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BUSINESS

ARTICLES OF INCORPORATION OF DOMESTIC FOR-PROFIT CORPORATION

BUSINESS INFORMATION
Business Name: A.I Transport Corp
Business ID: 25068960
Effective Date: 05/24/2026
Business Type: Domestic For-Profit Corporation
Period of Duration: Perpetual
Character of Business: 485999-All Other Transit and Ground Passenger Transportation | 621999-All Other Miscellaneous Ambulatory Health Care Services
AUTHORIZED SHARES
Share Class Common Share Series 1000 Issued Shares 100.00 Authorized Shares 1,000.00
STATUTORY AGENT INFORMATION
Statutory Agent Name: A.I Logistics Transport
Attention: Dala Rivera
Physical Attention: Dala Rivera
Physical Address: 101 North First Avenue Phoenix, AZ 85003, Suite 2325 1358, Phoenix, AZ, 85003, Maricopa, United States
Mailing Attention: Dala Rivera
Mailing Address: 101 North First Avenue Phoenix, AZ 85003, Suite 2325 1358, Phoenix, AZ, 85003, Maricopa, United States
Statutory Agent has provided Consent on: 05/24/2026
Statutory Agent Acceptance Statement: A.I Logistics Transport has accepted the role of Statutory Agent for the business.
KNOWN PLACE OF BUSINESS
Attention: Dala Rivera
101 North First Avenue Suite 2325 1358, Suite 2325, Phoenix, AZ, 85003, Maricopa, United States
MAILING ADDRESS
101 North First Avenue Suite 2325 1358, Suite 2325, Phoenix, AZ, 85003, Maricopa, United States
PRINCIPAL INFORMATION
CEO (Chief Executive Officer): Dala Rivera
101 North First Avenue Suite 2325 1358, Suite 2325, Phoenix, AZ, 85003, Maricopa, United States
Director: Dala Rivera
101 North First Avenue Suite 2325 1358, Suite 2325, Phoenix, AZ, 85003, Maricopa, United States
INCORPORATORS
Dala Rivera:
CERTIFICATE OF DISCLOSURE
FELONY JUDGMENT QUESTIONS
Has any person (a) who is currently an officer, director, trustee, or incorporator, or (b) who controls or holds over ten percent of the issued and outstanding common shares or ten percent of any other proprietary, beneficial or membership interest in the corporation been:
Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven-year period immediately preceding the signing of this certificate? No
Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven-year period immediately preceding the signing of this certificate? No
Subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven year period immediately preceding the signing of this certificate, involving any of the following:
a. The violation of fraud or registration provisions of the securities laws of that jurisdiction;
b. The violation of the consumer fraud laws of that jurisdiction;
c. The violation of the antitrust or restraint of trade laws of that jurisdiction? No
BANKRUPTCY QUESTION
Has any person (a) who is currently an officer, director, trustee, incorporator, or (b) who controls or holds over twenty percent of the issued and outstanding common shares or twenty percent of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a twenty percent interest in any other corporation (not the one filing this Certificate) on the bankruptcy or receivership of the other corporation? No
SIGNATURE & AFFIRMATION
I affirm, under penalty of perjury, that information provided is accurate to the best of my knowledge, and that I have authority to submit this filing.
Incorporator: Dala Rivera - 05/24/2026
7/1, 7/6, 7/8/26

RR-4055983#

CIVIL

SUMMONS
CASE NO. CC2026095630RC
WEST MCDOWELL JUSTICE COURT, MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
NORMA E BOJORQUEZ AND DOE BOJORQUEZ, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Norma E Bojorquez And Doe Bojorquez
3738 W Mulberry Dr
Phoenix, AZ 85019
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: APR 14 2026
/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
7/1, 7/8, 7/15, 7/22/26

RR-4057142#

SUMMONS
CASE NUMBER: CV2026-022795
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
American Family Insurance Company, S.I.
Name of Plaintiff
AND
Zurisaday Perez
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:
Zurisaday Perez
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: June 03, 2026
NANCY RODRIGUEZ
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, Deborah Rohrbacher, at American Family Insurance, P.O. Box 77055, Madison, WI 53707, (608)621-6487
7/1, 7/8, 7/15, 7/22/26

RR-4057132#

SUMMONS
CASE NUMBER: CV2026-019731
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Elan Chen
Name of Plaintiff
AND
Owen Sanchez, 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 Sanchez
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: May 12, 2026
NANCY RODRIGUEZ
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405
7/1, 7/8, 7/15, 7/22/26

RR-4057131#

SUMMONS
CASE NUMBER: CV2026-019731
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Elan Chen
Name of Plaintiff
AND
Owen Sanchez, 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:
Owen Sanchez
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" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: May 12, 2026
NANCY RODRIGUEZ
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405
7/1, 7/8, 7/15, 7/22/26

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PUBLIC NOTICES

State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: May 12, 2026
NANCY RODRIGUEZ
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, David Shapiro, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405
7/1, 7/8, 7/15, 7/22/26

RR-4057130#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD27527 R/S
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SKARLET MAGÁZU BEARSHIELD-HARRIS
d.o.b. 03/26/2020
ARIES JORDYN ROY
d.o.b. 06/25/2022
AZRAEL JOZIAH ROY
d.o.b. 09/06/2023
Person(s) under 18 years of age.
TO: ELLA ELIZABETH CORLISS A.K.A. ELLA ELIZABETH CORLLS, DANNY JEREMIAH HARRIS A.K.A. DANNY JEREMIAH HARRIS, II, BRENNAN JOSEPH ROY, 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 19th day of August, 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 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: ERIKA HALL, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Gianna Esquibel and may be reached by telephone at (602) 771-3100.
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 25th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Erika Hall
ERIKA HALL
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4056628#

SUMMONS
CASE NUMBER: CV2026-011530
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

ALBREESHA WILSON, et al.
Name of Plaintiff
AND
ANGEL MARINO CLIFFTON, 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: THE BEEKEEPER TOTAL BEE CONTROL, INC f.k.a. ACCESS PEST CONTROL INC.
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 17, 2026
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 can be obtained by contacting Plaintiff's attorney, A Brent Swell at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (602)627-2112.
7/1, 7/8, 7/15, 7/22/26

RR-4056544#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD44321
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
YARELY LUZ DOZAL RIVERA
d.o.b. 01/03/2021
LUIS ANGEL DOZAL RIVERA
d.o.b. 06/14/2017
ADILENE ROJAS RIVERA
d.o.b. 11/02/2014
ALYSON RIVERA RAMOS
d.o.b. 08/20/2013
MICHAEL RIVERA RAMOS
d.o.b. 03/11/2012
Person(s) under 18 years of age.
TO: DULCE ROSARIO RIVERA RAMOS A.K.A. DULCE ROSARIO RIVERA RAMOS, LUIS ANGEL DOZAL ROJAS A.K.A. LUIS ANGEL DOZAL ROJAS, 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 10th day of August, 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 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 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 David De Costa and may be reached by telephone at (480) 659-6364.
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 25th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Bart Garbutt
BART T. GARBUTT
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4056467#

SUMMONS
CASE NUMBER: CV2026-007093
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

TADEO ALEJANDRO CASTILLO, et al.
Name of Plaintiff
AND
JOEL PEREZ ELOTLAN
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: JOEL PEREZ ELOTLAN
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 16, 2026
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 can be obtained by contacting Plaintiff's attorney, Kent Law, PLC, 4001 E Mountain Sky Ave, Ste 105, Phoenix, AZ 85044, (480)359-5368
7/1, 7/8, 7/15, 7/22/26

RR-4056224#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45728
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
JALEENA GABRIELLA QUESADA
d.o.b. 05/20/2014
JASMINE GISELLE QUESADA
d.o.b. 05/04/2015
ROSE ARIEL-FAITH GONZALES
d.o.b. 10/14/2019
CRISTINA AURORA MARSHALL
d.o.b. 07/19/2024
Person(s) under 18 years of age.
TO: ANGELA MARIE PENA, CHRISTOPHER DALE MARSHALL, DEREK OLIVAS, JUAN GABRIEL QUESADA, MARIO RAY GONZALES, 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 3rd day of September, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 540-695-152#, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: LISA M. TIBBEDEAUX,

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Edith De Los Rios and may be reached by telephone at (602) 774-9731.
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 24th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Michael E. Boyd, for:
LISA M. TIBBEDEAUX
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4056186#

Summons/Then acting Trustee the Shelley D. Clark Revocable Trust, dated July 27, 2007
Person Filing: Charlene Cruz Address (if not protected): 1400 East Southern Avenue, Suite 400 City, State, Zip Code: Tempe, AZ 85282 Telephone: (480)427-2800 Email Address: charlene.cruz@chdblaw.com Attorney for: Lawyer's Bar Number: 026692, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2026-021658 Recreation Centers of Sun City, Inc. Name of Plaintiff And Shelley D. Clark, 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: Then acting Trustee the Shelley D. Clark Revocable Trust, dated July 27, 2007 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: May 26, 2026 Nancy Rodriguez Clerk of Superior Court By: A. Winkles 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 Maricopoa 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.
7/1, 7/8, 7/15, 7/22/26

RR-4056097#

Summons/AZ Simple Home Solutions LLC/Unknown Heirs and Devisees of each of the named Defendants, if deceased
Person Filing: Quinten T Cupps Address (if not protected): 2266 S. Dobson Rd. Suite 100 City, State, Zip Code: Mesa, AZ 85202 Telephone: (480)448-1334 Email Address: trinity.white@vf-law.com Attorney for: Lawyer's Bar Number: 024680, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2025-034848 Windsor Place Association, Inc. Name of Plaintiff And AZ Simple Home Solutions LLC, 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: AZ Simple Home Solutions LLC; Unknown Heirs and Devisees of each of the named Defendants, 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: September 25, 2025 Joseph W. Malka Clerk of Superior Court By: A. Nasui Deputy Clerk If you would like legal advice from a lawyer, contact Lawyer Referral Service at 602-257-4434 or https://maricopabar.org. Sponsored by the Maricopa County Bar Association. A copy of this Summons and its accompanying Complaint may be obtained by contacting counsel for the Plaintiff at the address shown on the Summons.
7/1, 7/8, 7/15, 7/22/26

RR-4056088#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536380 R
(Honorable Keith Miller)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KI'LIYA RENEA JONES
d.o.b. 11/29/2019
Person under 18 years of age.
TO: AISHA KIUANA GAINES, 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 an initial hearing on the 28th day of September, 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 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, 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: ONISE SILAS, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Michelle Gradillas and may be reached by telephone at (602) 771-7043.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 24th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Onise Silas
ONISE SILAS
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4055936#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537155
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ELIJAH SAYARATH
d.o.b. 01/30/2016
MICHAEL EDDINGTON
d.o.b. 11/12/2021
HAKIM DESHAUN-JAMES EDDINGTON
d.o.b. 05/09/2025
Person(s) under 18 years of age.
TO: TANISHA NICOLE BREWER, DENISE SAYARATH, MICHAEL DESHAUN EDDINGTON-MOORE, 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 1st day of September, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANNA R JOHNSTON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Jacqueline Martinez-Guerra and may be reached by telephone at (602) 396-8237.
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 24th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4055924#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILD
NO. JD45215
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
MALACHI NAVARONE GEORGE
d.o.b. 07/23/2021
Person under 18 years of age.
TO: CLARISSA ARON KEAMS, NAVARONE DAVID GEORGE, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian under Arizona Revised Statutes §§ 8-871 and 8-872 and Rule 344 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 25th day of August, 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 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, settlement conference, status conference or guardianship adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear, without good cause shown, the hearing may go forward in your absence and may result in the establishment of a permanent guardianship based upon the record and the evidence presented to the court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Appointment of a Permanent Guardian and Notice of Hearing by submitting a written request to: DONOVAN SHAWN CAMERON, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Chantal Nzere and may be reached by telephone at (602) 771-7037.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 3rd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Donovan Shawn Cameron
DONOVAN SHAWN CAMERON
Assistant Attorney General
7/1, 7/8, 7/15, 7/22/26

RR-4055891#

SUMMONS
CASE NUMBER: CV2026-009808
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Norma Enos
Name of Plaintiff
AND
Danny Branum JR
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: Danny Branum JR
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a

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PUBLIC NOTICES

"Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: March 05, 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 and Complaint may be obtained by contacting Plaintiff's attorney, Adam Charlet, at Sweet James Accident Attorneys, 7310 North 16th Street Suite 250, Phoenix, AZ 85020, (480)500-6487
7/1, 7/8, 7/15, 7/22/26

RR-4055880#

SUMMONS
CASE NUMBER: CV2026-015235
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
WILLIAM A. MASTERS, trustee of the WILLIAM A. MASTERS 401K PLAN TRUST
Name of Plaintiff
AND
Kayla Adams, 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: KAYLA ADAMS; KATCH, as Authorized Representative for United Healthcare, through Arizona Health Care Cost Containtment System (AHCCCS); STATE OF ARIZONA; ALL UNKNOWN HEIRS OF ABOVE
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: April 12, 2026
NANCY RODRIGUEZ
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, Ryan E Kessler, 9237 E. Via De Ventura, Ste. 230, Scottsdale, AZ 85258, (480)644-0093.
7/1, 7/8, 7/15, 7/22/26

RR-4055837#

SUMMONS
CASE NUMBER: CV2026-015229
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
WILLIAM A. MASTERS, trustee of the WILLIAM A. MASTERS 401K PLAN TRUST
Name of Plaintiff
AND
Vilma Sandoval Escalante, 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: VILMA SANDOVAL ESCALANTE; ADJIN SUTKOVIC; RAQUEL GUZMAN; ENES SUTKOVIC; IZA SUTKOVIC; ALL UNKNOWN HEIRS OF ABOVE
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: April 12, 2026
NANCY RODRIGUEZ
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, Ryan E Kessler, 9237 E. Via De Ventura, Ste. 230, Scottsdale, AZ 85258, (480)644-0093.
7/1, 7/8, 7/15, 7/22/26

RR-4055835#

SUMMONS
CASE NUMBER: CV2026-012215
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Travis Mitchell
Name of Plaintiff
AND
Peggy Sandahl, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: John Doe Sandahl
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 20, 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, Jason Leonard at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (239)433-6880.
7/1, 7/8, 7/15, 7/22/26

RR-4055823#

SUMMONS
CASE NUMBER: CV2026-012215
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Travis Mitchell
Name of Plaintiff
AND
Peggy Sandahl, 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: Peggy Sandahl
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 20, 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 can be obtained by contacting Plaintiff's attorney, Jason Leonard at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (239)433-6880.
7/1, 7/8, 7/15, 7/22/26

RR-4055821#

SUMMONS
CASE NUMBER: CV2026-012658
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
SCOTT COALWELL
Name of Plaintiff
AND
PATRICIA CENTERS, 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: PATRICIA CENTERS
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 20, 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 can be obtained by contacting Plaintiff's attorney, Jason Leonard at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (239)433-6880.
7/1, 7/8, 7/15, 7/22/26

RR-4055821#

SUMMONS
CASE NUMBER: CV2026-012658
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
SCOTT COALWELL
Name of Plaintiff
AND
PATRICIA CENTERS, 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: PATRICIA CENTERS
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

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your scheduled court date.
SIGNED AND SEALED this Date: March 25, 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 can be obtained by contacting Plaintiff's attorney, A Brent Swell at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (602)627-2112.
7/1, 7/8, 7/15, 7/22/26

RR-4055808#

SUMMONS Case No. FN2026-051421 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY ANGEL RAMIREZ GARCIA, Petitioner / Party A EVANGELINA FRANCO RUIZ 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: EVANGELINA FRANCO RUIZ 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: MAY -7 2026 Clerk of the Court By E. LABORIN Deputy Clerk
6/26, 7/1, 7/10, 7/17/26

RR-4055368#

SUMMONS
CASE NO. CC2026075045RC
ARCADIA BILTMORE JUSTICE COURT, MARICOPA COUNTY, ARIZONA
620 W. Jackson St * Phoenix, AZ 85003
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
JESUS R DUARTE AND DOE DUARTE, a married couple,
Defendants.

THE STATE OF ARIZONA TO:
Jesus R Duarte And Doe Duarte
3601 E McDowell Rd Apt 2148
Phoenix, AZ 85008
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 3/19/2026
/s/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/26, 7/1, 7/10, 7/17/26

RR-4055357#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537159
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
AMIR MONNIE JONES
d.o.b. 12/24/2025
Person under 18 years of age.
TO: JONETTA NICOLETTE DUNHAM, ANTWAN DONTAE JONES, SR., parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 25th day of August, 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 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: SAMUEL ROBERT KAHL, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Christina Morrison and may be reached by telephone at (602) 774-9560.
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 22nd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Samuel Robert Kahl
SAMUEL ROBERT KAHL
Assistant Attorney General
6/26, 7/1, 7/10, 7/17/26

RR-4055355#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537163
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
STARRYANA MARIE ABRAHAM
d.o.b. 06/24/2008
C'MORRA CAMICE HICKS
d.o.b. 10/31/2009
C'NYA LASHAY HICKS
d.o.b. 02/04/2011
KE'LONIE FAITH LEWIS
d.o.b. 10/09/2015
KEALI'I LAMAR STRONG-WHITE
d.o.b. 09/14/2017
NIZREAL LAVELLE HANKINS
d.o.b. 10/29/2023
Person(s) under 18 years of age.
TO: SAVANNAH STARR ABRAHAM, MARVIN JOEL HICKS, JR., OMEGA JARA LEWIS, parents 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 15th day of September, 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 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Latonya Maye and may be reached by telephone at (602) 774-9528.
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 22nd day of June, 2026.
KRISTIN K. MAYES
Attorney General
BLAINE SNYDER
Assistant Attorney General
6/26, 7/1, 7/10, 7/17/26

RR-4055215#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD44677 S
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
NOT NAMED GARCIA
d.o.b. 05/12/2026
Person under 18 years of age.
TO: RUTH GARCIA, 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 3rd day of September, 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 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004 The assigned case manager is Kyah Recard and may be reached by telephone at (602) 771-3067.
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 22nd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/26, 7/1, 7/10, 7/17/26

RR-4055136#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD39815 R/S
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ENRIQUE ALFONZO FLORES DOMINGUEZ
d.o.b. 02/01/2015
JACOB ALFREDO VELAZQUEZ DOMINGUEZ
d.o.b. 04/17/2023
Person(s) under 18 years of age.
TO: DAISY DOMINGUEZ, ENRIQUE FLORES GONZALEZ, ERICK ALFREDO VELAZQUEZ BELTRAN, 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 25th day of August, 2026 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised

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PUBLIC NOTICES

that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SIMON A. HAWKS, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Kyle Hoffman and may be reached by telephone at (623) 500-5813.
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 22nd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Simon Hawks
SIMON A. HAWKS
Assistant Attorney General
6/26, 7/1, 7/10, 7/17/26

RR-4055042#

SUMMONS
CASE NUMBER: CV2026-015080
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
LENDMARK FINANCIAL SERVICES, LLC
Name of Plaintiff
AND
SHARONDA T GRANT
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: SHARONDA T GRANT
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: April 09, 2026
NANCY RODRIGUEZ
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, J. Vance Andersen, at J. Vance Andersen, P.L.C., 25823 N. 101st Ave., Peoria, AZ 85383, (602)995-0490X100
6/26, 7/1, 7/10, 7/17/26

RR-4054904#

SUMMONS
CASE NO. CC2026025810RC
UNIVERSITY LAKES JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
201 E. Chicago St. * Chandler, AZ 85225
TODD CAR TITLE, INC
Plaintiff,
vs.
AASHLEY E BROWN AND DOE BROWN, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Aashley E Brown And Doe Brown
1001 E Playa Del Norte Apt # 3518
Tempe, AZ 85281
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 201 E. Chicago St. * Chandler, AZ 85225; (602) 372-3400.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1-27-26
/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
6/24, 7/1, 7/8, 7/15/26

RR-4054894#

SUMMONS
CASE NO. CC2026-122565RC
AGUA FRIA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W Van Buren Street * Avondale, AZ 85323
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
DOROTHY A RHODES AND DOE RHODES, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Dorothy A Rhodes And Doe Rhodes
4665 W Sundust circle
Laveen, AZ 85339
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W Van Buren Street * Avondale, AZ 85323; (602) 372-8001.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 5-12-26
/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
6/24, 7/1, 7/8, 7/15/26

RR-4054886#

SUMMONS
CASE NO. CC2026-122545RC
AGUA FRIA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W Van Buren Street * Avondale, AZ 85323
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
YOLANDA M WALKER AND DOE WALKER, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Yolanda M Walker And Doe Walker
4764 W Gila Crossing Blvd
Laveen, AZ 85339
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W Van Buren Street * Avondale, AZ 85323; (602) 372-8001.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 5-12-26
/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
6/24, 7/1, 7/8, 7/15/26

