Blvd., Ste. 100 Oklahoma City, OK 73118-6116 Name(s) and Address(es) of Original Trustor(s): Carlos A Castro, a single man 9013 WEST WATKINS STREET, TOLLESON, AZ 85353 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1035077-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1035077-CL Dated: 2/5/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/5/2026 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293135 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-4013115#

Notice of Trustee's Sale Recorded on: 2/5/2026 TS No.: AZ-26-1034378-CL Order No.: FIN-26001080 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/16/2009 and recorded 6/19/2009 as Instrument No. 20090562089 and modified as per Modification Agreement recorded 8/31/2020 as Instrument No. 20200803559 and modified as per Modification Agreement recorded 9/5/2014 as Instrument No. 20140589343 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: 5/14/2026 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 207, Knoell North Unit Two, according to Book 115 of Maps, Page 43, records of Maricopa County, Arizona. Purported Street Address: 3236 WEST MESCAL STREET, PHOENIX, AZ 85029 Tax Parcel Number: 149-18-212 5 Original Principal Balance: \$132,554.00 Name and Address of Current Beneficiary: MidFirst Bank C/O MidFirst Bank 999 N.W. Grand Blvd., Ste. 100 Oklahoma City, OK 73118-6116 Name(s) and Address(es) of Original Trustor(s): Matthew William Clare, a single man, and Samantha Brooke Hiatt, a single woman 3236 W. Mescal St., Phoenix, AZ 85029 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1034378-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1034378-CL Dated: 2/5/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/5/2026 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293133 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-4013114#

Notice of Trustee's Sale Recorded on: 2/5/2026 TS No.: AZ-24-993520-SH Order No.: 240382110-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/21/2006 and recorded 7/27/2006 as Instrument No. 20061001430 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: 5/12/2026 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 116, DREAMING SUMMIT UNIT 3A, ACCORDING TO THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 570 OF MAPS, PAGE 49. Purported Street Address: 13124 W SAN MIGUEL AVE, LITCHFIELD PARK, AZ 85340 Tax Parcel Number: 508-08-116 9 Original Principal Balance: \$520,000.00 Name and Address of Current Beneficiary: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8, Asset-Backed Certificates, Series 2006-8 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119 Name(s) and Address(es) of Original Trustor(s): IZAMPUYE MBU, A MARRIED MAN AND KOSABAWA BONGINDA, A SINGLE WOMAN, AS JOINT TENANTS 3405 S 96TH DRIVE, TOLLESON, AZ 85353 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 916-939-0772 Login to: www.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-993520-SH The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-993520-SH Dated: 2/4/2026 QUALITY LOAN SERVICE CORPORATION By: Lilia Quintana, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/4/2026 before me, Maroun Elias Khater a notary public, personally appeared Lilia Quintana, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293133 3/13/2026 3/20/2026 3/27/2026 4/3/2026

Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/9/2027 IDSPub #0293129 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-4012997#

Notice of Trustee's Sale Recorded on: 2/5/2026 TS No.: AZ-25-1028190-AB Order No.: FIN-25018072 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/20/2019 and recorded 7/1/2019 as Instrument No. 20190500599 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: 5/14/2026 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: That portion of the Southeast quarter of the Northwest quarter of Section 1, Township 1 South, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: Commencing at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 1; Thence North 90 degrees 00 minutes 00 seconds East along the South line of the Southeast quarter of the Northwest quarter of said Section 1, a distance of 596.15 feet; Thence North 00 degrees 32 seconds 50 minutes East a distance of 150.00 feet; Thence North 90 degrees 00 minutes 00 seconds East 95.00 feet; Thence North 00 degrees 32 minutes 50 seconds East 30.00 feet; Thence North 36 degrees 52 minutes 02 seconds West 148.70 feet; Thence North 00 degrees 46 minutes 08 East 483.28 feet to a point on the South right of way line of the Highline Canal Road; Thence North 57 degrees 53 minutes 49 seconds East along said South right of way line a distance of 142.88 feet to the Point of Beginning; Thence continuing North 57 degrees 53 minutes 49 seconds East along said South right of way line a distance of 106.58 feet; Thence South 00 degrees 38 minutes 21 seconds West 365.41 feet; Thence North 89 degrees 13 minutes 52 seconds West 90.34 feet; Thence North 00 degrees 46 minutes 08 seconds East 307.56 feet to the Point of Beginning. Purported Street Address: 3515 E HIGHLINE CANAL RD, PHOENIX, AZ 85042 Tax Parcel Number: 301-23-123A6 Original Principal Balance: \$444,000.00 Name and Address of Current Beneficiary: NewRez LLC C/O NewRez LLC, d/b/a Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Name(s) and Address(es) of Original Trustor(s): Bruce Bosco and Rachael Bosco, husband and wife 3515 E Highline Canal Road, Phoenix, AZ 85042 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1028190-AB The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale

shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-25-1028190-AB Dated: 2/4/2026 QUALITY LOAN SERVICE CORPORATION By: Monica Hall, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/4/2026 before me, Bridgette L Lowe a notary public, personally appeared Monica Hall, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Bridgette L Lowe Commission No. 19-1103-01 NOTARY PUBLIC - State of Nevada My Comm. Expires 10/9/2027 IDSPub #0293130 3/13/2026 3/20/2026 3/27/2026 4/3/2026 3/13, 3/20, 3/27, 4/3/26

RR-4012994#

LEGAL NOTICES

PUBLIC NOTICE AND DECLARATION OF STATUS

Notice is hereby given to all persons, entities, agencies, and interested parties: I, Anthony H. Williams, a living man, hereby declare and affirm that I am the Grantor and Settlor of a private express trust known as "Anthony Henry Williams, Trust" established on May 17, 2017. As Grantor/Settlor, I retain all material rights, equitable interests, and controlling authority as defined within the trust instrument, including but not limited to the power to direct the Trustee, amend the trust, and oversee all trust affairs. This Public Notice is made to establish formal constructive notice and to place all parties on record regarding my lawful capacity and standing in relation to the above-referenced trust. All parties are hereby notified that any assumption, presumption, or representation contrary to the capacities stated herein is made without foundation and is expressly rebutted. Failure of any party to respond with particularity, supported by verified evidence, within thirty (30) days from the date of final publication of this notice, shall constitute tacit agreement and admission to the facts as stated herein. This notice is made in good faith and under penalty of perjury pursuant to the applicable laws of the United States of America and the State of Arizona. All correspondence, notices, or presentations regarding this matter shall be directed to the undersigned at the address below. Dated: April 1st 2026 Anthony H. Williams Grantor / Settlor General Delivery Goodyear, Arizona 85338-9999 4/3, 4/10, 4/17, 4/24/26

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