RR-4054884#

SUMMONS
CASE NO. CC2026027091RC
MOON VALLEY JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
18380 N. 40th Street * Phoenix,, AZ 85032
A SPEEDY CASH CAR TITLE LOANS, LLC
Plaintiff,
vs.
BRIONNA KEVINNA LYMAN AND DOE LYMAN, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Brionna Kevinna Lyman And Doe Lyman
16220 N 7th St Bldg # 1342
Phoenix, AZ 85022
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 18380 N. 40th Street * Phoenix,, AZ 85032; (602) 372-7000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1/28/26
/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
6/24, 7/1, 7/8, 7/15/26

RR-4054880#

SUMMONS
NO. CC2025220835RC
IN THE JUSTICE COURT, MARYVALE PRECINCT
COUNTY OF MARICOPA, STATE OF ARIZONA
10420 West Van Buren Street, Avondale, Arizona 85323 (602) 372-8003
THE SHADOW OAK CONDOMINIUMS HOMEOWNERS' ASSOCIATION an Arizona nonprofit corporation,
Plaintiff,
vs.
KEVIN M. ISAACS and DOE SPOUSE ISAACS, a marital community,
Defendant(s).
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
Kevin M. Isaacs
Doe Spouse Isaacs
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 West Van Buren Street, Avondale, Arizona 85323 (602) 372-8003.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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: 9/15/25
/s/A. Gastelum
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Maxwell & Morgan, P.C., 4854 East Baseline Road, Suite 104, Mesa, Arizona 85206, (480) 833-1002
6/24, 7/1, 7/8, 7/15/26

RR-4054877#

SUMMONS
CASE NUMBER: CV2026-010363
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
ISIDRO GONZALEZ ROMERO, et al.
Name of Plaintiff
AND
RICHARD PHILLIP VAIRO, 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: RICHARD PHILLIP VAIRO
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 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 09, 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 can be obtained by contacting Plaintiff's attorney, Michael P. Henrickson at Kent Law, PLC, 4001 E Mountain Sky Ave, Ste 105, Phoenix, AZ 85044, (480)368-5368
6/24, 7/1, 7/8, 7/15/26

RR-4054594#

SUMMONS
CASE NO. CV2025-062318
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Cecilia Hernandez
Name of Plaintiff
And
CHEDRAUI USA, 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: DIANA LAURA LEON PERALTA
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 APR 17 2026
CLERK OF SUPERIOR COURT
By /s/R. Matthews
Deputy Clerk
6/24, 7/1, 7/8, 7/15/26

RR-4054229#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS522105
(Related to Case JD536105)
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
NISMO SCHMIDT A.K.A. NOT NAMED SCHMIDT
d.o.b. 12/01/2024
Person under 18 years of age.
TO: ALYSSA SCHMIDT, CARLOS SHAW, 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 2nd day of September, 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 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 Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOSEPH EDWARD DWYER, JR., Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Jeita Elanzo 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) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 16th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Joseph E. Dwyer
JOSEPH EDWARD DWYER, JR.
Assistant Attorney General
6/24, 7/1, 7/8, 7/15/26

RR-4054201#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521999
Related to Case JD536061 R/SUPP
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JOSIAH TERRELL-TRU QUINTANA
d.o.b. 05/11/2026
Person under 18 years of age.
TO: MELANIE ASHLEY QUINTANA, 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 15th day of September, 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 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Kimberli Arizmendi-Figueroa and may be reached by telephone at (602) 771-3049.
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 15th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg
DAVID L. SEIDBERG
Assistant Attorney General
6/24, 7/1, 7/8, 7/15/26

RR-4054165#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521989
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Lindsey Ann Baribault (Mother)
John Doe (Father)
Petitioner Lindsey Ann Baribault
Michelle Elise Baribault
In the Matter of Minor(s):
Pryce Love Baribault 09/24/2024
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 Marquoit
Hearing Date/Time: 8/11/2026 @ 9:30 am
Hearing Type: Initial Hearing and Publication
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: https://tinyurl.com/jbazmc-juj07
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
6/24, 7/1, 7/8, 7/15/26

RR-4054157#

SUMMONS
CASE NO.: FN2026-090136
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
James Bohannon
Name of Petitioner / Party A
And
Loren Bohannon
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: Loren Bohannon
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

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PUBLIC NOTICES

with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at:
601 West Jackson, Phoenix, Arizona 85003
18380 North 40th Street, Phoenix, Arizona 85032
222 East Javelina Avenue, Mesa, Arizona 85210
14264 West Tierra Buena Lane, Surprise, Arizona 85374.
5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
SIGNED AND SEALED this date JAN 14 2026

JOSEPH W. MALKA, CLERK
CLERK OF SUPERIOR COURT
By /s/V. Diaz
Deputy Clerk of Superior Court

6/24, 7/1, 7/8, 7/15/26

RR-4054108#

Summons/Alma Jane Rippel/Parties-in-Possession I-V
Person Filing: Charlene Cruz Address (if not protected): 1400 East Southern Avenue, Suite 400 City, State, Zip Code: Tempe, AZ 85282 Telephone: (480)427-2800 Email Address: minute.entries@chdblaw.com Attorney for: Lawyer's Bar Number: 026692, Issuing State: AZ Superior Court Of Arizona In Maricopa County Case Number: CV2026-017049 Recreation Centers of Sun City West, Inc., an Arizona non-profit corporation Name of Plaintiff And Alma Jane Rippel, 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: Alma Jane Rippel; Parties-in-Possession I-V 1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons". 2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case. 3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within Twenty (20) Calendar Days from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within Thirty (30) Calendar Days from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication. 4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court. 5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date. 6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date. Signed And Sealed this Date: April 23, 2026 Nancy Rodriguez Clerk of Superior Court By: A. Nasui 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 Maricopoa 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.
6/24, 7/1, 7/8, 7/15/26

RR-4053695#

PUBLICATION SUMMONS
CASE NO. 2026CV000190
Case Code 30404
Foreclosure of Mortgage
The Amount claimed exceeds $10,000.00
STATE OF WISCONSIN CIRCUIT COURT WOOD COUNTY
Barrett Sub Fund Reit, LLC
2701 E Insight Way Ste 150
Chandler, AZ 85286,

Plaintiff,

vs.
Hazar Sucuoglu
8314 N 29th Ave
Phoenix, AZ 85051
Nilgun Sucuoglu
8314 N 29th Ave
Phoenix, AZ 85051

Defendants.

THE STATE OF WISCONSIN
To each person named above as a defendant:
You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you.
Within 40 days after June 24, 2026 you must respond with a written demand for a copy of the Complaint. The demand must be sent or delivered to the Court, whose address is: 400 Market Street, Wisconsin Rapids, WI 54494, and to the Plaintiff's attorney, whose address is: Halliday, Watkins & Mann, P.C., 376 East 400 South, Suite 300, Salt Lake City, UT 84111. You may have an attorney help or represent you.
If you do not demand a copy of the Complaint within 40 days the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.
Dated this 10th day of June, 2026.

Halliday, Watkins & Mann, P.C.
Attorneys for Plaintiff
Electronically signed by:
By: /s/William N. Foshag
State Bar No. 1020417
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Ph: 801-355-2886

6/24, 7/1, 7/8/26

RR-4053594#

SUMMONS IN A CIVIL ACTION
CIVIL ACTION NO. CV-26-02748-PHX-DMF
UNITED STATES DISTRICT COURT
for the
District of Arizona

Perion Little
Plaintiff(s)
v.
TCW, Inc.,
Defendant(s)
To: TCW, Inc.
Registered Agent Charles Walters
23618 West Adams Street
Buckeye, AZ 85396
A lawsuit has been filed against you.
Within 21 days after service of this summon on you (not counting the day you received it) - or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a) (2) or (3) - you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:
Elizabeth D. Tate
2953 N. 48th Street
Phoenix, AZ 85018
If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.
Date: 04/20/2026

CLERK OF COURT
/s/Debra D. Lucas, Clerk
Signature of Clerk

A copy of the complaint may be obtained by contacting Plaintiff's counsel, Elizabeth D. Tate, at 2945 N. 48th St., Phoenix, AZ 85018
6/19, 6/26, 7/1, 7/10/26

RR-4053589#

SUMMONS
CASE NO. CC2026100572RC
NORTH VALLEY JUSTICE COURT, MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise, AZ 85374
LENDMARK FINANCIAL SERVICES, LLC

Plaintiff,

vs.
EVELYN Q CRUZ AND DOE CRUZ, a married couple,

Defendants.

THE STATE OF ARIZONA TO:
Evelyn Q Cruz And Doe Cruz
7100 W Grandview Rd Apt 1091
Peoria, AZ 85382
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 14264 W. Tierra Buena Lane * Surprise, AZ 85374; (602) 372-2000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 4/17/2026

/s/illegible
Justice of the Peace

REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/19, 6/26, 7/1, 7/10/26

RR-4053300#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45735
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ALICIA KOSSAMAK-NEARIRATH MOLANDER
d.o.b. 08/28/2020
SAMANTHA ANGELA MOLANDER
d.o.b. 11/26/2017
WILLIAM JOHN TAYLOR PRUM
d.o.b. 03/26/2011
Person(s) under 18 years of age.
TO: SONA MOLANDER A.K.A. SONA CHHEUN, POV PRUM, CARL MICHAEL MOLANDER, 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 10th day of September, 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 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 dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your children dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DEBBIE M. OELZE, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Andrea Ramos and may be reached by telephone at (602) 771-1229.
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 15th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Debbie Oelze
DEBBIE M. OELZE
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053284#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521762
(Related to Case JD535739)
(Honorable Jay Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
SADIE GRACE WALKER
d.o.b. 09/17/2017
Person under 18 years of age.
TO: CODEY SULLIVAN and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Attorney for the Child, 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 22nd day of September, 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 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 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: KATHLEEN E. MARTONCIK, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Emily Glazov and may be reached by telephone at (602) 989-8797.
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 15th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Kathleen E. Martoncik
KATHLEEN E. MARTONCIK
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053145#

DCS'S NOTICE OF HEARING ON SECOND AMENDED MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD535739

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

(Honorable Jay Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
SADIE GRACE WALKER
d.o.b. 09/17/2017
SERENITY HOPE MCCORMICK
d.o.b. 10/11/2020
SCARLETT SKY WALKER
d.o.b. 02/20/2022
Person(s) under 18 years of age.
TO: JOHN WESLEY MCCORMICK, parents and/or guardians of the above-named children.
1. The Department of Child Safety has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 22nd day of September, 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 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. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: KATHLEEN E. MARTONCIK, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Emily Glazov and may be reached by telephone at (602) 989-8797.
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 15th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Kathleen E. Martoncik
KATHLEEN E. MARTONCIK
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053143#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22769
Related to Case JD44246
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
AVA LYNLEE SCHOLL
d.o.b. 03/13/2010
Person under 18 years of age.
TO: JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on August 26, 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 540-695-152#, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or 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: SHANA DAWSON FISH, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Shauna Bradley and may be reached by telephone at (602) 255-2778.
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 10th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Shana Dawson Fish
SHANA DAWSON FISH
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053112#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD529926 R SUPP
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
EMMA SATIVA BEAR
d.o.b. 04/16/2009
Person under 18 years of age.
TO: CYNTHIA DAWN BAIN, THOMAS ROBERT BEAR, TAYLOR KESSAY, FRELA DEAN WINTER CHASER, VIVIAN WINTER CHASER, 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 20th day of August, 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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Landen Cuckler 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) 506-4533.
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 12th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Ashton Coleman
ASHTON COLEMAN
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053104#

Summons/Ankica Gotvald
Halk, Oetinger, And Brown, PLLC Rachel Brenner (041090) 373 S. Main Avenue, Tucson, Arizona 85701 Ph: (602) 952-6925 blg@azhoalaw.net Attorneys for Plaintiff In The East Mesa Justice Court County Of Maricopa, State Of Arizona 222 E. Javelina Avenue, Suite C, Mesa, AZ 85210 Merrill Creek Homeowners Association, Inc., an Arizona non-profit corporation, Plaintiff, vs. Ankica Gotvald; John and Jane Does 1-10; ABC Bonding Companies; XYZ Corporations, and Green and Black Partnerships Or Limited Liability Companies, Defendants. Case No. CC2026-088784RC Summons The State Of Arizona to the Defendant: Ankica Gotvald 249 N 104th Pl Apache Jct, Arizona 85120 You Are Hereby Summoned and required to appear and defend within the time applicable, in this action in this court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona-whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Ariz.R.Civ.P. Rule 4; A.R.S. §§25-311 to 25-381.24. You Are Hereby Notified that in case of your failure to appear and defend within the time applicable, judgment by default will be taken against you for the relief demanded in the Complaint. You Are Cautioned that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. Ariz.R.Civ.P. 10(D); A.R.S. §12-311; Ariz.R.Civ.P. Rule 5. Requests For Reasonable Accommodation For Persons With Disabilities Must Be Made To The Division Assigned To The Case By Parties At Least 3 Judicial Days In Advance Of A Scheduled Court Proceeding. The Name And Address Of The Plaintiff's Attorneys Is: Rachel Brenner Halk, Oetinger, And Brown, PLLC 373 S. Main Avenue, Tucson, Arizona 85701 (602) 952-6925 Signed And Sealed This Date: Apr -6 2026 By /s/ illegible Justice Of The Peace A copy of the Complaint and accompanying documents may be obtained by writing to: Halk, Oetinger, and Brown, PLLC, 373 S Main Ave, Tucson, Arizona 85701 or by contacting (602) 952-6925 ext. 1200.
6/19, 6/26, 7/1, 7/10/26

RR-4053077#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN
NO. JD28515 SUPP
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KAYLEE ERICA LEWIS
d.o.b. 05/16/2009
KAYDEN DUSTIN WALTERS
d.o.b. 06/03/2010
Persons under 18 years of age.
TO: BRANDY JEAN WALTERS and JERALD ERIC LEWIS, parents of the above-named children.
1. The Department of Child Safety, ("DCS"), 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 19th day of August, 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 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: BLAINE SNYDER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Jesus Avalos and may be reached by telephone at (602) 774-9781.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 9th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Blaine Snyder
BLAINE SNYDER
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4053073#

NOTICE OF HEARING
NO. JD537094
Honorable Nicole Brickner
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
SARAI RAMIREZ CAX
MINOR DOB: 02/03/2009
A person under 18 years of age.
TO: Holegario Ramirez Romer, parent or guardian of the above-named child.
1. Attorney Edwin Ramos has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statues, Rule 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 48 (D) of the Rules of Procedure for the Juvenile Court.
2. The Court has set a Publication hearing on July 10, 2026 at 10:00 a.m. at the Maricopa County Superior Court, Durango Juvenile Court Center, located at 3131 W. Durango St. Phoenix, AZ 85009, which will be held virtually through Commissioner Brickner's Court Connect: https://tinyurl.com/jbazmc-juj09; or Calling information: (917) 781-4590; access code: 292 462 301#, before the Commissioner Nicole Brickner. The purpose is to determine 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 one, 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 on the record and the evidence present 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 is established.
5. 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: Edwin Ramos, Esq., 3839 N 3rd Street, Suite 304, Phoenix Arizona 85012 or you may call (480) 788-1209, or by email edwin@drlawaz.com.
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 602-506-3366.
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 June, 2026.
/s/ Edwin Ramos /s/
Edwin Ramos
Attorney for the Minor
6/17, 6/24, 7/1, 7/8/26

RR-4053026#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP CASE NUMBER JS521869 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department PARENT/GUARDIAN NAME(S): John Doe - Father Desiree

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PUBLIC NOTICES

Denise Simon - Mother Petitioner Tina Marie Freeman In the Matter of Minor(s): Kiah Denise Bryant-Simon (11/03/2014) King-Kiree La'meir Bryant-Simon (01/08/2016) Khi'mir Da'vyne Simon (07/03/2017) Ky'Liah Salove Simon (03/13/2019) Harmony Mi'Love Simon (07/21/2020) 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 Marquoit Hearing Date/Time: 7/16/2026 @ 9:00 am (AZ time) Hearing Type: Publication Hearing & UCCJEA Conference Location: Court Connect Remote Appearance ***video appearance preferred Court Connect Hearing: Yes Video: https://tinyurl.com/jbazmc-juj07 Phone: (917) 781-4590, Participant Code 764 718 766 # How can I prepare for the hearing? Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date. If I have questions or concerns who can I contact? For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
6/17, 6/24, 7/1, 7/8/26

RR-4053025#

SUMMONS Case No.: FN2025-053252 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Orna Elisha Name of Petitioner / Party A And Simana Elisha 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: Simana Elisha 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 NOV 12 2025 CLERK OF SUPERIOR COURT By Y. PEREZ DOMINGUEZ Deputy Clerk of Superior Court
6/17, 6/24, 7/1, 7/8/26

RR-4053021#

SUMMONS
CASE NO. CC2026059930RC
HIGHLAND JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
222 E JAVELINA AVENUE, SUITE A * MESA, AZ 85210
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
JONATHAN E GARCIA AND DOE GARCIA, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Jonathan E Garcia And Doe Garcia
138 E Hearne Way
Gilbert, AZ 85234
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 222 E JAVELINA AVENUE, SUITE A * MESA, AZ 85210; (602) 372-8300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: MAR -2 2026
/s/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/17, 6/24, 7/1, 7/8/26

RR-4053012#

SUMMONS
CASE NO. CC2026-059954RC
SAN MARCOS JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
201 E. Chicago St. * Chandler, AZ 85225
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
LEBRON DENNIS AND DOE DENNIS, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Lebron Dennis And Doe Dennis
225 N Pleasant Dr Unit 27
Chandler, AZ 85225
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 201 E. Chicago St. * Chandler, AZ 85225; (602) 372-3400.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 3/2/2026
/s/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/17, 6/24, 7/1, 7/8/26

RR-4053011#

SUMMONS Case No. FN2026-0-070174 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY JOHANA GOMEZ CUEVAS, Petitioner / Party A ARVIN TOLEDO GARCIA 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: ARVIN TOLEDO 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 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: FEB 23 2026 Clerk of the Court By E. LABORIN Deputy Clerk
6/17, 6/24, 7/1, 7/8/26

RR-4053008#

SUMMONS
CASE NO.: FN2026-070397
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Tameka K. Grant
Name of Petitioner / Party A
And
Se'Bakunzi B. Matemane
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:
Se'Bakunzi B. Matemane
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 APR 17 2026
CLERK OF SUPERIOR COURT
By E. LABORIN
Deputy Clerk of Superior Court
6/19, 6/26, 7/1, 7/10/26

RR-4052974#

SUMMONS
CASE NO. CC2025098908RC
IN THE JUSTICE COURT, SAN MARCOS PRECINCT
COUNTY OF MARICOPA, STATE OF ARIZONA
201 East Chicago Street, Chandler, Arizona 85225 (602) 372-3400
PREMIER BUSINESS INVESTMENTS, LLC an Arizona Limited Liability Company,
Plaintiff,
vs.
REGINA ANDERSON,
Defendant(s).
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
REGINA ANDERSON
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 201 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.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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: 04/29/25
/s/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: Southwest Legal Associates, 4854 East Baseline Road, Suite 104, Mesa, Arizona 85206, (480) 265-9355
6/17, 6/24, 7/1, 7/8/26

RR-4052906#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD31703
(Honorable Joan Sinclair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
STELLA MARIE ARAUSA
d.o.b. 02/14/2013
Person under 18 years of age.
TO: CRYSTAL RENEE ARAUSA, ALEJANDRO GARCIA, 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 27th day of August, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 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: KIMBERLY A. TRYON, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Nicholas Nelson and may be reached by telephone at (602) 774-9737.
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 12th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Kimberly A. Tryon
KIMBERLY A. TRYON
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4052618#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD45459
(Honorable Keith Miller)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the matter of:
ALEEAH DEANGELO
d.o.b. 11/02/2025
Person under 18 years of age.
TO: ALEXIS MARIE DEANGELO, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 2nd day of September, 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 Motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MOLLY LATHROP, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Sam Sabu and may be reached by telephone at (480) 659-0072.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
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 12th day of June, 2026.
KRISTIN K. MAYES
Attorney General
MOLLY LATHROP
Assistant Attorney General
6/19, 6/26, 7/1, 7/10/26

RR-4052580#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22764
Related to Case 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:
CHRISTOPHER MEZA AKA NOT NAMED MEZA
d.o.b. 02/08/2026
Person under 18 years of age.
TO: ELIZABETH MEZA, and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 28th day of July, 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 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: KATHRYN ANNE WALKER, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Diana Palka-Flores and may be reached by telephone at (602) 774-8344.
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 11 day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Kathryn Anne Walker
KATHRYN ANNE WALKER
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052464#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536970
(Honorable Danielle Viola)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JULIA NICOLLE PEREZ DEMARA
d.o.b. 10/17/2018
JANABELLE ANNAIS LACHICA DEMARA
d.o.b. 10/02/2014
VALERIA JADALY LACHICA
d.o.b. 05/02/2013
JOELINNE MABELL LACHICA DEMARA
d.o.b. 09/24/2010
Person(s) under 18 years of age.
TO: JOHANNA DEMARA CAMPAS, SERGIO ENRIQUE LACHICA, JUAN CARLOS PEREZ CRUZ, 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 24th day of August, 2026 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 259-915-689#, before the Honorable Danielle Viola 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: ANGELINA DAVIS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Luis Urquidi and may be reached by telephone at (602) 771-0939.
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 11 day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Angelina Davis
ANGELINA DAVIS
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052448#

SUMMONS
CASE NUMBER: CV2026-003661
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
King Jaffi Tungi Princewill
Name of Plaintiff
AND
Charles Edward Bishop, 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: Charles Edward Bishop
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 27, 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, Hasam Alagha, at Trial Lawyers of Arizona, 2600 N. Central Ave. Suite 900, Phoenix, AZ 85004, (602)572-1000.
6/17, 6/24, 7/1, 7/8/26

RR-4052428#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS522098
(Related to Case JD531131 SUPP)
(Honorable Michael Blair)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ANGEL ANTONIO CASTANEDA
d.o.b. 10/08/2025
Person under 18 years of age.
TO: CHRISTINA RENEE HOLCK, JOSE CASTANEDA, 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 27th day of August, 2026,

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PUBLIC NOTICES

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 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: ERIKA HALL, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Isabella Bueno 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) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 11th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Erika Hall
ERIKA HALL
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052417#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD29607 R
(Honorable Jay Polk)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KAITLYNN MARIE DAVIS
d.o.b. 12/12/2011
Person under 18 years of age.
TO: TIFFANY LYNN CANADA, and JOSHUA MATHEW DAVIS, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 8th day of September, 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 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 child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: ANNA JACOB, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Linda Rodriguez and may be reached by telephone at (623) 587-3666.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 11th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Anna Jacob
ANNA JACOB
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052382#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD201600128
(Honorable Patrick K. Gard)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PINAL
In the matter of:
ARIAN JAY FLORES
d.o.b. 04/20/2021
Person(s) under 18 years of age.
TO: COLBIE SLAUGHTER, 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 Arizona Rules of Procedure for the Juvenile Court. The Court has set a Publication hearing on the 28th day of July, 2026, at 10:00 a.m., at the Pinal County Superior Court, CTA, before the Honorable Patrick K. Gard for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
2. 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.
3. 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.
4. 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: TIFFANY SETTERS, Office of the Attorney General, 2005 N. Central Ave, Phoenix, Arizona 850004. The assigned child safety worker is Tamika McCready and may be reached by telephone at (520) 858-8609.
5. 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 (928) 474-3978.
6. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 11th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/S/ Tiffany Setters
TIFFANY SETTERS
Assistant Attorney Genera
6/17, 6/24, 7/1, 7/8/26

RR-4052341#

Summons/Antonino Locascio
Halk, Oetinger, And Brown, PLLC Rachel Brenner (041090) 373 S. Main Avenue, Tucson, Arizona 85701 Ph: (602) 952-6925 blg@azhoalaw.net Attorneys for Plaintiff In The San Marcos Justice Court County Of Maricopa, State Of Arizona 201 E. Chicago Street, Chandler, AZ 85225 Heather Place Homes Association, Inc., an Arizona non-profit corporation, Plaintiff, vs. Antonino Locascio; John and Jane Does 1-10; ABC Bonding Companies; XYZ Corporations, and Green and Black Partnerships Or Limited Liability Companies, Defendants. Case No. CC2026-097956RC Summons The State Of Arizona to the Defendant: Antonino Locascio 114 S Kingston Stp Chandler, Arizona 85225 You Are Hereby Summoned and required to appear and defend within the time applicable, in this action in this court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona-whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Ariz.R.Civ.P. Rule 4; A.R.S. §§25-311 to 25-381.24. You Are Hereby Notified that in case of your failure to appear and defend within the time applicable, judgment by default will be taken against you for the relief demanded in the Complaint. You Are Cautioned that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. Ariz.R.Civ.P. 10(D); A.R.S. §12-311; Ariz.R.Civ.P. Rule 5. Requests For Reasonable Accommodation For Persons With Disabilities Must Be Made To The Division Assigned To The Case By Parties At Least 3 Judicial Days In Advance Of A Scheduled Court Proceeding. The Name And Address Of The Plaintiff's Attorneys Is: Rachel Brenner Halk, Oetinger, And Brown, PLLC 373 S. Main Avenue, Tucson, Arizona 85701 (602) 952-6925 Signed And Sealed This Date: 4-16-26 By /s/ illegible Justice Of The Peace A copy of the Complaint and accompanying documents may be obtained by writing to: Halk, Oetinger, and Brown, PLLC, 373 S Main Ave, Tucson, Arizona 85701 or by contacting (602) 952-6925 ext. 1200.
6/17, 6/24, 7/1, 7/8/26

RR-4052235#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521920
Related to Case JD536246
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
NOT NAMED GORMLEY A.K.A. NOT NAMED GORMLEYDESANTIS
d.o.b. 12/22/2024
Person under 18 years of age.
TO: BRITTANI LYNN MARIE DESANTIS A.K.A. BRITTANI DESANTIS A.K.A. BRITTANI GORMLEY, 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 continued initial hearing and publication hearing on the 7th day of August 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 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS-Mesa Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Mikayla Woiwor and may be reached by telephone at (602) 659-7899.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 10th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg
DAVID L. SEIDBERG
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052104#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536980
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
TELLY O CLARK
d.o.b. 09/30/2025
Person under 18 years of age.
TO: SHARAI YATTERA A.K.A. SHARAI GABRIELLA LAMKIN, IBRAHIM YATTARA, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a continued initial hearing and publication hearing on the 12th day of August, 2026 at 9:00 a, at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DONOVAN SHAWN CAMERON, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Mutumwinka Rose and may be reached by telephone at (480) 656-9137.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 10th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Donovan Shawn Cameron
DONOVAN SHAWN CAMERON
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052090#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN
NO. JD45060
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
EMILY ROSE HELMS
d.o.b. 08/12/2016
JESSIE JAMES HELMS
d.o.b. 02/08/2022
Person(s) under 18 years of age.
TO: AMANDA ROSE DAVIS, JAMES CHRISTOPHER HELMS, JENSEN DAVIS, parents and/or guardians of the

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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 5th day of October, 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 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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: JOSEPH BACAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Brian Gluck and may be reached by telephone at (623) 500-5149.
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 10th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Joseph, Bacal
JOSEPH BACAL
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052086#

SUMMONS
CASE NUMBER: CV2026-015975
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Curt Stall
Name of Plaintiff
AND
BARBRO B JOHANSSON 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: BARBRO B JOHANSSON
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your Answer through one of Arizona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. Mail a copy of your "Response" or "Answer" to the other party at the address listed on top of this Summons. Note: If you do not file electronically you will not have electronic access to the document in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.
5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.
6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the case at least ten (10) judicial days in advance of your scheduled court date.
SIGNED AND SEALED this Date: April 16, 2026
NANCY RODRIGUEZ
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, Curt Stall, 19420 E Hunt Hwy, Queen Creek AZ 85142, 480-283-3791
6/17, 6/24, 7/1, 7/8/26

RR-4052084#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD536061 R/SUPP
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JOSIAH TERRELL-TRU QUINTANA
d.o.b. 05/11/2026
Person under 18 years of age.
TO: MELANIE ASHLEY QUINTANA, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 15th day of September, 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 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Kimberli Arizmendi-Figueroa and may be reached by telephone at (602) 771-3049.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 9th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg
DAVID L. SEIDBERG
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4052081#

NOTICE TO POTENTIAL BIRTH FATHER
NOTICE IS HEREBY GIVEN to "JOHN DOE" that you have been identified as a potential father of EMMA LYNN GRAY, a female child born on August 20, 2023 in Phoenix, Arizona, County of Maricopa; You are hereby informed as follows:
1. An adoption has been initiated in Maricopa County, state of Arizona for the permanent adoption of the above-named minor child.
2. Under Arizona Revised Statutes, A.R.S. §§ 8-106 and 8-107 you have the right as a potential biological father of this child to consent to the proposed adoption.
3. A final hearing on the Petition to Adopt Minor Child is scheduled for July 15, 2026 at 11 a.m. in the Maricopa County Juvenile Court, 1810 S. Lewis Street, 2nd Floor, Courtroom 21, Mesa, Arizona 85210, County of Maricopa, before the Honorable Suzanne Cohen, under cause JA557771.
4. If you choose to consent, your written consent to the adoption is irrevocable once you give it.
5. You also have the right to withhold your consent to the proposed adoption, whether or not you believe you are the biological father of the child.
6. If you wish to assert parental rights to the child described, and/or if you wish to withhold your consent of the proposed adoption plan, your obligations are as follows:
(A) You may initiate a paternity action pursuant to Title 25, Chapter 6, Article 1 of the Arizona Revised Statutes, and are required to serve the adoptive parent within thirty (30) days of the completion of service of this Notice:
Petitioners
c/o Tamera C Shanker
The Shanker Law Firm, PLC
700 East Baseline Road, Bldg. B
Tempe, Arizona 85283
(B) You must proceed to judgment in any initiated paternity action.
(C) You may seek to obtain custody of the child.
(D) If you are a member of an Indian Tribe, or an active member of the military, you may be exempted from this statute. The Indian Child Welfare Act may supersede the Arizona Revised Statutes regarding adoption and paternity.
(E) If you are established as the child's father you must begin to provide financial support for the child.
(F) You may wish to consult with an attorney to assist you in initiating a paternity action or determining what cause of action you wish to take in response to this Notice.
7. Failure to file a paternity action pursuant to Title 25, Chapter 6, Article 1, and to serve the named natural mother and proceed to judgment in the paternity action as prescribed by A.R.S. § 8-106 bars you from bringing or maintaining any action to assert any interest in the children.
8. In order to assist you in understanding your rights in this proceeding, you may refer to Arizona Revised Statute § 8-106.
9. You are requested to send written Notice of Your Intent to:
Tamera C. Shanker
THE SHANKER LAW FIRM, P.L.C.
700 East Baseline Road, Building B
Tempe, Arizona 85283
DATED this 10th day of June 2026.
The Shanker Law Firm, P.L.C.
/s/Tamera C. Shanker
Tamera C. Shanker
Attorney for Prospective Adoptive Parents
6/17, 6/24, 7/1, 7/8/26

RR-4051989#

DCS'S NOTICE OF HEARING ON MOTION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JD43873 SUPP
(Honorable Suzanne Cohen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the matter of:
NOT NAMED JOHNSON
d.o.b. 10/07/2025
Person under 18 years of age.
TO: JESSICA CHRISTINE JOHNSON and TIMOTHY SCOTT SHATTUCK II, parents of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Arizona Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 24th day of August, 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 591-182-803#, before the Honorable Suzanne Cohen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Motion.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Motion. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Motion for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JARED GUNN, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Johnathan Lucero and may be reached by telephone at (602) 771-0603.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-2544.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 10th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Jared Gunn
JARED GUNN
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4051932#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF A MINOR CHILD PRIOR TO DEPENDENCY ADJUDICATION
NO. JD45800
(Honorable Justin Beresky)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
ELLE DEBLIEUX DOSSETT
d.o.b. 05/10/2011
Person(s) under 18 years of age.
TO: RAYCHELLE OLITA DOSSETT and LEE WARREN FINSON, parents of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Motion for Appointment of a Permanent Guardian of a Minor Child Prior to Dependency Adjudication 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 25th day of August, 2026 at 11:45 a.m., at the Maricopa County Superior Court, Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 287-752-075#, before the Honorable Justin Beresky 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: MICOLE N. BROOKS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned Child Safety Worker is Marram Saggaf and may be reached by telephone at (602) 532-4016.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 9th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Micole N. Brooks
MICOLE N. BROOKS
Assistant Attorney General
6/17, 6/24, 7/1, 7/8/26

RR-4051917#

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LEGALADSTORE.COM

PUBLIC NOTICES

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(NÚMERO DEL CASO)*:
25NNCV06783
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*:
VENUS MARIE MATTISON, PV HOLDING CORP., and DOES 1 to 10
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*:
ASHOT VARDANYAN, GRIGORI BALAYAN
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*
*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*
The name and address of the court is *(El nombre y dirección de la corte es)*:
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
PASADENA COURTHOUSE
300 EAST WALNUT STREET
PASADENA, CA 91101
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*:
David Mamann, Esq.
LAW OFFICES OF DAVID MAMANN
291 S. LA Cienega Blvd., Ste. #214, Los Angeles, CA CA 90211
Fax No.: (310) 659-7799
Phone No.: (310) 659-171
DATE *(Fecha)*: 09/29/2025
David W. Slayton, Executive Officer/Clerk of Court
Clerk *(Secretario)*, by J. Jo-Fung, Deputy *(Adjunto)*
6/26, 7/1, 7/10, 7/17/26

RR-4051573#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521706
Related to Case JD536572
(Honorable Keith Miller)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
EKKO D ROUNDY-BAKER
d.o.b. 09/10/2025
Person under 18 years of age.
TO: DESIREE KATHELEEN ROUNDY and JOHN DOE, of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 31st of August, 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 181-992-669#, before the Honorable Keith Miller for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: MOLLY LATHROP, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Emily Kazmark and may be reached by telephone at (602) 774-9582.
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 8th day of June, 2026.
KRISTIN K. MAYES
Attorney General
MOLLY LATHROP
Assistant Attorney General
6/12, 6/19, 6/26, 7/1/26

RR-4051188#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD202600007
(Honorable Timothy M. Wright)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF GILA
In the Matter of:
AIDEN DANIEL DALLAS SCOTT
d.o.b. 01/24/2011
Person under 18 years of age.
TO: KRISTINA SCOTT, DANIEL EUGENE SCOTT, JR., JACOB KYLE WORTMAN, KAYLENE MARIE WORTMAN, 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 an Initial/Publication hearing on the 20th day of August, 2026 at 2:00 p.m., at the Gila County Superior Court, 714 South Beeline Highway Ste 104, Payson, Arizona 85541, before the Honorable Timothy M. Wright 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: R KEITH PERKINS, Office of the Attorney General, CFP/PSS--Pinal/Gila Unit, 2005 N. Central Avenue, Phoenix, Arizona 85004 The assigned case manager is Bryan Hayes and may be reached by telephone at (928) 468-9868.
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 (928) 474-3978.
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 8th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ R. Keith Perkins
R KEITH PERKINS
Assistant Attorney General
6/12, 6/19, 6/26, 7/1/26

RR-4051183#

SUMMONS
CASE NUMBER: CV2026-013457
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Jacqueline A. Bugarin Himler
Name of Plaintiff
AND
Alberto Ortiz JR, 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 Ishag
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 30, 2026
NANCY RODRIGUEZ
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, Rick Horton, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405
6/10, 6/17, 6/24, 7/1/26

RR-4050895#

SUMMONS
CASE NO. CC2026-025495
SOUTH MOUNTAIN JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
620 W. Jackson St. * Phoenix, AZ 85003
A SPEEDY CASH CAR TITLE LOANS, LLC,
Plaintiff,
vs.
STEPHANIE GABRIELLE BEGAY AND DOE BEGAY, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Stephanie Gabrielle Begay And Doe Begay
7440 S 12th Pl
Phoenix, AZ 85042
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 620 W. Jackson St. * Phoenix, AZ 85003; (602) 372-6300.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: 1/27/26
/s/Rebecca Rios
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/10, 6/17, 6/24, 7/1/26

RR-4050888#

SUMMONS
CASE NO. CC2026067379RC
HASSAYAMPA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise, AZ 85374
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
GARRET W SULLIVAN AND DOE SULLIVAN, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Garret W Sullivan And Doe Sullivan
16501 N El Mirage Rd Lot 658
Surprise, AZ 85378
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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 14264 W. Tierra Buena Lane * Surprise, AZ 85374; (602) 372-2000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: MAR 11 2026
/s/illegible
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/10, 6/17, 6/24, 7/1/26

RR-4050886#

SUMMONS
CASE NO. CC2026075596RC
MARYVALE JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
10420 W. Van Buren St. * Avondale, AZ 85323
LENDMARK FINANCIAL SERVICES, LLC
Plaintiff,
vs.
BRIANA N DIXON AND DOE DIXON, a married couple,
Defendants.
THE STATE OF ARIZONA TO:
Briana N Dixon And Doe Dixon
6240 N 63rd Ave Apt 220
Glendale, AZ 85301
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 10420 W. Van Buren St. * Avondale, AZ 85323; (602) 372-8002.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.azturbocourt.gov/ to fill in your answer form electronically; this requires payment of an additional fee. (c) You may also prepare your answer on a plain sheet of paper, but your answer must include the case number, the court location, and the names of the parties.
5. You must provide a copy of your answer to the plaintiff(s) or to the plaintiff's attorney.
IF YOU FAIL TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME INDICATED ABOVE, A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU, AS REQUESTED IN THE PLAINTIFF(S) COMPLAINT.
Date: MAR 19 2026
/s/A. Gastelum
Justice of the Peace
REQUEST FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE COURT AS SOON AS POSSIBLE BEFORE A COURT PROCEEDING.
A copy of the Summons and Complaint may be obtained by contacting the Plaintiff's attorney: J. Vance Andersen, J. Vance Andersen, P.L.C., 25823 N. 101st Avenue, Peoria, AZ 85383, (602) 995-0490, vance@azjurist.com
6/10, 6/17, 6/24, 7/1/26

RR-4050884#

SUMMONS
CASE NUMBER: CV2026-010880
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Arturo Roman
Name of Plaintiff
AND
Daniel Albrecht, 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 Albrecht
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 12, 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, Freddy A Saavreda, at Saavreda Law Firm PLC, 706 E. Bell Road Suite 111, Phoenix, AZ 85022, (602)753-8917.
6/10, 6/17, 6/24, 7/1/26

RR-4050876#

SUMMONS
CASE NUMBER: CV2026-010880
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Arturo Roman
Name of Plaintiff
AND
Daniel Albrecht, 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:
Daniel Albrecht
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 12, 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, Freddy A Saavreda, at Saavreda Law Firm PLC, 706 E. Bell Road Suite 111, Phoenix, AZ 85022, (602)753-8917.
6/10, 6/17, 6/24, 7/1/26

RR-4050875#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS521992
Related to Case JD534746 SUPP
(Honorable David Palmer)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JOVANIE GRAMATA
d.o.b. 04/25/2024
Person under 18 years of age.
TO: JOHNAVVY DAREN NIXON and JOHN DOE, a fictitious name, parents and/or guardians of the above-named child.
1. The Department of Child Safety, (DCS or the Department), by and through undersigned counsel, has filed a Petition for Termination of Parent-Child Relationship under Title 8, of the Arizona Revised Statutes and Rule 351 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a publication hearing on the 3rd day of August, 2026, at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 336-163-505#, before the Honorable David Palmer for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: ANGELINA BALBINA MORALES, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned child safety worker is Jamison Small and may be reached by telephone at (602) 771-9987.
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 4th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Angelina B. Morales
ANGELINA BALBINA MORALES
Assistant Attorney General
6/12, 6/19, 6/26, 7/1/26

RR-4050802#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD34810 R
(Honorable Justin Beresky)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
HONESTY AMEZIAH JONES
d.o.b. 12/03/2021
Person under 18 years of age.
TO: ZAKALAH ZAHARRA JONES A.K.A. ZAKALAH ZAHAR JONES and JESSE LEE NEWMAN, JR., parents of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set publication hearing on the 27th day of August, 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 287-752-075#, before the Honorable Justin Beresky 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: MICOLE N. BROOKS, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Mirna Lopez Merida and may be reached by telephone at (602) 255-4504.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 5th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Micole N. Brooks
MICOLE N. BROOKS
Assistant Attorney General
6/12, 6/19, 6/26, 7/1/26

RR-4050780#

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
CASE NUMBER JS521841
SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY
Juvenile Department
PARENT/GUARDIAN NAME(S):
Beatriz De Loa-Venegas - mother
Carlos Alberto Jimenez - father
Petitioner Beatriz De Loa-Venegas
In the Matter of Minor(s):
Layla Patricia De Loa Venegas
08/15/2014
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

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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 Marquoit
Hearing Date/Time: 8/6/2026 @ 9:00 am
Hearing Type: Continued Initial & Publication Hearing
Location: Court Connect Remote Appearance ***video appearance preferred
Court Connect Hearing: Yes
Video: https://tinyurl.com/jbazmc-juj07
Phone: (917) 781-4590, Participant Code 764 718 766 #
How can I prepare for the hearing?
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.
If I have questions or concerns who can I contact?
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.
6/12, 6/19, 6/26, 7/1/26

RR-4050766#

SUMMONS
NO. CC2026008074RC
IN THE MANISTEE JUSTICE COURT
IN AND FOR THE COUNTY OF MARICOPA
GEICO SECURE INSURANCE COMPANY,
Plaintiffs,
v.
CHANTAL LEE RODA AND JOHN DOE RODA, WIFE AND HUSBAND, JOHN AND JANE DOES 1-10, ABC CORPORATIONS 1-10 AND XYZ PARTNERSHIPS 1-10,
Defendants.
THE STATE OF ARIZONA TO THE DEFENDANT:
Chantal Lee Roda
4500 W Golden Ln,
Glendale, Arizona 85302-5225
YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona - Whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the day of service. Where process is served upon the Arizona Director of Insurrance as an insurer's attorney to receive service of legal process against it in this state, the insurer shall not be required to appear, answer or plead until expiration of 40 days after date of such service upon the Director. Service by registered or certified mail without the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Service upon the Arizona Motor Vehicle Superintendent is complete 30 days after filing the Affidavit of Compliance and return receipt or Officer's Return. RCP 4; ARS §§ 20-222, 28-502, 28-503.
YOU ARE HEREBY NOTIFIED that in case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint.
YOU ARE CAUTIONED that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiffs' attorney. RCP 10(d); ARS § 12-311; RCP 5.
The name and address of plaintiffs' attorney is
Alison H. Mazza, Esq.
Law Office of Alison H. Mazza
20860 N Tatum Blvd., Ste 300
Phoenix, Arizona 85050
SIGNED AND SEALED this date JAN 12 2026
By: /s/illegible
JUSTICE OF THE PEACE
A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney specified above.
6/12, 6/19, 6/26, 7/1/26

RR-4050716#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD40691
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
MADALYN ROSE MEIN
d.o.b. 05/24/2010
Person under 18 years of age.
TO: KRISTEN LYNN MEIN, GEOFFREY GARRINGER, KIMBERLY SUE PAYNE, 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 18th day of August, 2026 at 11:30 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your 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: HEATHER HUGHES, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Alondra Amezcua and may be reached by telephone at (602) 255-3514.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 5th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Heather Hughes
HEATHER HUGHES
Assistant Attorney General
6/12, 6/19, 6/26, 7/1/26

RR-4050560#

SUMMONS
CASE NUMBER: CV2026-011183
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Toni Hurt
Name of Plaintiff
AND
Blake Robert Sexton, 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 Does 1-5
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 13, 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, Jason Leonard at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (770)576-7634.
6/10, 6/17, 6/24, 7/1/26

RR-4050407#

SUMMONS
CASE NUMBER: CV2026-011183
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Toni Hurt
Name of Plaintiff
AND
Blake Robert Sexton, 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: Blake Robert Sexton
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 13, 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, Jason Leonard at Morgan & Morgan, 2355 E. Camelback Rd. Ste 335, Phoenix AZ, 85016, (770)576-7634.
6/10, 6/17, 6/24, 7/1/26

RR-4050405#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD537137
(Honorable Peter A Thompson)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
JAISHAUN BELL
d.o.b. 06/11/2010
Person under 18 years of age.
TO: SHASHOANNA BELL, RASHEEN COLLINS, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a continued initial hearing and publication hearing on the 8th day of September, 2026 at 9:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 234-793-964#, before the Honorable Peter A Thompson for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: DAVID L. SEIDBERG, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Hannah McCarthy and may be reached by telephone at (602) 813-4103.
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 4th day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ David L. Seidberg
DAVID L. SEIDBERG
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4050268#

SUMMONS
CASE NO. CV2026-006878
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
Karen Greenwald,
Plaintiff(s),
V.
American Family Insurance Company, et al.
Defendant(s).
FROM THE STATE OF ARIZONA TO: Kendrick Tremayne Thomas
WARNING: THIS IS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

READ THIS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT A LAWYER FOR HELP.
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 the 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.
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.
SIGNED AND SEALED this Date: February 13, 2026
JOSEPH W. MALKA
Clerk of Superior Court
By: C. MCWHORTER
Deputy Clerk
A copy of the Summons and Complaint may be obtained by contacting RACK LAW GROUP, PLLC, 2375 E. Camelback Road, Suite 350, Phoenix, Arizona 85016, (602) 926-1288
6/10, 6/17, 6/24, 7/1/26

RR-4050212#

SUMMONS
CASE NUMBER: CV2026-007680
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
The Hertz Corporation
Name of Plaintiff
AND
Trexis Insurance Corporation, et al.
Name of Defendant
WARNING: This is an official document from the court that affects your rights. Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Aldrin 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.
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, Brian D Rubin, 7330 North 16th Street Suite A100, Phoenix, AZ 85020, (602)604-7509
6/10, 6/17, 6/24, 7/1/26

RR-4050177#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22774
(Related to Case JD39446)
(Honorable Katherine Cooper)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KY'LEAH GREER
d.o.b. 11/19/2025
KY'LEEH GREER
d.o.b. 11/19/2025
Person(s) under 18 years of age.
TO: TYFINA TONETTE GREER, EVANDER BASS A.K.A. EVANDER OTTIS BASS, JOHN DOE, 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 24th day of August, 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 400-626-682#, before the Honorable Katherine Cooper for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your children are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference or termination adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.
5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing by submitting a written request to: JOSEPH BACAL, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Mikayla Woiwor and may be reached by telephone at (602) 659-7899.
6. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
7. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 3rd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Joseph, Bacal
JOSEPH BACAL
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4050143#

SUMMONS
CASE NUMBER: CV2026-001934
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Omayra B. Bush
Name of Plaintiff
AND
Estate of Jaime Trevino, 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: Domingo Eduardo Lopez Laynez
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.
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, Thomas A. Germuska II at The Vakula Law Firm, PLC, 11240 N. Tatum BLVD. STE 120, Phoenix, AZ 85028, (480) 905-9114.
6/10, 6/17, 6/24, 7/1/26

RR-4050035#

DCS'S NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP
NO. JS22773
Related to Case JD34950 REAC
(Honorable Justin Beresky)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
DANIEL CAVAZOS, JR.
d.o.b. 11/16/2021
Person under 18 years of age.
TO: DANIEL CAVAZOS and JOHN DOE, parents 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 5th day of August, 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 287-752-075#, before the Honorable Justin Beresky 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: MCKENZIE A. IZEN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned child safety worker is Daniella Lara and may be reached by telephone at (480) 634-7814.
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 1st day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ McKenzie Ann Izen
MCKENZIE A. IZEN
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4049979#

Summons/Franz J. Hoerr
Halk, Oetinger, And Brown, PLLC John J. Halk (032166) 373 S. Main Avenue, Tucson, Arizona 85701 Ph: (602) 952-6925 x1700 blg@azhoalaw.net Attorneys for Plaintiff In The McDowell Mountain Justice Court County Of Maricopa, State Of Arizona 18380 N. 40th Street, Phoenix, AZ 85032 Casa Granada Townhouses Corp., an Arizona non-profit corporation, Plaintiff, vs. Franz J. Hoerr; John and Jane Does 1-10; ABC Bonding Companies; XYZ Corporations, and Green and Black Partnerships Or Limited Liability Companies, Defendants. Case No. CC2026022121RC Summons The State Of Arizona to the Defendant: Franz J. Hoerr 6837 E Osborn Rd Unit E Scottsdale, Arizona 85251 You Are Hereby Summoned and required to appear and defend within the time applicable, in this action in this court. If served within Arizona, you shall appear and defend within 20 days after the service of the Summons and Complaint upon you, exclusive of the day of service. If served out of the State of Arizona-whether by direct service, by registered or certified mail, or by publication - you shall appear and defend within 30 days after service of the Summons and Petition/Complaint upon you is complete, exclusive of the day of service. Service with registered or certified mail out of the State of Arizona is complete 30 days after the date of filing the receipt and affidavit of service with the Court. Service by publication is complete 30 days after the date of first publication. Direct service is complete when made. Ariz.R.Civ.P. Rule 4; A.R.S. §§25-311 to 25-381.24. You Are Hereby Notified that in case of your failure to appear and defend within the time applicable, judgment by default will be taken against you for the relief demanded in the Complaint. You Are Cautioned that in order to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required, and you are required to serve a copy of any Answer or response upon the Plaintiff's attorney. Ariz.R.Civ.P. 10(D); A.R.S. §12-311; Ariz.R.Civ.P. Rule 5. Requests For Reasonable Accommodation For Persons With Disabilities Must Be Made To The Division Assigned To The Case By Parties At Least 3 Judicial Days In Advance Of A Scheduled Court Proceeding. The Name And Address Of The Plaintiff's Attorneys Is: John J. Halk Halk, Oetinger, And Brown, PLLC 373 S. Main Avenue, Tucson, Arizona 85701 (602) 952-6925 x1700 Signed And Sealed This Date: 1-23-26 By /s/ Michele Reagan Justice Of The Peace A copy of the Complaint and accompanying documents may be obtained by writing to: Halk, Oetinger, and Brown, PLLC, 373 S Main Ave, Tucson, Arizona 85701 or by contacting (602) 952-6925 ext. 1200.
6/10, 6/17, 6/24, 7/1/26

RR-4049951#

SUMMONS
CASE NO.: FC2026-091456
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Lauryn K. Spear
Name of Petitioner / Party A
And
Frank A. Aguirre Jr
Name of Respondent / Party B
WARNING: This is an official document from the court that affects your rights.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Read this carefully. If you do not understand it, contact a lawyer for help.
FROM THE STATE OF ARIZONA TO: Frank A. Aguirre Jr
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons."
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response" take, or send, it to the:
Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 85003-2205 OR
Office of the Clerk of Superior Court, 18380 North 40th Street, Phoenix, Arizona 85032 OR
Office of the Clerk of Superior Court, 222 East Javelina Avenue, Mesa, Arizona 85210-6201 OR
Office of the Clerk of Superior Court, 14264 West Tierra Buena Lane, Surprise, Arizona 85374.
After filing, mail a copy of your "Response" or "Answer" to the other party at their current address.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at:
601 West Jackson, Phoenix, Arizona 85003
18380 North 40th Street, Phoenix, Arizona 85032
222 East Javelina Avenue, Mesa, Arizona 85210
14264 West Tierra Buena Lane, Surprise, Arizona 85374.
5. If this is an action for dissolution (divorce), legal separation or annulment, either or both spouses may file a Petition for Conciliation for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.
SIGNED AND SEALED this date MAR 25 2026
CLERK OF SUPERIOR COURT
By /s/B. Hurley
Deputy Clerk of Superior Court
6/10, 6/17, 6/24, 7/1/26

RR-4049803#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD45718
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
LAVENDER JOY MARIANO
d.o.b. 05/16/2026
Person under 18 years of age.
TO: LEILANI JOY HOLMES A.K.A. LEILANI JOY DELMA, BRIAN MARIANO, JR., parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 13th day of August, 2026 at 9:30a.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 Danielle Green and may be reached by telephone at (602) 774-9688.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 3rd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4049789#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD29696
(Honorable Glenn Allen)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
MAKAYLA LOKELANI MERRELL A.K.A. MAKAYLA LOKELANI HOFFMAN
d.o.b. 08/29/2011
Person under 18 years of age.
TO: TOMIKO MONIQUE HOFFMAN A.K.A. TOMIKO MONIQUE TERANISHI, PHILLIP A MERRELL, 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 September 3, 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 540-695-152#, before the Honorable Glenn Allen for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.
3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.
4. You have a right to appear as a party in this proceeding. You are advised that your failure to personally appear in court at the initial hearing, pretrial conference, status conference, or dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear, without good cause, the hearing may go forward in your absence and may result in an adjudication of dependency, termination of your parental rights or the establishment of a permanent guardianship based upon the record and the evidence presented to the court, as well as an order of paternity, custody, or change of custody in a consolidated family law matter and an order for child support if paternity has been established.
5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.
6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SHANA DAWSON FISH, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Brianna Serrano 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) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 3rd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/ Shana Dawson Fish
SHANA DAWSON FISH
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4049780#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION
NO. JD43331
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
KYCE ZAIDE VALLO
d.o.b. 07/15/2025
Person under 18 years of age.
TO: NEIL P. MEDRANO HERNANDEZ, parents and/or guardians of the above-named child.
1. The Department of Child Safety has filed a Dependency Petition pursuant to Title 8, of the Arizona Revised Statutes, Rules 4.1 and 4.2 of the Arizona Rules of Civil Procedure and Rule 329 of the Rules of Procedure for the Juvenile Court.
2. The Court has set a hearing on the 19th day of August, 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 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 Jianying Wang and may be reached by telephone at (602) 771-3060.
7. Requests for reasonable accommodation for persons with disabilities must be made to the court by parties at least three working days in advance of a scheduled court proceeding and can be made by calling (602) 506-4533.
8. You have the right to make a request or motion prior to any hearing that the hearing be closed to the public.
DATED this 3rd day of June, 2026.
KRISTIN K. MAYES
Attorney General
/s/Shanna Johnston
SHANNA R JOHNSTON
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4049741#

DCS'S NOTICE OF HEARING ON MOTION FOR APPOINTMENT OF A PERMANENT GUARDIAN OF MINOR CHILDREN
NO. JD536232
(Honorable Chuck Whitehead)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of:
VALERIE ISABEL LORING
d.o.b. 06/07/2022
RHENN KALEA LOVE LORING
d.o.b. 04/03/2024
Person(s) under 18 years of age.
TO: ALEXIS JEAN WHITMAN, DEXTER DARCY LORING, 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 18th day of August, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Division/Durango Facility, 3131 West Durango, Phoenix, Arizona 85009-6292, call-in number (917) 781-4590, conference ID 683-327-907#, before the Honorable Chuck Whitehead for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the 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: ASHTON COLEMAN, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is India Stiles and may be reached by telephone at (602) 255-4530.
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 ___day of June, 2026.
KRISTIN K. MAYES
Attorney General
ASHTON COLEMAN
Assistant Attorney General
6/10, 6/17, 6/24, 7/1/26

RR-4049715#

SUMMONS
CASE NUMBER: CV2026-013457
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Jacqueline A. Bugarin Himler
Name of Plaintiff
AND
Alberto Ortiz JR, 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: Ahmed Ishag
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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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 30, 2026
NANCY RODRIGUEZ
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, Rick Horton, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405
6/10, 6/17, 6/24, 7/1/26

RR-4049697#

SUMMONS
CASE NUMBER: S8015CV202502988
SUPERIOR COURT OF ARIZONA
IN MOHAVE COUNTY
Gary Hoffman
Name of Plaintiff
AND
Sandra Savage, 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: Sandra Savage
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 24, 2025
Christina Spurlock
Clerk of Superior Court
By: KLEONARD
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, Randal L Hutson, at Hutson Law Firm, PLLC, 21630 N 19th Avenue Suite B4b, Phoenix, AZ 85027, (623)628-7400.
6/24, 7/1, 7/8, 7/15/26

RR-4044498#

SUMMONS
NO. CC2026012435RC
IN THE JUSTICE COURT, MOON VALLEY PRECINCT
COUNTY OF MARICOPA, STATE OF ARIZONA
18380 North 40th Street, Phoenix, Arizona 85032 (602) 372-7000
SOUTHWEST FINANCIAL OF PHOENIX, INC. an Arizona Limited Liability Company,
Plaintiff,
vs.
ADOLFO JOSE MORENO SIAVATO and DOE SPOUSE SIAVATO, a marital community,
Defendant(s).
THE STATE OF ARIZONA TO THE ABOVE NAMED DEFENDANT(S):
ADOLFO JOSE MORENO SIAVATO
DOE SPOUSE SIAVATO
1. You are summoned to respond to this complaint by filing an answer with this court and paying the court's required fee. If you cannot afford to pay the required fee, you may request the court to waive or to defer the fee.
2. If you were served with this summons in the State of Arizona, the court must receive your answer to the complaint within twenty (20) calendar days from the date you were served. If you were served outside the State of Arizona, the court must receive your answer to the complaint within thirty (30) days from the date of service. If the last day is a Saturday, Sunday, or holiday, you will have until the next working day to file your answer. When calculating time, do not count the day you were served with the summons.
3. This court is located at (physical address): 18380 North 40th Street, Phoenix, Arizona 85032 (602) 372-7000.
4. Your answer must be in writing. (a) You may obtain an answer form from the court listed above, or on the Self-Service Center of the Arizona Judicial Branch website at http://www.azcourts.gov/ under the "Public Services" tab. (b) You may visit http://www.aztурbocourt.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: 01/15/2026
/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
6/17, 6/24, 7/1, 7/8/26

RR-4036589#

GOVERNMENT

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 21, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 MO LHM T0642 01C PROJECT NO LHM-0(002)T TERMINI CITY OF LAKE HAVASU LOCATION LAKE HAVASU CITY; MULTI-USE PATH UPGRADES The amount programmed for this contract is $484,000. The location and description of the proposed work are as follows: The proposed project is located in Mohave County adjacent to AZ State Route 95, between McCulloch Blvd S and Palo Verde Blvd N in Lake Havasu City, AZ. The work includes resurfacing the existing Multi-Use Path. 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.
7/1, 7/8/26

RR-4057150#

Invitation for Bids BPM007590 IFB Sierra Vista - Veterans Memorial Columbarium Expansion (PCS26113) The Arizona Department of Administration, General Services division (the State), as authorized under A.R.S.§ 41-2501 invites qualified licensed Arizona contractors to bid on IFB Sierra Vista - Veterans Memorial Columbarium Expansion in Sierra Vista, AZ. Sealed Bid responses are due by the due date in the Arizona Procurement Portal. To view the Invitation for Bids BPM007590, please go to: https://app.az.gov/.
7/1/26

RR-4057147#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 7, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 082 CH 061 F0522 01C PROJECT NO 082-A(210)T TERMINI NOGALES – TOMBSTONE HIGHWAY (SR 82) LOCATION SAN PEDRO RIVER BRIDGE NO. 20310 The amount programmed for this contract is $ 15,000,000.00. The location and description of the proposed work are as follows: The proposed project is located in Cochise County on SR 82 between mileposts 61.12 and 61.32, west of Tombstone. The work consists of removing the existing San Pedro River Bridge and replacing it with a three span Precast Prestressed BT58 girder bridge. Additional work includes replacing existing guardrail, guardrail terminals, placing pavement markings and other miscellaneous work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056893#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, OCTOBER 23, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 000 CN SED T053701C PROJECT NO SED-0(203)T TERMINI CITY OF SEDONA LOCATION BREWER ROAD; RANGER STATION PARK-BREWER TRAILHEAD The amount programmed for this contract is $2,800,000. The location and description of the proposed work are as follows: The proposed project is located in Coconino County along Brewer Road in the City of Sedona. The proposed work consists of removing existing concrete sidewalk and driveways and constructing new concrete sidewalk, driveways, and decomposed granite paths. The work also includes installing drainage improvements, sidewalk ramps, retaining walls, metal handrail, scuppers, fence, curb, curb and gutter, signs, pavement markings, utility adjustments and relocations, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056892#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, OCTOBER 2, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 093 MO 027 F0736 01C PROJECT NO 093-A(214)T TERMINI HOOVER DAM-KINGMAN HWY (US 93) LOCATION US 93 AT BONANZA DRIVE The amount programmed for this contract is $1,000,000. The location and description of the proposed work are as follows: The proposed project is located in Mohave County on US 93 from milepost 27.3 to milepost 27.6, approximately 44 miles northwest of the City of Kingman. The work consists of removing the existing Dynamic Message Sign (DMS) north of the Bonanza Drive intersection and installing a new DMS south of the intersection at approximately milepost 27.6. Additional work includes removing existing ITS cabinets and equipment, installation of new CCTV camera, ITS cabinets, load center, construction of a maintenance pad to service the new DMS and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056890#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 7, 2026, AT 11:00 A.M. (M.S.T.) TRACS No: 073 GI 333 F0691 01C PROJECT No: 073-A(210)T TERMINI: Canyon Day (SR 73) LOCATION: SR 73; Kinishiba Road to S. Middle Street The amount programmed for this contract is $ 1,440,000 . The location and description of the proposed work are as follows: The proposed project is located in Gila County on SR 73 between MP 333.1 and MP 334.0 within the Town of Canyon Day. The proposed work consists of the installation of Electrical Conduit, Street Light Poles and Foundations, Light Emitting Diode (LED) Luminaires, and related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056887#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, AUGUST 07, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 0000 NA SNW T0718 01C PROJECT NO SNW-0(202)T TERMINI TOWN OF SNOWFLAKE LOCATION RODEO RD, MAIN ST TO HILLSIDE DR. ROUTE NO. MILEPOST DISTRICT ITEM NO. 0000 N/A NORTHEAST 105825 The amount programmed for this contract is $1,683,000. The location and description of the proposed work are as follows: The proposed work is located in Navajo County on Rodeo Road between Hillside Drive and SR 77. The project begins ¼ mile west of SR 77 at the intersection of Rodeo Road and Hillside Drive, and continues east to the intersection with SR 77. The work consists of adding curb, gutter, and sidewalk adjacent to the Rodeo Road, extending a reinforced concrete box culvert, installing storm drain pipe, inlets, and junction structures. The work includes grading, minor paving and slope stabilization work, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056886#

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, SEPTEMBER 4, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 888 MA 000 F0765 01C PROJECT NO 888-A(239)T TERMINI STATEWIDE LOCATION I-10; SR51; SR202 The amount programmed for this contract is $2,500,000. The location and description of the proposed work are as follows: The proposed project is located in Maricopa County at various locations along the I-10, SR51, and SR202. The proposed work consists of installing CCTVs, poles, foundations and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
7/1, 7/8/26

RR-4056884#

Notice of Executive Commutation: Governor Katie Hobbs hereby gives notice that Shane Raffaele received an Executive Commutation, granted June 18, 2026, based on Mr. Raffaele's imminent danger of death and in response to a unanimous recommendation by the Board of Executive Clemency. Mr. Raffaele's sentence is commuted to time served with the term of community supervision to remain as ordered by the court.
7/1/26

RR-4056439#

The Arizona Department of Education (ADE) is soliciting competitive proposals from qualified vendors to provide services for the Arizona High School Achievement. The Request for Proposal (RFP) is published in the Arizona Procurement Portal (A.P.P.). Interested vendors may obtain a copy of solicitation BPM007651 at https://app.az.gov. Proposals are due on July 28, 2026 at 3:00pm MST (Arizona time). The Arizona Department of Education is an equal employment opportunity agency.
7/1/26

RR-4056416#

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless proposes to build a 30.6- foot monopole at the approx. vicinity of N. Verrado Way and W Sage Hill Rd, Buckeye, Maricopa County, AZ 85396 [lat: 33-30-6.334, -112-30-43.328]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Taylor Blackbourn, t.blackbourn@trileaf.com, 2121 W Chandler Blvd, Suite 108, Chandler, AZ 85224, (480) 850-0575.*
7/1/26

RR-4056372#

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

ARIZONA DEPARTMENT OF TRANSPORTATION ADVERTISEMENT FOR BIDS BID OPENING: FRIDAY, OCTOBER 02, 2026, AT 11:00 A.M. (M.S.T.) TRACS NO 069 YV 280 F0288 01C PROJECT NO 069-A-NFA TERMINI CORDES JCT-PRESCOTT HIGHWAY (SR 69) LOCATION SR 69 @ SR 169 The amount programmed for this contract is $9,566,000. The location and description of the proposed work are as follows: The proposed project is located in the Town of Prescott Valley and Dewey-Humboldt in Yavapai County at SR69 and SR169. The proposed work consists of constructing a roundabout and any other intersection improvements as needed at the intersection. The work also includes drainage improvements, signing and marking, roadway lighting, and other related work. Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website. For information in an alternative language contact: 602-712-7221. Para informacion en Espanol contacte: 602-712-7221.
6/24, 7/1/26

RR-4054901#

MARICOPA COUNTY

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: July 1, 2026 End of 30-day Public Comment Period: July 31, 2026 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed an application for the following facility and is proposing to issue an air quality permit. Facility ID F002952. Permit Number P0013929. Soljet LLC, 5601 W Van Buren St, Phoenix 85043, Bulk Gasoline Terminal with Organic Liquid Distribution, Products of Combustion, Hazardous Air Pollutants. The application, proposed Technical Support Documentation, and proposed permit may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento o personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.
7/1, 7/8/26

RR-4056379#

MARICOPA COUNTY AIR QUALITY DEPARTMENT PUBLIC NOTICE Start of 30-day Public Comment Period: June 24, 2026 End of 30-day Public Comment Period: July 24, 2026 Maricopa County Air Quality Department, 301 W. Jefferson Street, Suite 410, Phoenix, AZ 85003, has processed applications for the following facilities and is proposing to issue air quality permits. Facility ID F003786. Permit Number P0013477. Fuel Processing Operators LLC, 209 S 57th Ave, Phoenix 85043, Bulk Gasoline Terminal with Organic Liquid Distribution (Transloading), Products of Combustion, Hazardous Air Pollutants. Facility ID F002207. Permit Number P0013540. GoDaddy.Com LLC, 1402 E Buckeye Rd, Phoenix 85034, Web Server Host, Products of Combustion. Facility ID F004209. Permit Number P0013535. Aligned Data Centers, 2500 W Union Hills Dr, Phoenix 85027, Data Center, Products of Combustion. Facility ID F000123. Permit Number P0013406. Building Products, 4850 W Buckeye Rd, Phoenix 85043, Vitrified Clay Sewer Pipe Manufacturer, Particulate Matter, Hazardous Air Pollutants. The applications, proposed Technical Support Documentation, and proposed permits may be reviewed online at maricopa.gov/1624/Public-Notices. Additional information may be obtained by contacting the department at (602) 506-6010 or submitting a public record request online at maricopa.gov/5073/Public-Records-Request. In accordance with A.R.S. §49-426 and §49-480, any person may submit written comments and/or a written request for a public hearing on the proposed permits. All comments and requests must be received no later than the 30th day following the first date of publication. Submissions should be mailed to the Permitting Division Manager at 301 W. Jefferson St., Suite 410, Phoenix, AZ 85003 or by email at AQPermits@maricopa.gov. Any written comment shall state the name and mailing address of the person, shall be signed by the person, his agent, or his attorney and shall clearly set forth reasons why the permit should or should not be issued. Grounds for comment are limited to whether the proposed permit meets the criteria for issuance as prescribed in ARS §§49-426, 49-480, or 49-481. MCAQD will take reasonable measures to provide access to department services to individuals with limited ability to speak, write, or understand English and/or to those with disabilities. Requests for language interpretation services or for disability accommodations must be made at least 48 hours in advance by contacting: (602) 506-6443. MCAQD tomará las medidas necesarias para brindar acceso a los servicios del departamento o personas que no dominan el idioma inglés y/o personas con discapacidades. Las solicitudes de servicios de interpretación de otro idioma o adaptaciones para discapacitados deben realizarse con al menos 48 horas de anticipación comunicándose con: (602) 506-6443.
6/24, 7/1/26

RR-4054399#

PROBATE

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-003705
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
Steven Dee Van Nattan
an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Mickell Ferris has been appointed Personal Representative of this Estate on 6-15-2026.
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 8817 N. 17th Ave Phoenix, AZ 85021
4. Notice of appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: 6-23-2026
/s/Mickell Ferris
Personal Representative
7/1, 7/8, 7/15/26

RR-4057143#

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 of:
GRACE M NUGENT,
Deceased.
Notice is given that Monica Flores, Carla Williams, and Christopher Flores was appointed Successor Trustee of the THE GRACE M. NUGENT LIVING TRUST dated April 9, 2013, as amended. All persons having claims against the Decedent or the trust estate must present their claims within 4 (four) 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, Monica Flores, Carla Williams, and Christopher Flores, C/O AVID Esq. Group, LLC, 4365 E. Pecos Rd., Ste. 121, Gilbert, AZ 85295.
DATED: June 25, 2026
AVID Esq. Group, LLC
By: /s/Christian Powell
Attorney for Trustee
7/1, 7/8, 7/15/26

RR-4057141#

NOTICE TO CREDITORS
THE THOMAS R. CUTRERA TRUST
dated January 31, 2013
NOTICE IS HEREBY GIVEN that Thomas R. Cutrera, died on May 6, 2026 and at the time of his death he was a resident of Maricopa County, Arizona. Emanuel W. DeSantis is the acting successor Trustee of THE THOMAS R. CUTRERA TRUST dated January 31, 2013. No probate has or will be opened.
1. Deadline to Make Claims: All persons having claims against the decedent's estate or Trust are required to present their claims pursuant to A.R.S. Section §14-3803, subsection A, and A.R.S. Section §14-6103, subsection B, within four (4) months after the date of the first publication of this notice or the claims are forever barred as against the Trustee, the Trust, and its beneficiaries.
2. Notice of Claims: Claims must be presented by delivering or mailing a written statement of the claim to the above named Trustee in c/o Andrew B. Compton, Attorney at Law, Compton Law, P.C., 1423 S. Higley Rd., Suite 112, Mesa, AZ 85206.
DATED this 25th day of June, 2026.
Compton Law, P.C., by Andrew B. Compton, 1423 S. Higley Rd., Suite 112, Mesa, Arizona 85206, Attorney for Trustee.
7/1, 7/8, 7/15/26

RR-4057140#

NOTICE TO CREDITORS
NO. PB 2026-004248
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Estate of
LANCE LESTER,
Deceased.
NOTICE IS HEREBY GIVEN that DOROTHY S. LESTER was appointed Personal Representative of the above-referenced decedent's Estate on 06/11/26. All persons having claims against decedent's Estate are required to present their claims within four (4) months after the date of the first publication of this Notice, or if this Notice is received by mail or delivery, within sixty (60) days of the mailing or delivery, whichever is later. If claims are not timely made, they will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at 9509 North 13th Street, Phoenix, Arizona 85020-2202. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED this 15th day of June, 2026.
/s/Dorothy S. Lester
9509 North 13th Street
Phoenix, Arizona 85020-2202
/s/Alexia Semlek, Esq.
ANDERSON & SEMLEK, PLLC
1440 East Missouri Avenue, Suite C204
Phoenix, Arizona 85014-2461
Attorney for Personal Representative
7/1, 7/8, 7/15/26

RR-4057139#

NOTICE TO CREDITORS
CASE NO. PB2026-004639
(for Publication)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
Brian J. Nenadov,
Deceased.
NOTICE IS HEREBY GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Suzana L. Nenadov (hereinafter referred to as "Personal Representative") was appointed to serve as sole Personal Representative of the Estate of Brian J. Nenadov, Deceased (hereinafter referred to as the "Estate"), effective as of June 18, 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 first publication of this notice or such 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 of the Estate in care of Charles F. Myers, P.A., 3101 North Central Avenue, Suite 900, Phoenix, Arizona 85012-2600, or by filing a proceeding against the Personal Representative in any court where the Personal Representative may be subjected to jurisdiction. See A.R.S. § 14-3803 and § 14-3804.
DATED this 24th day of June, 2026.
Charles F. Myers, P.A.
By: /s/Charles F. Myers
Charles F. Myers, Esq.
Attorney for Suzana L. Nenadov, as sole Personal Representative
7/1, 7/8, 7/15/26

RR-4057135#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE SHEILA TERESA HAGUE AKA SHEILA T. HAGUE AS SUCCESSOR TRUSTEE OF THE ARDIES MYRICK FAMILY TRUST DATED MAY 7, 1996, AKA MYRICK FAMILY TRUST U/A DDTD 05/07/1996
CASE NO. PB2026-002749
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
KENT D. MYRICK
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 SHEILA TERESA HAGUE has filed the following:
PETITION FOR APPOINTMENT OF PERSONAL REPRESENTATIVE SHEILA TERESA HAGUE AKA SHEILA T. HAGUE AS SUCCESSOR TRUSTEE OF THE ARDIES MYRICK FAMILY TRUST DATED MAY 7, 1996, AKA MYRICK FAMILY TRUST U/A DDTD 05/07/1996
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, August 19, 2026 at 8:45 AM
JUDICIAL OFFICER: Judge Michelle Carson
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 209
TELEPHONE NO: (602) 372-3169
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-prb06 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-prb06 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
7/1, 7/8, 7/15/26

RR-4057134#

NOTICE TO CREDITORS
CASE NO. PB2026-003762
(For Publication)
IN THE MARICOPA COUNTY
SUPERIOR COURT
STATE OF ARIZONA
In the Matter of the Estate of:
KARLA NANN MCKINNEY,
Deceased.
Notice is given that Applicant/Petitioner, HARLAN CARBAJAL, 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 his Attorneys, Kent S. Berk and Cassandra M. Kellogg, Berk Law Group, P.C., 14220 N. Northsight Blvd., Ste. 135, Scottsdale, Arizona 85260.
DATED this 24th day of June, 2026.
BERK LAW GROUP, P.C.
By: /s/Cassandra M. Kellogg
Kent S. Berk
Cassandra M. Kellogg
14220 N. Northsight Blvd., Ste. 135
Scottsdale, Arizona 85260
Attorneys for Personal Representative
Harlan Carbajal
7/1, 7/8, 7/15/26

RR-4057133#

NOTICE TO CREDITORS
Pursuant to A.R.S. §§14-6103 and 14-3801, NOTICE IS HEREBY GIVEN that PAUL HICKEY, is the designated Personal Representative of the Estate of Michael B. Hickey ("Estate") and the Successor Trustee of the MICHAEL B. HICKEY Trust dated October 6, 2020 ("Trust"). Michael B. Hickey died on May 5, 2026. All persons having claims against his Estate 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 PAUL HICKEY, c/o Laura M. Trujillo, Sacks Tierney P.A., 4250 N. Drinkwater Blvd, Fourth Floor, Scottsdale, AZ 85251.
DATED this 25th day of June 2026.
/s/Paul Hickey
PAUL HICKEY
Successor Trustee
7/1, 7/8, 7/15/26

RR-4056557#

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-004794
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
STEPHEN M. BOSCARDIN,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Jamie L. Boscardin 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 Jamie L. Boscardin, care of Bernard M. Rethore, Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.
DATED this 25th day of June 2026.
/s/Jamie L. Boscardin, Personal Representative
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018
PFARR & RETHORE, P.C.
By: /s/Bernard M. Rethore
5070 N. 40th Street, Ste. 230
Phoenix; AZ 85018
Counsel for Personal Representative
7/1, 7/8, 7/15/26

RR-4056531#

NOTICE TO CREDITORS
CASE NO. PB2026-004650
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
ROSEMARY RUSSO,
Deceased.
NOTICE IS HEREBY GIVEN that Timothy Catellier has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o Norman M. Blakey, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.
DATED: JUNE 25, 2026.
/s/Timothy Catellier
4723 W Morelos St
Chandler, AZ 85226
BROWN & HOBKIRK, PLLC
By:/S/ Norman M. Blakey
17015 N. Scottsdale Road, Suite 335
Scottsdale, AZ 85255
(480) 685-4036
Attorney for Personal Representative
7/1, 7/8, 7/15/26

RR-4056522#

NOTICE TO CREDITORS
(FOR PUBLICATION)
In the Matter of the Trust of
JAMES REEDS, JR.,
Deceased.
NOTICE IS GIVEN that Dawayne B. Reeds was appointed as Successor Trustee of this Estate/trust. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the trustee at:
The James Reeds, Jr. Living Trust
Dawayne B. Reeds, Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374
DATED: 6/24/26.
/s/Dawayne B. Reeds
Successor Trustee
7/1, 7/8, 7/15/26

RR-4056519#

Notice To Creditors/ The Nancy L. Brown Trust Dated February 25, 1994
Rita A. Daninger State Bar No. 019437
Rita A Daninger Attorney at Law PLLC
10451 W. Palmeras Dr., Ste. 140 Sun City, AZ 85373 Telephone No.: (623) 815-8069 Facsimile No.: (623) 875-9498 Email: Rita@daningerlaw.com Attorney for the Successor Co-Trustee's: Sheri E. Allen and Caralyn A. Brown The Nancy L. Brown Trust Dated February 25, 1994 Notice To Creditors Notice Is Hereby Given that Sheri E. Allen and Caralyn A. Brown, are the Successor Co-Trustee's in the above-captioned matter. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, in care of Rita A. Daninger, Attorney At Law, 10451 W. Palmeras Dr., Suite 140, Sun City, AZ 85373-2081. Dated this 24th day of June 2026 Rita A. Daninger, Attorney At Law, PLLC By: /s/ Rita A. Daninger Attorney for Successor Co-Trustee's
7/1, 7/8, 7/15/26

RR-4056518#

NOTICE TO CREDITORS
(FOR PUBLICATION)
In the Matter of the Trust of:
FAITH A. CUNNINGHAM,
Deceased.
NOTICE IS GIVEN that Joel E. Cunningham was appointed as Successor Trustee of this Estate/trust. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at:
The Cunningham Family Living Trust
Joel E. Cunningham, Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374
DATED: 6/18/2026.
/s/Joel E. Cunningham
Successor Trustee
7/1, 7/8, 7/15/26

RR-4056512#

Notice Of Initial Hearing Regarding: Petition To Void Trust And Confirm Transfer Of Assets To Estate/Viola Monaghan
Superior Court Of Arizona In Maricopa County Issued And Filed: 6/24/2026 Probate Court Administration In the Matter of Viola Monaghan Case No. PB2025-009860 Notice Of Initial Hearing Regarding: Petition To Void Trust And Confirm Transfer Of Assets To Estate 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 Mark Trosper has filed the following: Petition To Void Trust And Confirm Transfer Of Assets To Estate 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, July 15, 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 controverted question of fact arises as to which any party has a constitutional right to trial by jury. Unless the above-named Judicial Officer orders otherwise, the Petitioner (and, 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 Petition must Either file with the court a written response at least seven (7) calendar days before the Initial Hearing 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 using 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/jbazmc-prb05 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-prb05 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
7/1, 7/6, 7/8/26

RR-4056430#

NOTICE TO CREDITORS
NO. PB2026-004410
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of:
Kenneth Allen Volk
Deceased.
Notice is given that Aviel Volk was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address:
Aviel Volk
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6-25-26
DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
Attorney for Aviel Volk
7/1, 7/8, 7/15/26

RR-4056393#

NOTICE OF HEARING REGARDING PETITION FOR PERMANENT APPOINTMENT OF GUARDIANS FOR AN ADULT
CASE NO. PB2026-004627
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
In the Matter of
JOHN DOE PURPORTED FATHER OF:
LUCERO PARDO
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. 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.
1. Notice is given that JANET PARDO and ANTONIO LOPEZ CHAVEZ has filed a Petition for PERMANENT APPOINTMENT OF GUARDIANS FOR AN ADULT.
2. COURT HEARING. A court hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday August 18, 2026 at 10:30 AM
PLACE: 125 W. Washington St. Phoenix, AZ 85003 - Courtroom 108
JUDICIAL OFFICER: Judge Paula Williams
TELEPHONE NO: 602-372-3194
DATED: 06/19/2026
/s/illegible
Petitioner's or Petitioner's Attorney's Signature
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.
7/1, 7/6, 7/8/26

RR-4056387#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR
CASE NO. PB2026-004647
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JEFFREY RICHARD STIREK
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 JASON BALLIETTE has filed the following:
PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, August 12, 2026 at 11:00 AM
JUDICIAL OFFICER: Judge Kevin Wein
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-7618
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-prb08 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-prb08 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
7/1, 7/6, 7/8/26

RR-4056370#

Notice To Creditors/Carlie Bowmer Administrative Trust
In the Matter of the Carlie Bowmer Administrative Trust Notice Is Hereby Given regarding Carlie Bowmer Administrative Trust created by the provisions of that certain Bowmer Family Trust Agreement dated February 9, 1987, as amended, wherein Carlie Bower and Oleda F. Bowmer, husband and wife, are the Trustors (referred to herein as the "Trust"), and wherein Carlie Bowmer, Jr. is the Successor Trustee. Oleda F. Bowmer was the first Trustor to die, and Carlie Bowmer, the surviving Trustor, died on January 16, 2026. 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. (See A.R.S. §14-3803.A. and §14-6103.B.) Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Trustee in care of Dickinson Wright PLLC, 1850 North Central Avenue, Suite 1400, Phoenix, Arizona 85004, Attn: Amber D. Hughes, in accordance with A.R.S. §§14-3801 and 14-6103. Dated: March 17th, 2026. /s/ Carlie Bowmer, Jr. Successor Trustee Dickinson Wright PLLC, A Professional Limited Liability Company By: /s/ Amber D. Hughes 1850 North Central Avenue, Suite 1400 Phoenix, Arizona 85004 Telephone: (602) 285-5059 Attorneys for the Successor Trustee, Carlie Bowmer, Jr.
7/1, 7/8, 7/15/26

RR-4056295#

NOTICE OF INITIAL HEARING REGARDING: STIUPLATED PETITION TO WITHDRAW PETITION FOR REMOVAL OF GUARDIAN AND STIPULATED PETITION TO APPOINT SUBSTITUTE GUARDIAN
CASE NO. PB2021-002512
SUPERIOR COURT OF ARIZONA

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JAMES E. LANGE
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 Tanya R. Holloway has filed the following:

STIUPLATED PETITION TO WITHDRAW PETITION FOR REMOVAL OF GUARDIAN AND STIPULATED PETITION TO APPOINT SUBSTITUTE GUARDIAN

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

DATE and TIME: Wednesday, July 8, 2025 at 10:15 AM

JUDICIAL OFFICER: Judge Michelle Carson

PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

TELEPHONE NO: (602) 372-3169

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-prb06 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-prb06 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect

6/29, 7/1, 7/6/26

RR-4056263#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-006300
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ROXANNE ALLEN
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 SONYA DAVIS has filed the following:

PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Wednesday, July 15, 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 controverted question of fact arises as to which any party has a constitutional right to trial by jury.

Unless the above-named Judicial Officer orders otherwise, the Petitioner (and, 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 Petition 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 using 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/jbazmc-prb05 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-prb05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

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

Courtroom Phone Number: 1-917-781-4590

Courtroom Conference ID#: 454 344 082#

For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect

6/29, 7/1, 7/6/26

RR-4056261#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004755
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ANNE EMMA OLIVER
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 RAYMOND T. OLIVER has filed the following:

PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: TUESDAY, AUGUST 25, 2026 AT 9:45 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/jbazmc-prb04 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-prb04 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

7/1, 7/6, 7/8/26

RR-4056244#

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
NÚMERO DE CASO PB2026-004755
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES
En el asunto de
ANNE EMMA OLIVER
ADVERTENCIA

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

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

Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:

(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y

(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.

1. Se avisa que RAYMOND T. OLIVER ha interpuesto lo siguiente:

PETITION FOR FORMAL PROBATE OF WILL 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, 25 de agosto de 2026

HORA: 9:45 AM

FUNCIONARIO JUDICIAL: la juez Paula Williams

UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 108

NÚM. DE TELÉFONO: (602) 372-3194

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

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

3. COURT CONNECT y MICROSOFT TEAMS

Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-prb04 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:

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

Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-prb04 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: 465 286 133#

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

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

7/1, 7/6, 7/8/26

RR-4056243#

NOTICE TO CREDITORS
NO. PB2026-004646
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of:
ROBERT SHERBECOE,
Deceased.

NOTICE IS HEREBY GIVEN that Terry Sherbecoe, whose address is 5234 Sussex Place, Newark, California 94560, has been appointed Personal Representative of the Estate of Robert Sherbecoe, deceased (the "Estate"). All persons having claims against the decedent, Robert Sherbecoe, and/or this Estate, are required to present their claims within four (4) months after the date of the first publication of this Notice to Creditors, if notice is given as provided in A.R.S. §14-3801(A), or within sixty (60) days after mailing or other delivery of this Notice, whichever is later, or such claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim in the manner and in the form required by law to the Personal Representative, Terry Sherbecoe, at his address set forth above with a copy to the Personal Representative's attorney, Mark A. Wilson, of the Wilson Law Firm, 2133 E. Warner Road, Suite 104, Tempe, Arizona 85284. Such claims must be filed within the time period prescribed in Arizona Revised Statutes §14-3803, subsection A, and/or any and all such other applicable laws, and in the manner prescribed by law, or such claims are forever barred.

DATED this 10 day of June, 2026.

PERSONAL REPRESENTATIVE
/s/Terry Sherbecoe

WILSON LAW FIRM
By: /s/Mark A. Wilson
Mark A. Wilson
2133 E. Warner Road
Suite 104
Tempe, Arizona 85284
(480) 491-5700
Attorneys for Personal Representative

7/1, 7/8, 7/15/26

RR-4056241#

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

NOTICE TO CREDITORS
NO. PB2026-004609
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In re the Matter of the Estate of:
PATRICIA J. OSTROM,
Decedent.
NOTICE IS HEREBY GIVEN that Stephen Hale Ostrom has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. §14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the law offices of Perez Law Group, PLLC, 7508 North 59th Avenue, Glendale, Arizona 85301.
DATED this 24 day of June, 2026.
/s/Stephen Hale Ostrom
Personal Representative
7/1, 7/8, 7/15/26
RR-4056240#

PUBLISHED NOTICE TO CREDITORS
NO. PB 2026-003085
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
BETTY D. MCKINNY
(aka Betty Dorman McKinny),
Deceased.
Pursuant to Arizona Revised Statutes ("A.R.S.") §§14-3801(A) and -3803(A), NOTICE IS HEREBY GIVEN that Suzanne Corkum has been appointed as the personal representative of the Estate of BETTY D. MCKINNY, 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 22nd day of June, 2026.
DECONCINI MCDONALD YETWIN & LACY, P.C.
BARRON & ASSOCIATES, PC, Of Counsel
By: /s/Lisa J. Bowey
John H. Barron, III
Lisa J. Bowey
Attorneys for Suzanne Corkum, Personal Representative
7/1, 7/8, 7/15/26
RR-4056238#

NOTICE TO CREDITORS
NO. PB2026-003105
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
MELONIE JOANNE ISRAELSEN TORO,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the address above.
DATED this 22 day of June, 2026.
/s/CRAIG A. ISRAELSEN
7/1, 7/8, 7/15/26
RR-4056236#

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:
ANN R. ROSENTHAL TRUST dated September 24, 1998, and any amendments
thereto,
ANN R. ROSENTHAL, Deceased.
NOTICE IS HEREBY GIVEN that Ann R. Rosenthal, Trustor of the ANN R. ROSENTHAL TRUST dated September 24, 1998, and any amendments thereto, passed away on February 11, 2026. STEPHEN R. ROSENTHAL is the acting Successor Trustee of the Trust. All persons having claims against the Trust Estate that arose prior to the Trustor's death are required to present their claims within four months after the date of the first publication of the Notice, as prescribed in A.R.S. § 14-3801(A), or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee at the address listed below:
Stephen R. Rosenthal
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this June 24, 2026.
/s/Kristin Y. Alkhamisi
Attorney for Successor Trustee
7/1, 7/8, 7/15/26
RR-4056235#

NOTICE TO CREDITORS
NO. PB2026-004323
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
ANN R. ROSENTHAL,
Deceased.
NOTICE IS GIVEN that STEPHEN R. ROSENTHAL, M.D. has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address listed below.
Stephen R. Rosenthal, M.D.
c/o Bivens & Associates, P.L.L.C.
8283 North Hayden Road, Suite 195
Scottsdale, AZ 85258
DATED this June 24, 2026
/s/Kristin Y. Alkhamisi
Attorney for Personal Representative
7/1, 7/8, 7/15/26
RR-4056233#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS TESTAMENTARY
CASE NO. PB2026-004035
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
CLAIRE JULIA
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 KEVIN JON PHILLIPS has filed the following:
PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND ISSUANCE OF LETTERS TESTAMANTARY
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, August 25, 2026 at 10:00 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/jbazmc-prb04 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-prb04 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
7/1, 7/6, 7/8/26
RR-4056231#

NOTICE TO CREDITORS BY PUBLICATION
Pursuant to A.R.S. 14-6103, NOTICE IS GIVEN to all creditors of the LASSIE C. EICHER SURVIVOR'S TRUST established
under the EICHER LIVING TRUST dated November 21, 1996 ("Trust") that:
1. Trustor MYRON M. EICHER is deceased and Trustor LASSIE C. EICHER subsequently passed away on June 6, 2026.
2. ARDITH A. EICHER and TISCIA M. EICHER are the Successor Co-Trustees of the Trust.
3. Claims agaisnt LASSIE C. EICHER, the Trust, and/or any of its assets must be presented within four months after the date of the first publication of this notice or be forever barred, as prescribed in A.R.S. 14-3801.
4. Claims may be presented by delivering or mailing a written statement of the claim to ARDITH A. EICHER and TISCIA M. EICHER, c/o Dana Whiting Law, PLLC, 8817 E. Bell Road, Suite #201, Scottsdale, AZ 85260.
DATED this 24 day of JUNE, 2026.
DANA WHITING LAW, PLLC
By:/s/Hallie Tessendorf, Esq.
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
7/1, 7/8, 7/15/26
RR-4056229#

NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF JAMA LYNN LEWIS
AND THE ADMINISTRATION OF THE JAMA LYNN LEWIS LIVING TRUST
Notice is hereby given that Jama Lynn Lewis died on May 23, 2026 and a probate proceeding is not being initiated. Jama Lynn Lewis was the Trustor of THE JAMA LYNN LEWIS LIVING TRUST, dated December 1, 2023 (hereinafter "Trust"). John Michael Shane is the Trustee of the Trust and the sub-trusts created thereunder. All persons having claims against the Estate of Jama Lynn Lewis or the Trust, including the sub-trusts created thereunder are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, attention Margo Allen, Esq., Watland & Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532.
DATED: 6/23/2026.
WATLAND & ALLEN, PLLC
By:/s/MARK R. ALLEN
MARGO ALLEN
393 East Palm Lane
Phoenix, Arizona 85004-1532
Attorney for the Estate of Jama Lynn Lewis
7/1, 7/8, 7/15/26
RR-4056226#

NOTICE OF INITIAL HEARING REGARDING: PETITION TO VOID TRUST AND TO CONFIRM TRANSFER OF ASSETS TO ESTATE
CASE NO. PB2025-009860
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
VIOLA MONAGHAN
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 MARK TROSPER has filed the following:
PETITION TO VOID TRUST AND TO CONFIRM TRANSFER OF ASSETS TO ESTATE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 15, 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 controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Unless the above-named Judicial Officer orders otherwise, the Petitioner (and, 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 Petition 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 using 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/jbazmc-prb05 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-prb05 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
7/1, 7/6, 7/8/26
RR-4056160#

Notice To Creditors/Basil Arlan Shipp
John A. Beaver, Jr. (SBN 018984) John A. Beaver, Jr., PLC 5110 N. 40th Street, Suite 210 Phoenix, Arizona 85018 Phone: (602) 612-5252 Fax: (602) 532-7104 jabeaver@jabeaverlaw.com Attorney for Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of Basil Arlan Shipp Deceased. No. PB2026-004461 Notice To Creditors Notice Is Hereby Given that Sandra Kay Shipp has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative in care of John A. Beaver, Jr., Esq., 5110 N. 40th Street, Suite 210, Phoenix, Arizona 85018. Dated this 17th day of June, 2026. By: /s/ John A. Beaver, Jr. John A. Beaver, Jr. Esq. 5110 N. 40th Street, Suite 210 Phoenix, Arizona 85018 Attorney for Personal Representative
7/1, 7/8, 7/15/26
RR-4056103#

Notice Of Initial Hearing Regarding: Petition To Release Restricted Assets And Exonerate Bond/Valerie Celaya Felix Superior Court Of Arizona In Maricopa County Issued And Filed: 6/22/2026 Probate Court Administration In the Matter of Valerie Celaya Felix Case No. PB1988-002615 Notice Of Initial Hearing Regarding: Petition To Release Restricted Assets And Exonerate Bond 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

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PUBLIC NOTICES

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 Alejandro C Felix has filed the following: Petition To Release Restricted Assets And Exonerate Bond 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Monday, July 13, 2026 at 9:30 AM Judicial Officer: Judge Michelle Carson Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 209 Telephone No: (602) 372-3169 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-prb06 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-prb06 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
7/1, 7/6, 7/8/26

RR-4056091#

Notice To Creditors/Koontz California Revocable Living Trust Dated August 16, 2011 And Restated On May 2, 2024
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: Koontz California Revocable Living Trust Dated August 16, 2011 And Restated On May 2, 2024, a Trust Notice To Creditors Notice is given that Ondra Lisa Ward 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 the Successor Trustee at: Copper Wren Law Attn: Emily Benisek 1234 S. Power Road, Suite 151 Mesa, Arizona 85206 Phone: (602) 679-3956 Dated this 22nd day of June 2026. Copper Wren Law /s/ Emily Benisek Attorney for Trustee
7/1, 7/8, 7/15/26

RR-4056087#

Notice To Creditors/Howard And Joan Koontz Revocable Trust, Dated July 29, 2001, Restated On May 7, 2012, And Any Amendments Thereto
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: Howard And Joan Koontz Revocable Trust, Dated July 29, 2001, Restated On May 7, 2012, And Any Amendments Thereto, a Trust Notice To Creditors Notice is given that Ondra Lisa Ward 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 the Successor Trustee at: Copper Wren Law Attn: Emily Benisek 1234 S. Power Road, Suite 151 Mesa, Arizona 85206 Phone: (602) 679-3956 Dated this 22nd day of June 2026. Copper Wren Law /s/ Emily Benisek Attorney for Trustee
7/1, 7/8, 7/15/26

RR-4056086#

Notice To Creditors/Susan Bonfanti Dutoit
Dwayne E. Ross (032823) Anthem Law 3715 W. Anthem Way, Ste. 110 Anthem, AZ 85086 Telephone: 623-551-9366 Email: dwayne@anthemlaw.com Attorneys for Estate Superior Court Of Arizona, Maricopa County In the Matter of the Estate of Susan Bonfanti Dutoit, Deceased. Notice To Creditors Notice Is Hereby Given that Elizabeth Bonfanti Walker has been appointed Successor Trustee of this Estate on June 18, 2026. 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 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 Successor Trustee at Elizabeth Bonfanti Walker c/o Dwayne E. Ross, Anthem Law, 3715 W. Anthem Way, Ste. 110, Anthem, Arizona 85086. Dated this 18th day of June, 2026. Anthem Law By /s/ Dwayne E. Ross Attorneys for Elizabeth Bonfanti-Walker
7/1, 7/8, 7/15/26

RR-4056085#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND DETERMINATION OF HEIRS
CASE NO. PB2026-004781
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ANTHONY TORRES
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 ANDREA PETRA TORRES 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: Thursday, July 30, 2026 at 10:30 AM
JUDICIAL OFFICER: Judge Michelle Carson
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 209
TELEPHONE NO: (602) 372-3169
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-prb06 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-prb06 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
7/1, 7/6, 7/8/26

RR-4056003#

NOTICE TO CREDITORS
THE MABEL LOUISE GEORGE LIVING TRUST DATED JANUARY 22, 2007, AS AMENDED
NOTICE IS HEREBY GIVEN that Mabel Louise George died on or about June 6, 2026. The undersigned is the Successor Trustee of the Mabel Louise George Living Trust dated January 22, 2007, as amended.
Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust or the estate of Mabel Louise George, 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 by delivering or mailing a written statement of the claim to the Successor Trustee at the following address:
James Grahlmann, Successor Trustee of The Mabel Louise George Living Trust dated January 22, 2007 As amended
c/o Mushkatel, Gobbato & Kile, PLLC
15249 N. 99th Ave.
Sun City, Arizona 85351
DATED: 06/23/2026.
By: /s/James Grahlmann
7/1, 7/8, 7/15/26

RR-4055878#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF GUARDIANS
CASE NO. PB2026-003496
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JOSEPHINE RUDI ARN
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 SARA ARN AND RUDOLPH ARN has filed the following:
PETITION FOR APPOINTMENT OF GUARDIANS
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, July 6, 2026 at 10:00 AM
JUDICIAL OFFICER: Judge Kerstin LeMaire
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104
TELEPHONE NO: (602) 506-8245
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 818 562 090#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055831#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-003807
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
MICHAEL KOBAYASHI WONG,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Kristina Lynn Schoppman 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 Kristina Lynn Schoppman, care of Rilus M. Dana of DANA AND ASSOCIATES, LLC, 2509 S. Power Road, Suite #207, Mesa, AZ 85209.
DATED this 23rd day of June, 2026.
DANA AND ASSOCIATES, LLC
/s/RILUS M. DANA
2509 S. Power Road, Suite #207
Mesa, AZ 85209
Counsel for Personal Representative
7/1, 7/8, 7/15/26

RR-4055826#

NOTICE TO CREDITORS BY PUBLICATION
CASE NUMBER: PB2026-004649
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
BRUCE PERRY CRANDALL
deceased
NOTICE IS GIVEN THAT to all creditors of the Estate that.
1. ROBERT DONOVAN CRANDALL has been appointed 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:
Robert Donovan Crandall
c/o Brent M. Gunderson
Gunderson Law Group, P.C.
1400 East Southern Avenue, Suite 850
Tempe, AZ 85282.
DATED: this 23rd day of June 2026.
GUNDERSON LAW GROUP, P.C.
By: /s/Brent M. Gunderson
Adam Gunderson
Counsel for Personal Representative
7/1, 7/8, 7/15/26

RR-4055825#

NOTICE OF HEARING ON PETITION FOR APPROVAL OF FINAL ACCOUNTING, APPROVAL OF FEES, AUTHORIZATION TO SATISFY GOVERNMENT CLAIMS AND ORDER FOR FINAL DISTRIBUTION OF REMAINING TRUST ASSETS PURSUANT TO ARIZONA INTESTACY STATUTES
Assigned to the Hon. Michelle Carson
NO: PB1997-003767
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Conservatorship and Protective Proceedings for
JEREMY MCCRAY
An Adult.
Notice is given that LIONEL MCCRAY filed a PETITION FOR APPROVAL OF FINAL ACCOUNTING, APPROVAL OF FEES, AUTHORIZATION TO SATISFY GOVERNMENT CLAIMS AND ORDER FOR FINAL DISTRIBUTION OF REMAINING TRUST ASSETS PURSUANT TO ARIZONA INTESTACY |STATUTES for the above-referenced case. A Hearing is set to consider the petition on:
DATE AND TIME: WEDNESDAY, OCTOBER 28, 2026, AT 9AM
JUDICIAL OFFICER: COMMISSIONER MICHELLE CARSON
COURT LOCATION: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003. COURT ROOM 207.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

PHONE: 602-506-3381
THIS IS A LEGAL NOTICE; Your rights may be affected.
Èste 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 attend the hearing by following the instructions provided in this notice.
Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:
(1) the court may grant the relief requested in the petition without further proceedings, and
(2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.
SEE THE ATTACHED INSTRUCTIONS TO ATTEND VIRTUALLY.
Interested persons, including the Petitioner and the Petitioner's attorney, who wish to attend the Initial Hearing may do so by either (a) following the instructions provided above to attend the Initial Hearing virtually or (b) attending the Initial Hearing in person at the location described above.
DATED: June 23, 2026,
/s/Keller Law Group
By:/s/ ZACHARY W. GRAHAM
Attorney for Lionel McCray
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.

De conformidad con la fracción 14-1306(A) de las Leyes Vigentesde 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.
7/1, 7/6, 7/8/26

RR-4055819#

NOTICE TO CREDITORS
NO. PB1997-003767
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Conservatorship and Protective Proceedings for
JEREMY MCCRAY,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned is the Court Appointed Conservator in this matter. All persons having claims against the above referenced individual or his 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, 5225 North Central Ave, Suite 109, Phoenix, Arizona 85012.
DATED this 23rd day of June, 2026.
/s/ZACHARY W. GRAHAM
Attorney for Lionel McCray
7/1, 7/8, 7/15/26

RR-4055816#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-002962
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
BERYL COOKE
an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: HELEN FIONA COOK (AKA HELEN COOK) has been appointed Personal Representative of this Estate on 04/20/2026.
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 HELEN FIONA COOK (AKA HELEN COOK), 1010 E MORROW DR, PHOENIX, AZ 85024
4. Notice of appointment. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: 6-10-2026
/s/HELEN FIONA COOK (AKA HELEN COOK)
Personal Representative
7/1, 7/8, 7/15/26

RR-4055813#

NOTICE TO CREDITORS
NO. PB2025-009755
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
NANCY M. PETERS,
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 at Phoenix, Arizona, this 23rd day of March 2026.
/s/KEVIN D. PETERS
Personal Representative
3840 E. Ilian Avenue,
Denver, Colorado 80210
7/1, 7/8, 7/15/26

RR-4055806#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS)
CASE NO. PB2026-004359
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
DONNA JEAN SZARKA
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 JENNIFER JOYE MATOSKE has filed the following:
PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS)
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, August 4, 2026 at 11:00 AM
JUDICIAL OFFICER: Judge Kevin Wein
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
TELEPHONE NO: (602) 506-7618
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-prb08 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-prb08 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 738 643 491#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/29, 7/1, 7/6/26

RR-4055802#

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS)
NÚMERO DE CASO PB2026-004359
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES
En el asunto de
DONNA JEAN SZARKA
ADVERTENCIA
Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected.
Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, O usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso.
Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:
(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y
(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.
1. Se avisa que JENNIFER JOYE MATOSKE ha interpuesto lo siguiente:
PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS)
2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación:
FECHA: martes, 04 de agosto de 2026
HORA: 11:00 AM
FUNCIONARIO JUDICIAL: el juez Kevin Wein
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303
NÚM. DE TELÉFONO: (602) 506-7618
De conformidad con la fracción 14-1306(A) de las Leyes Vigentes de Arizona, cada parte interesada tiene derecho a un juicio oral por jurado, si se solicita debidamente, en cualquier diligencia en la que surja un hecho controvertido que conceda a las partes la garantía constitucional a un juicio oral por jurado.
Cualquier persona interesada, incluyendo el Peticionante y el abogado del Peticionante, puede asistir a Audiencia Inicial virtualmente a menos que el Juez haya ordenado específicamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia de forma virtual, utilice Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la Audiencia Inicial.
3. COURT CONNECT y MICROSOFT TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-prb08 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:
Ir a este enlace: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-prb08 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
6/29, 7/1, 7/6/26

RR-4055799#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-003678
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
MELITON PEREZ DOMINGUEZ
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 ALEXA DANNAE PEREZ DURAN 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, August 18, 2026 at 10:30 AM
JUDICIAL OFFICER: Judge Joseph Kiefer
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002
TELEPHONE NO: (602) 372-6553
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-prb07 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-prb07 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 728 539 63#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/29, 7/1, 7/6/26

RR-4055548#

NOTICE TO CREDITORS
CASE NO. PB2026-001434
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
PEDRO "PETE" GUTIERREZ,
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 of Zachary Mushkatel, Mushkatel, Gobbato & Kile, PLLC, 15249 North 99th Avenue, Sun City, Arizona 85351.
DATED this 18th day of June, 2026.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

/s/Javier Pedroza
MUSHKATEL GOBBATO & KILE, PLLC
By: /s/Zachary Mushkatel
Attorneys for Personal Representative
6/26, 7/1, 7/10/26

RR-4055359#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-006986
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
DALE E. DONATHAN,
Deceased.

NOTICE IS GIVEN to all creditors of the Estate that:
1. Trevor Segrist 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 J. Brooks Law, LLC, 8416 N 194th Dr, Waddell AZ 85355.
DATED this 22nd day of June 2026.
Jack V. Brooks, Esq.
/s/Jack V. Brooks
J. Brooks Law, LLC
6/26, 7/1, 7/10/26

RR-4055313#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004768
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
CURTIS SHERER
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 PATRICIA VAN ZANEN 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: Wednesday, August 12, 2026 at 10:15 AM
JUDICIAL OFFICER: Judge Kerstin LeMarie
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 104
TELEPHONE NO: (602) 506-8245
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-prb01 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-prb01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 818 562 090#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055302#

NOTICE TO CREDITORS
CASE NO. PB2026-004540
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
PETER RADJENOVICH,
Deceased.

NOTICE IS HEREBY GIVEN that LUKA RADJENOVICH 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 22nd day of June, 2026.
LAW OFFICES OF EMILY J. STYSKAL, PLLC
By:/s/Emily J. Styskal
Attorney for Personal Representative
6/26, 7/1, 7/10/26

RR-4055301#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2025-004889
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
DEBORAH LAWSON
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 CAMELBACK FIDUCIARY, LLC 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: Thursday, July 16, 2026 at 8:30 AM
JUDICIAL OFFICER: Judge Michelle Carson
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 372-3169
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-prb06 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-prb06 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055300#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT
CASE NO. PB2026-004324
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JEFFREY PATTERSON
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 JOHN R. WORTH has filed the following:
PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 30, 2026 at 9:45 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/jbazmc-prb05 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-prb05 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 454 344 082#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055299#

NOTICE TO CREDITORS OF THE SURVIVOR'S TRUST FOR THE BENEFIT OF ERMA L. TAYLOR CREATED UNDER THE TAYLOR FAMILY TRUST D DOCTOBER 18, 2005

NOTICE IS HEREBY GIVEN that Erma L. Taylor, the Settlor of The Survivor's Trust for the benefit of Erma L. Taylor created under The Taylor Family Trust dated October 18, 2005, as restated, is deceased. There may be no probate estate administered for Erma L. Taylor. Coventry, Vernon & Roberts, LLC, License #20470 is the current acting Successor Trustee. Creditors of Erma L. Taylor or The Survivor's Trust for the benefit of Erma L. Taylor Created under The Taylor Family Trust dated October 18, 2005, as restated, must present their claims within four months after the date of the first publication of this notice or such claims will be forever barred against the trust estate, the trustee, and beneficiaries of the trust. Creditors may present their claims by either delivering or mailing a written statement of the claim to the Trustee at the address provided below:
Coventry, Vernon & Roberts, LLC
17215 North 72nd Drive., Suite B-110
Glendale, Arizona 85308
DATED this 15th day of June, 2026.
COVENTRY, VERNON, & ROBERTS, LLC,
Fiduciary License No. 20470
By:/s/Coy I. Vernon
Managing Member
Fiduciary License No. 20840
COVENTRY, VERNON, & ROBERTS, LLC,
Fiduciary License No. 20470
By:/s/Daniel H. Roberts
Member
Fiduciary License No. 20965
6/26, 7/1, 7/10/26

RR-4055296#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004515
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JOSEPHINE V. MORENO
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 TRENA M. DAVILA 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, August 18, 2026 at 9:45 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/jbazmc-prb04 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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-prb04 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 465 286 133#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055258#

NOTICE TO CREDITORS
NO. PB2026-004476
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
LESTER L. EWER,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, c/o MICHAEL J. McGREEVY, Attorney at Law, 9745 W. Bell Road, Suite 125, Sun City, Arizona 85351.
DATED this 17th day of June, 2026.
By /s/Teresa S. Hadlock
By /s/Michael J. McGreevy
Attorney for Personal Representative
6/26, 7/1, 7/10/26

RR-4055212#

NOTICE OF INITIAL HEARING REGARDING: PETITION TO COMPEL ACCOUNTING FOR EMERGENCY RELIEF AND FOR PRESERVATION OF TRUST PROPERTY THE JOHN ROBERT HONEA IRREVOCABLE LIVING TRUST
CASE NO. PB2026-003685
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
JOHN HONEA
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 JOHNA HONEA has filed the following:
PETITION TO COMPEL ACCOUNTING FOR EMERGENCY RELIEF AND FOR PRESERVATION OF TRUST PROPERTY THE JOHN ROBERT HONEA IRREVOCABLE LIVING TRUST
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Thursday, July 9, 2026 at 2:15 PM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 506-3381
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4055210#

AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE WITHOUT BOND
NÚMERO DE CASO PB2026-000711
TRIBUNAL SUPERIOR DE ARIZONA
EN EL CONDADO DE MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES
En el asunto de
ANDRES ROBERTO CHAPARRO VALENZUELA
ADVERTENCIA
Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected.
Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, O usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso.
Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia:
(1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y
(2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS.
1. Se avisa que ARTURO CHAPARRO VALDEZ ha interpuesto lo siguiente:
PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE WITHOUT BOND
2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación:
FECHA: miércoles, 22 de julio 2026
HORA: 9:15 AM
FUNCIONARIO JUDICIAL: el juez comisionado Jeffrey Altieri
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
NÚM. DE TELÉFONO: (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 a la hora de la Audiencia Inicial.
3. COURT CONNECT y MICROSOFT TEAMS
Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-pbc03 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial:
Ir a este enlace: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-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
6/26, 7/1, 7/10/26

RR-4055065#

NOTICE TO CREDITORS
THE SHREEVE FAMILY LIVING TRUST DATED OCTOBER 2, 1997, AS AMENDED AND RESTATED
NOTICE IS HEREBY GIVEN that Sally A. Shreeve died on or about September 14, 2025. The undersigned is a Successor Trustee of the Shreeve Family Living Trust dated October 2, 1997, as amended and restated.
Pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801, all persons having claims against the trust or the estate of Sally A. Shreeve, 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 by delivering or mailing a written statement of the claim to the Successor Trustees at the following address:
Teresa L. Sargent, Bradley C. Shreeve and Tamara A. Shreeve, Successor Trustees of The Shreeve Family Living Trust dated October 2, 1997, As amended and restated
c/o Mushkatel, Gobbato & Kile, PLLC
15249 N. 99th Ave.
Sun City, Arizona 85351
DATED: 06/17/2026.
By: /s/Tamara A. Shreeve
6/26, 7/1, 7/10/26

RR-4055055#

AMENDED NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF WILL AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
FILED 05/08/2026
CASE NO. PB2026-003641
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
SHARON L. BRODSKY
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 FAITH A. CUTRONA has filed the following:
PETITION FOR FORMAL PROBATE OF WILL AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE Filed 05/08/2026
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, July 27, 2026 at 9:15 AM
JUDICIAL OFFICER: Judge Jennifer Green
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 201
TELEPHONE NO: (602) 506-0438
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-prb02 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-prb02 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
6/26, 6/29, 7/1/26

RR-4055044#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NO.: PB2026-003072
SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA
In the Matter of the Estate of:
Susan Kay Lee an Adult, deceased.
NOTICE IS GIVEN THAT:
1. PERSONAL REPRESENTATIVE: Shauna Michelle Hartman has been appointed Personal Representative of this Estate on June 1, 2026.
Address is 3707 W. Mandalay Ln, Phoenix, AZ 85053.
2. DEADLINE TO MAKE CLAIMS: All persons having claims against the Estate are required to present their claims within (4) 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 3707 W. Mandalay Ln Phoenix, AZ 85053.
4. NOTICE OF APPOINTMENT: A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED June 1, 2026
/s/Shauna M Hartman
Personal Representative
6/26, 2026 editions The Record Reporter
6/26, 7/1, 7/10/26

RR-4054971#

NOTICE TO CREDITORS
NO. PB2026-004640
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
NANCY DOWCHES,
Deceased.
NOTICE IS GIVEN that CATHY ANN SCHAFER has been appointed Personal Representative of this above-captioned Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address listed below:
CATHY ANN SCHAFER
c/o Banker Law Offices, P.L.L.C.
14555 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85254
DATED this 19 day of June, 2026.
/s/Yvette N. Banker
Attorney for Personal Representative
6/26, 7/1, 7/10/26

RR-4054933#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NUMBER: PB2026-002860
SUPERIOR COURT OF THE STATE OF ARIZONA
FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
ARMANDO ANGULO
An adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Nadine Angulo has been appointed Personal Representative of this Estate on April

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PUBLIC NOTICES

16, 2026. The Personal Representative's address is: Nadine Angulo, c/o REI Law Firm, 4535 E. McKellips Rd., STE 1093, Mesa AZ 85215.
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 in care of REILawFirm.com, 4535 E. McKellips Rd., Suite 1093, Mesa AZ 85215.
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: April 16, 2026
The Real Estate Investor's Law Firm, LLC
/s/Blake D. Gunn
4535 E. McKellips Rd.
Suite 1093
Mesa AZ 85215
ORIGINAL of the foregoing filed
this 16th day of April 2026 with:
Clerk of the Superior Court
222 E. Javelina
Mesa AZ 85210
COPY of the foregoing mailed
This 16th day of April 2026 to:
Armando Francisco Angulo Sanchez
1641 E Amelia
Phoenix AZ 85016
Nadine Angulo
640 S Hazelwood St
Anaheim CA 92802
By /s/ Blake D. Gunn
6/26, 7/1, 7/10/26

RR-4054932#

NOTICE TO CREDITORS
NO. PB2026-004014
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of:
JOE NEIL GODDARD, a/k/a,
JOE NEAL GODDARD,
Deceased.
In the Matter of the Estate of
LINDA ALICE GODDARD,
Deceased.
NOTICE IS HEREBY GIVEN that Joseph L. Goddard, whose address is 510 N. 2000 E, Saint George, Utah 84790, has been appointed Personal Representative of the Estate of Joe Neil Goddard, a/k/a Joe Neal Goddard, deceased and Linda Alice Goddard, deceased (the "decedent"). The time period for presenting a claim against Joe Neil Goddard, a/k/a Joe Neal Goddard has already expired. All persons having claims against the Decedent, Linda Alice Goddard, and/or her Estate, are required to present their claims within four (4) months after the date of the first publication of this Notice to Creditors, if notice is given as provided in A.R.S. S 14-3801 (A). or within sixty (60) days after mailing or other delivery of this Notice, whichever is later, or such claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim in the manner and in the form required by law to the Personal Representative, Joseph L. Goddard, at his address set forth above with a copy to the Personal Representative's attorney, Mark A. Wilson, of the Wilson Law Firm, 2133 E. Warner Road, Suite 104, Tempe, Arizona 85284. Such claims must be filed within the time period prescribed in Arizona Revised Statutes §14-3803, subsection A, and/or any and all such other applicable laws, and in the manner prescribed by law, or such claims are forever barred.
DATED this 20 day of May, 2026.
PERSONAL REPRESENTATIVE
/s/Joseph L. Goddard
WILSON LAW FIRM
By: /s/Mark A. Wilson
2133 E. Warner Road
Suite 104
Tempe, Arizona 85284
(480) 491-5700
Attorneys for Personal Representative
6/26, 7/1, 7/10/26

RR-4054928#

NOTICE TO CREDITORS
(FOR PUBLICATION)
In the Matter of the Trust Estate of:
CATHERINE L. KOENIG,
Deceased.
NOTICE IS HEREBY GIVEN that Vaughn Sherman Miller has accepted his appointment as Successor Trustee of the CATHERINE L. KOENIG TRUST, dated May 8, 2013, as amended, which became irrevocable on April 28, 2026. All persons having claims against the decedent's Trust Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o Nearhood Law Offices, PLC, 7537 East McDonald Drive, Scottsdale, Arizona 85250.
CATHERINE L. KOENIG TRUST, dated May 8, 2013, as amended,/which became irrevocable on April 28, 2026
By:/s/Vaughn Sherman Miller, Successor Trustee
STATE OF ARIZONA
County of Maricopa
The foregoing Notice to Creditors was acknowledged before me, the undersigned Notary Public, this 18th day of June, 2026, by Vaughn Sherman Miller, in his capacity as Successor Trustee of the CATHERINE L. KOENIG TRUST, dated May 8, 2013, as amended, which became irrevocable on April 28, 2026.
/S/ LAURA M. STOVER
Notary Public
My Commission Expires:
LAURA M. STOVER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 660254
Expires January 2, 2028
6/26, 7/1, 7/10/26

RR-4054917#

NOTICE TO CREDITORS
NO.: PB2026-004614
(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:
LAURA LEE KROENER,
Deceased.
NOTICE IS HEREBY GIVEN that ANTHONY BLINN 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 Anthony Blinn, Personal Representative, c/o John B. Even, Esq., SCHMITT SCHNECK EVEN & WILLIAMS, P.C., 1221 East Osborn Road, Suite 105, Phoenix, Arizona 85014.
DATED this 11th day of June, 2026.
/s/ANTHONY BLINN
Personal Representative
Post Office Box 1064
Rochester, Washington 98579
SCHMITT SCHNECK EVEN & WILLIAMS, P.C.
By: /s/John B. Even, Esq.
1221 East Osborn Road, Suite 105
Phoenix, Arizona 85014-5540
Attorneys for Personal Representative, Anthony Blinn
6/26, 7/1, 7/10/26

RR-4054916#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that LEODORO MARTINEZ, JR. is now the successor Trustee of THE MARTINEZ FAMILY LIVING TRUST DATED AUGUST 19, 1993, following the passing of Anna R. Martinez. All persons having claims against said 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 c/o BRUECKNER SPITLER SHELTS PLC, 8355 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255.
6/26, 7/1, 7/10/26

RR-4054915#

NOTICE TO CREDITORS
In the Matter of the
ALLOCCO REVOCABLE TRUST, u/a/d
APRIL 25, 2027,
A Trust.
Notice is hereby given that Cynthia Crockett ("Trustee") is Trustee of this Trust. All persons having claims against the estate are required to present their claims within four (4) months after the first published notice, if notice is given as provided in A.R.S. § 14-3801(A), or within 60 days after mailing or other delivery of this notice, whichever is later, or the claims will be forever barred. A.R.S. § 14-3803(A). Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, c/o Evans Kuntz Malin, LLC, PO Box 14086, Tempe, AZ 85284-0069.
DATED this 18th day of June, 2026.
/s/Michael Malin
Steven L. Evans
Nicholas J. Kuntz
Michael Malin
Jeff Boshes
EVANS KUNTZ MALIN LLC
PO Box 14086
Tempe, Arizona 85284-0069
Attorneys for Cynthia Crockett
6/26, 7/1, 7/10/26

RR-4054913#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND INFORMAL PROBATE OF A WILL
CASE NO.: PB2026-004493
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of
ELAINE C. GORDON,
Deceased.
NOTICE IS HEREBY GIVEN that Roxanne M. Tata has been appointed as Personal Representative of the Estate of Elaine C. Gordon on June 12, 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 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. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, Roxanne M. Tata, c/o Lofy Law, PC, Attention: Lauren S. Lofy, Attorney, 11120 North Tatum Blvd. #101, Phoenix, Arizona 85028. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: June 19, 2026.
Lofy Law, PC
By /s/Lauren S. Lofy
Attorney for Personal Representative
6/26, 7/1, 7/10/26

RR-4054912#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT CASE NO. PB2026-004439 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of SELINA ESPINOZA 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 MARIA A. ESPINOZA CORONA has filed the following: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT 2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, August 12, 2026 at 9:30 AM JUDICIAL OFFICER: Judge Kevin Wein PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 303 TELEPHONE NO: (602) 506-7618 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-prb08 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-prb08 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 738 643 491# For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/26, 6/29, 7/1/26

RR-4054902#

NOTICE TO CREDITORS
In Re:
THE ESTATE OF GEORGE R. UNTIEDT
&
THE DIANNE M. AND GEORGE R. UNTIEDT REVOCABLE FAMILY TRUST DATED MARCH 22, 1996.
NOTICE IS GIVEN to all creditors of the Estate of George R. Untiedt (the "Estate") and The Dianne M. and George R. Untiedt Revocable Family Trust dated March 22, 1996 (the "Trust) that Terry W. Untiedt and Thomas G. Untiedt are the de facto co-personal representatives of the Estate and successor Co-Trustees of the Trust. All persons having claims against the Estate and/or 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, Terry R. Untiedt and Thomas G. Untiedt, Co-Trustees, c/o Elizabeth M. Best, Esq., Praesidium Law, PLLC, 4450 S. 22 Rural Rd., Suite C-120, Tempe, AZ 85282.
DATED: June 19, 2026
PRAESIDIUM LAW, PLLC
/s/Elizabeth M. Best
Elizabeth M. Best, Esq.
6/26, 7/1, 7/10/26

RR-4054900#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT, INVOLVES A MINOR AT LEAST 17.5 YEARS OF AGE TO BECOME EFFECTIVE AT AGE 18 CASE NO. PB2026-004364 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of JOANNA AYON 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 ANA AYON ZATARAIN has filed the following: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT, 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: Wednesday, August 5, 2025 at 10:00 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 have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-prb05 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-prb05 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 A copy of the Petition for Guardianship and other pleadings in this matter may be obtained from the Clerk of the Superior Court, Probate Division, 201 W. Jefferson St., Phoenix, Arizona 85003, upon payment of the required copying fees. Case No. PB-2026-004364. AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT, INVOLVES A MINOR AT LEAST 17.5 YEARS OF AGE TO BECOME EFFECTIVE AT AGE 18 Número de caso PB2026-004364 TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES En el asunto de JOANNA AYON ADVERTENCIA Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected. Usted no está obligado a comparecer a esta audiencia, excepto según lo dispuesto en la fracción 14-5401(D) de las Leyes Vigentes de Arizona. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, O usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso. Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia: (1) el juez podrá conceder el remedio solicitado en el pedimento a menos que lo prohíba la ley, y sin necesidad de celebrar otra diligencia, y (2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que presente una Solicitud de Aviso, de conformidad con lo dispuesto en el Título 14 de las ARS. 1. Se avisa que ANA AYON ZATARAIN ha interpuesto lo siguiente: PETITION FOR APPOINTMENT OF PERMANENT GUARDIAN FOR AN ADULT, INVOLVES A MINOR AT LEAST 17.5 YEARS OF AGE TO BECOME EFFECTIVE AT AGE 18 2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación: FECHA: miércoles, 05 de agosto de 2026 HORA: 10:00 AM FUNCIONARIO JUDICIAL: la juez comisionada Lindsay Kunaschk UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 301 NÚM. DE TELÉFONO: (602) 372-0270 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.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la Audiencia Inicial. 3. COURT CONNECT y MICROSOFT TEAMS Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-prb05 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial: Ir a este enlace: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-prb05 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: 454 344 082# Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace: https://superiorcourt.maricopa.gov/court-connect Se puede obtener una copia de la Petición de Tutela y de otros escritos judiciales relacionados con este asunto en la oficina del Secretario del Tribunal Superior (Superior Court), División de Sucesiones (Probate Division), ubicada en 201 W. Jefferson St., Phoenix, Arizona 85003, previo pago de las tarifas correspondientes por fotocopias. Número de caso: PB-2026-004364.
6/24, 7/1, 7/8, 7/15/26

RR-4054897#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-003636
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
SUSAN J. HARDESTER,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. MARY RAETZ also known as Mary Elizabeth Hardester Raetz 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 MARY RAETZ also known as Mary Elizabeth Hardester Raetz, care of J. Noland Franz of Buchalter LLP, 15279 N. Scottsdale Road, Suite 400, Scottsdale, AZ 85254.
DATED this 17th day of June, 2026.
BUCHALTER LLP
By: /s/J. Noland Franz
J. NOLAND FRANZ
15279 N. Scottsdale Road, Suite 400
Scottsdale, AZ 85254
Counsel for Personal Representative
6/24, 7/1, 7/8/26

RR-4054893#

NOTICE TO CREDITORS
(A.R.S. § 14-6103)
In the Matter of the
RINTELMANN LIVING TRUST AGREEMENT U/T/A DATED JANUARY 3, 2000, AS AMENDED,
and
SANDRA J. RINTELMANN,
Deceased.
NOTICE IS HEREBY GIVEN that SANDRA J. RINTELMANN passed away on May 17, 2026. It is not anticipated that a Personal Representative for the Estate of SANDRA J. RINTELMANN (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 RINTELMANN LIVING TRUST AGREEMENT U/T/A dated January 3, 2000, 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 ROBERT W. HARTWICK, Trustee of the Trust, at 618 Winery Way, Wilmington, NC 28411.
DATED this 18 day of June 2026.
/s/Robert W. Hartwick
ROBERT W. HARTWICK
618 Winery Way
Wilmington, NC 28411
Trustee
PLATTNER, SCHNEIDMAN & SCHNEIDER, P.C.
By: /s/Jamin Carnahan
Jamin Carnahan
9141 East Hidden Spur Trail
Scottsdale, Arizona 85255
602-274-7955
Attorneys for the Trustee, Robert W. Hartwick
6/24, 7/1, 7/8/26

RR-4054883#

NOTICE TO CREDITORS
NO.: PB2026-004513
(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:
DENNIS BLUM,
Deceased.
NOTICE IS HEREBY GIVEN that STUART GILMAN 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 Stuart Gilman, Personal Representative, c/o John B. Even, Esq., SCHMITT SCHNECK EVEN & WILLIAMS, P.C., 1221 East Osborn Road, Suite 105, Phoenix, Arizona 85014.
DATED this 27 day of May, 2026.
/s/STUART GILMAN
Personal Representative
223 West Jackson Boulevard, Suite 280
Chicago, Illinois 60606
SCHMITT SCHNECK EVEN & WILLIAMS, P.C.
By: /s/John B. Even, Esq.
1221 East Osborn Road, Suite 105
Phoenix, Arizona 85014-5540
Attorneys for Personal Representative, Stuart Gilman
6/24, 7/1, 7/8/26

RR-4054874#

NOTICE TO CREDITORS
TRUST AND ESTATE OF BRUCE LEE NELSON
NOTICE IS GIVEN to all creditors of the Trust or Estate of Bruce Lee Nelson as follows:
1. Bruce Lee Nelson died on December 31, 2025.
2. Sheryl Jean Nelson is the Trustee of the Bruce Lee Nelson Revocable Living Trust dated February 20, 2015.
3. Claims against the Bruce Lee Nelson Estate or the Bruce Lee Nelson Revocable Living Trust must be presented within four months after the date of the first publication of this notice or be forever barred.
4. Claims may be presented by delivering or mailing a written statement of the claim to Sheryl Jean Nelson, c/o Anya M. Witmer, Dyer Bregman & Ferris, PLLC, 3003 N. Central Avenue, Suite 2600, Phoenix, Arizona 85012.
DATED this 17th day of June, 2026.
/s/Anya M. Witmer
Anya M. Witmer, Attorney for the Trustee
6/24, 7/1, 7/8/26

RR-4054864#

NOTICE TO CREDITORS
RE: Estate of Larry Leitner, Deceased
NOTICE IS HEREBY GIVEN that Lawrence Lee Leitner died on January 10, 2026.
At the time of death, the decedent was a beneficiary of the Leitner Living Trust dated May 13, 2009, as amended and restated.
All persons having claims against the decedent 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 in writing and mailed or delivered to:
C.D. Leitner, Trustee
Leitner Living Trust
PO Box 4005
Cave Creek, AZ. 85327
The claim must indicate the basis of the claim, the amount claimed, and include supporting documentation.
DATED this 18th day of June, 2026.
6/26, 7/1, 7/10/26

RR-4054651#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR REAPPOINTMENT OF PERMANENT GUARDIAN WITH INPATIENT MENTAL HEALTHCARE AND TREATMENT AUTHORITY AND APPOINTMENT OF PERMANENT CONSERVATOR
CASE NO. PB2020-004654
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
Cindy Planchard
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 Next Steps for Families has filed the following:
Verified Petition for Reappointment of Permanent Guardian with Inpatient Mental Healthcare and Treatment Authority and Appointment of Permanent Conservator
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Tuesday, August 11, 2026 at 10:45 AM
JUDICIAL OFFICER: Judge Joseph Kiefer
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 002
TELEPHONE NO: (602) 372-6553
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-prb07 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-prb07 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 728 539 63#
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/24, 7/1, 7/8/26

RR-4054634#

NOTICE TO CREDITORS
NO. PB2026-004389
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of:
GAYLE ANN HARDIN,
Deceased.
NOTICE IS GIVEN that MIRANDA BROOKS has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at:
ANDERSEN PLLC
Miranda Brooks
c/o Marshall F. Greggersen, Esq.
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED 6/18/2026.
ANDERSEN PLLC
/s/Marshall F. Greggersen
Attorneys for Miranda Brooks
6/24, 7/1, 7/8/26

RR-4054631#

NOTICE TO CREDITORS
(For Publication)
THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
THE BERK TRUST OF 1993,
DATED APRIL 1, 1993, AS AMENDED
Irrevocable.
NOTICE IS HEREBY GIVEN that THE BERK TRUST OF 1993, dated April 1, 1993, MICHAEL I. BERK, Trustee is being administered. All persons having claims against the Trust Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the address shown below.
DATED this 10th day of April, 2026.
/s/MICHAEL I. BERK, Trustee
457 Podunk Road
Guilford, Connecticut 06437
RESPECTFULLY SUMITTED this 10th day of April, 2026.
BENEDICT LEGAL
By: /s/BENJAMIN D. BENEDICT, Esq.
3333 E. Camelback Road, Suite 210
Phoenix, AZ 85018
Attorney for Trustee
6/24, 7/1, 7/8/26

RR-4054611#

NOTICE TO CREDITORS
NO. PB2026-004460
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of:
LYLA MAE RUTHERFORD,
Deceased.
NOTICE IS HEREBY GIVEN that Amanda Rutherford, whose address is 8934 E. 116th Street S., Bixby, Oklahoma 74008, has been appointed Personal Representative of the Estate of Lyla Mae Rutherford, deceased (the "Estate"). All persons having claims against the decedent, Lyla Mae Rutherford, and/or this Estate, are required to present their claims within four (4) months after the date of the first publication of this Notice to Creditors, if notice is given as provided in A.R.S. §14-3801(A), or within sixty (60) days after mailing or other delivery of this Notice, whichever is later, or such claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim in the manner and in the form required by law to the Personal Representative, Amanda Rutherford, at her address set forth above with a copy to the Personal Representative's attorney, Mark A. Wilson, of the Wilson Law Firm, 2133 E. Warner Road, Suite 104, Tempe, Arizona 85284. Such claims must be filed within the time period prescribed in Arizona Revised Statutes §14-3803, subsection A, and/or any and all such other applicable laws, and in the manner prescribed by law, or such claims are forever barred.
DATED this 5 day of June, 2026.
PERSONAL REPRESENTATIVE
/s/Amanda Rutherford
WILSON LAW FIRM
By: /s/Mark A. Wilson
Mark A. Wilson
2133 E. Warner Road
Suite 104
Tempe, Arizona 85284
(480) 491-5700
Attorneys for Personal Representative
6/24, 7/1, 7/8/26

RR-4054607#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-003287
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
DEBORAH SUE STAFFORD,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Joy Lynn Applegate 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 Joy Lynn Applegate, care of Rilus M. Dana of DANA AND ASSOCIATES, LLC, 2509 S. Power Road, Suite #207, Mesa, AZ 85209.
DATED this 17th day of June, 2026.
DANA AND ASSOCIATES, LLC
By:/s/RILUS M. DANA
2509 S. Power Road, Suite #207
Mesa, AZ 85209
Counsel for Personal Representative
6/24, 7/1, 7/8/26

RR-4054602#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-004351
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
PATRICIA CADIEUX,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Nancy S. White have 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 Nancy S. White, care of Travis R. Campbell, Legal AZ, 432 E. Southern Ave., Tempe, AZ 85282.
DATED this 18th day of June, 2026.
LEGAL AZ
By: /s/Travis R. Campbell
Counsel for Personal Representative
6/24, 7/1, 7/8/26

RR-4054515#

NOTICE TO CREDITORS
NO. PB2026-004344
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of:
Judith George Albert
Deceased.
Notice is given that Brett Lane Albert

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was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address:
Brett Lane Albert
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6-18-26

DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
Attorney for Brett Lane Albert

6/24, 7/1, 7/8/26

RR-4054466#

NOTICE TO CREDITORS
NO. PB2026-004346
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of:
Robert David Albert

Deceased.

Notice is given that Brett Lane Albert was appointed Personal Representative of this estate. All persons having claims against the estate must present their claims within four (4) months after the date of the first publication of this notice or the claims will be barred. Claims must be presented by delivering or mailing a written statement of the claim to Personal Representative at the following address:
Brett Lane Albert
c/o Dynasty Law PLC
4100 S Lindsay Rd Ste 110
Gilbert, AZ 85297
DATED: 6-18-26

DYNASTY LAW
By: /s/Austin T. Matheny, Esq.
Attorney for Brett Lane Albert

6/24, 7/1, 7/8/26

RR-4054463#

Notice To Creditors/Leon Sim Durant
Roddy & Urness, PLLC 13951 N. Scottsdale Road, Suite 234 Scottsdale, AZ 85254 Telephone (623) 295-9839 michelle@roddyurness.com Michelle J. Roddy, Esq. Arizona State Bar No. 023984 Attorneys for Applicant Superior Court Of Arizona Maricopa County In the Matter of the Estate of: Leon Sim Durant, Deceased. Case No. PB2026-004241 Notice To Creditors Notice is given that Misty McDaniel 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 the Personal Representative at c/o Roddy & Urness, PLLC, 13951 N. Scottsdale Road, Suite 234, Scottsdale, AZ 85254. Dated: June 16, 2026. Roddy & Urness, PLLC /s/ Michelle J. Roddy Michelle J. Roddy, Esq. Attorney for Applicant
6/24, 7/1, 7/8/26

RR-4054356#

Notice To Creditors/Constance E. Craig Administrative Trust
In the Matter of the Constance E. Craig Administrative Trust Notice Is Hereby Given regarding the Craig Administrative Trust created by the provisions of that certain Craig Family Trust dated May 17, 2004, as amended, wherein Sheldon E. Craig and Constance E. Craig, are the Trustors (referred to herein as the "Trust"), and wherein Monique R. Reader is the Successor Trustee. Sheldon E. Craig was the first Trustor to die, and Constance E. Craig the surviving Trustor, died on or around October 27, 2025. All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. (See A.R.S. §14-3803.A. and §14-6103.B.) Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Trustee in care of Dickinson Wright PLLC, 1850 North Central Avenue, Suite 1400, Phoenix, Arizona 85004, Attn: Amber D. Hughes, in accordance with A.R.S. §§14-3801 and 14-6103. Dated: April 30, 2026. /s/ Monique R. Reader Trustee Dickinson Wright PLLC, A Professional Limited Liability Company By: /s/ Amber D. Hughes 1850 North Central Avenue, Suite 1400 Phoenix, Arizona 85004 Telephone: (602) 285-5059 Attorneys for the Trustee, Monique R. Reader
6/24, 7/1, 7/8/26

RR-4054355#

Notice To Creditors/Linda P. Gifford aka Linda Pauline Gifford
Otto S. Shill, III (Bar No. 010455) otto.shill@gknet.com Sarah R. LeFevre (Bar No. 040777) Sarah.LeFevre@gknet.com Gallagher & Kennedy, P.A. 2575 East Camelback Road Phoenix, Arizona 85016 Telephone: 602-530-8000 Facsimile: 602-530-8500 Attorneys for Ancillary Personal Representative In The Superior Court Of The State Of Arizona In And For The County Of Maricopa In the Matter of the Estate of: Linda P. Gifford aka Linda Pauline Gifford, Deceased. No. PB2026-003407 Notice To Creditors Notice Is Hereby Given that Stewart Nielson 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 Ancillary Personal Representative c/o Otto S. Shill, III, Gallagher & Kennedy, P.A., 2575 East Camelback Road, Phoenix, Arizona 85016-9225. Dated this 15th day of June, 2026. Gallagher & Kennedy, P.A. By: /s/ Otto S. Shill, III or Sarah R. LeFevre Attorneys for Ancillary Personal Representative
6/24, 7/1, 7/8/26

RR-4054354#

Notice To Creditors By Publication/James D. Davis, Sr.
Andrew G. Morrison (SBN 031006) Harowitz & Morrison, PLLC 1430 E. Missouri Ave, Suite B269 Phoenix, AZ 85014 Phone: (480) 456-1144 Email: service@hmazlaw.com Pursuant To A.R.S. §14-3801, §14-10604A and §14-6103 Maricopa County In the Matter of the Estate/Trust Administration of James D. Davis, Sr., Deceased. Notice To Creditors By Publication Notice Is Hereby Given that all persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim, referencing the deceased, to: Harowitz & Morrison, PLLC., 1430 E Missouri Ave Suite B269, Phoenix, AZ 85014. Dated this 15th day of June, 2026. Harowitz & Morrison, PLLC By: /s/ Andrew G. Morrison, Attorney For Estate/Trust
6/24, 7/1, 7/8/26

RR-4054353#

Notice To Creditors/George Rodgers Brinner
PB2026-004319 In The Matter Of The Estate Of George Rodgers Brinner, Anthony Brinner, Pro se, 13207 W. Pomegranate Dr. Sun City West, AZ 85375 In The Superior Court Of The State Of Arizona In And For The County Of Maricopa. In the Matter of the Estate of George Rodgers Brinner, Notice is Herby Given that Anthony Brinner has been appointed as Personal Representative of this Estate of George Rodgers Brinner. 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, Anthony Brinner, at the following address: 13207 W. Pomegranate Dr., Sun City West, AZ 85375. Personal representative.
6/24, 7/1, 7/8/26

RR-4054351#

Notice To Creditors/Jared Donald Johnston
PB2026-003034 In The Matter Of The Estate Of Jared Donald Johnston, Drew Elliott Johnston, Pro se, 24707 W. Dove Lane, Buckeye, AZ 85326. In The Superior Court Of The State Of Arizona In And For The County Of Maricopa. In the Matter of the Estate Jared Donald Johnston, Notice is Herby Given that Drew Elliott Johnston has been appointed as Personal Representative of this Estate of Jared Donald Johnston. 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, Drew Elliott Johnston, at the following address: 24707 W. Dove Lane, Buckeye, AZ 85326. Personal representative.
6/24, 7/1, 7/8/26

RR-4054350#

NOTICE TO CREDITORS
CASE NO.: PB2026-003946
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In re the Estate of:
DONALD G. SZIBDAT,

Deceased.

Notice is given that Garrett F. Szibdat 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 in care of Braun Cathie Kruzel PC at 8501 E. Princess Dr., Ste. 190, Scottsdale, AZ 85255.
DATED: June 11, 2026

/s/Garrett F. Szibdat
Garrett F. Szibdat

6/24, 7/1, 7/8/26

RR-4054232#

NOTICE TO CREDITORS
ARS 14-6103
Robert Lee Tomblin, Trustee
15225 N 51st Lane
Glendale, AZ 85306
Estate of William R. Hanshaw,

Deceased.

Notice is given that Robert Lee Tomblin is the acting Trustee of the William R. Hanshaw and Janice C. Hanshaw Revocable Living Trust. All persons having claims against the estate of William R. Hanshaw 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 Trustee at the address listed above.
Dated: 6-17-26

/s/Nathan D. Wente
Nathan D. Wente (#036927)
Attorney for Trustee Robert Lee Tomblin

6/24, 7/1, 7/8/26

RR-4054230#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-002602
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
Anton Kastner Laakso
an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Lauren E. Youngbar has been appointed Personal Representative of this Estate on 04/29/2026.
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 Lisa A. Haster, Attorney for Personal Representative 2470 W Edgewater Way, #2053 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: May 30, 2026

/s/Lauren Youngbar
Personal Representative

6/24, 7/1, 7/8/26

RR-4054224#

NOTICE TO CREDITORS
(INTESTATE ESTATE)
NO. PB2026-004487
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
MARIE NEWTON, also known as
MARIE DOLORES NEWTON,

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 EUGENE E. KELLER II, Attorney at Law, 5225 North Central Ave, Suite 109, Phoenix, Arizona 85012.
DATED this 5th day of June 2026.

/s/JAMES PANTE
Personal Representative
1836 N. Stapley Dr., Unit 28
Mesa, AZ 85208

6/24, 7/1, 7/8/26

RR-4054166#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB 2026-004525
(INTESTATE)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
RAYMOND ANTHONY ORTIZ,

Deceased.

1. Personal Representative Benjamin Sebastian Ortiz has been appointed Personal Representative of this Estate on June 17, 2026.
2. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this Notice, or 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. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, Benjamin Sebastian Ortiz, C/O Murillo Law Firm, PLLC 15671 W. Taylor Street Goodyear, Arizona 85338.
4. A copy of the Notice of Appointment is attached to the copies of this document mailed to all known creditors.
DATED: June 17, 2026

Murillo haw Firm, PLLC
By: /s/Sarah Murillo, Attorney for
Personal Representative

6/24, 7/1, 7/8/26

RR-4054006#

NOTICE TO CREDITORS OF DECEASED SETTLOR
(For Publication)
In the Matter of the Estate of
KATHRYN MARIE JORDAN

Deceased.

Notice is given that KATHRYN MARIE JORDAN, Settlor of THE KATHRYN M. JORDAN TRUST, DATED July 9, 2024, died on May 25, 2026
All persons having claims against the deceased Settlor are required to present their claims within four (4) months after the date of first publication of this notice or such claims will be forever barred.
Claims must be presented by delivering or mailing a written statement of the claim to:
HEATHER SPIESMAN, Successor Trustee
c/o The Law Offices of Jeffrey D. Lynch, PLLC
6424 E. Greenway Rd., Suite 100
Scottsdale, Arizona 85254
DATED: June 17, 2026

/s/Jeffrey D. Lynch
The Law Offices of Jeffrey D. Lynch, PLLC
6424 E. Greenway Rd., Suite 100
Scottsdale, Arizona 85254
Attorney for the Estate

6/24, 7/1, 7/8/26

RR-4053980#

NOTICE OF INITIAL HEARING REGARDING: RULE 33 PETITION FOR APPROVAL OF ATTORNEYS' FEES AND COSTS
CASE NO. PB2025-002508
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
RODESSA ELIZABETH BRIGGS
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 JORDAN A. BRUNNER, ESQ.; MUSHKATEL, GOBBATO & KILE, PLLC has filed the following:
RULE 33 PETITION FOR APPROVAL OF ATTORNEYS' FEES AND COSTS
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, July 27, 2026 at 9:45 AM
JUDICIAL OFFICER: Judge Michelle Carson
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 372-3169
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-prb06 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-prb06 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/24, 7/1, 7/8/26

RR-4053976#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE WITHOUT BOND
CASE NO. PB2026-000711
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ANDRES ROBERTO CHAPARRO VALENZUELA
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 ARTURO CHAPARRO VALDEZ has filed the following:
PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE WITHOUT BOND
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 22, 2026 at 9:15 AM
JUDICIAL OFFICER: Commissioner Jeffrey Altieri
PLACE: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207
TELEPHONE NO: (602) 506-3381
Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
3. COURT CONNECT / MICROSOFT TEAMS
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbc03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.
If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:
Courtroom Phone Number: 1-917-781-4590
Courtroom Conference ID#: 880 692 825 #
For more information about Court Connect, please see https://superiorcourt.maricopa.gov/court-connect
6/24, 7/1, 7/8/26

RR-4053952#

NOTICE TO CREDITORS
The Arvin A. Nelson and Phyllis J. Nelson Revocable Living Trust, dated September 23, 2004 as Amended (the "Trust")
NOTICE IS GIVEN THAT:
1. Lorie A. Dillon and Mark L. Nelson are serving as successor Trustees of the Trust.
2. Any Creditors with claims against the Trust, or any sub-trust thereto, 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.
3. Claims against the Trust must be presented by delivering or mailing a written statement of the claim to the successor Trustees:
Lori A. Dillon and Mark L. Nelson
c/o Kody Thurgood, Esq.
Charlotte C. Johnson Law, PLLC
2020 S. McClintock Drive, Ste 107
Tempe, AZ 85282
Dated this 5th day of June, 2026.
Charlotte C. Johnson Law, PLLC
By: /s/Kody Thurgood
2020 S. McClintock Drive, Ste 107
Tempe, AZ 85282
Attorneys for Successor Trustees
6/19, 6/26, 7/1/26

RR-4053846#

NOTICE TO CREDITORS BY PUBLICATION
Pursuant to A.R. S. 14-6103, NOTICE IS GIVEN to all creditors of the BARBARA D. GILBERT TRUST, originally dated March 19, 2018, and all trusts created thereunder ("Trust") that:
1. The Trustor of the Trust is deceased.
2. KEVEN HUNT has been appointed as Trustee of the Trusts.
3. Claims against the Trusts must be presented within four months after the date of the first publication of this notice or be forever barred, as prescribed in A.R. S. 14-3801.
4. Claims against the Trusts may be presented by delivering or mailing a written statement of the claim to Ryan D. Hoffman, 7254 E Southern Ave, Suite 121, Mesa, AZ 85209.
DATED this 9 day of June, 2026.
/s/KEVEN HUNT, Trustee
DANA LAW GROUP, LLC
By:/S/ illegible
Counsel for Personal Representative
6/24, 7/1, 7/8/26

RR-4053810#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-003349
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of:
SAMUEL KELVIN BLACKLEDGE,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Samantha Lynn Blackledge 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 Samantha Lynn Blackledge, care of M. Todd Smith of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.
DATED this 4 day of June, 2026.
DANA WHITING LAW, PLLC
By:/s/ M. TODD SMITH
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Personal Representative
6/24, 7/1, 7/8/26

RR-4053808#

NOTICE TO CREDITORS
(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 Estate of
WOOD FAMILY LIVING TRUST U/T/A DATED JANUARY 29, 1999, AS AMENDED
and
JOSEPHINE M. WOOD,
Deceased
NOTICE IS HEREBY GIVEN that JOSEPHINE M. WOOD passed away on April 6, 2026. It is not anticipated that a Personal Representative for the Estate of JOSEPHINE M. WOOD (the "Estate") will be appointed; however, if a Personal Representative is appointed, any claims against the Estate may be submitted as indicated below. All persons having claims against WOOD FAMILY LIVING TRUST U/T/A DATED JANUARY 26, 1999, as amended, 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 Albert T. Wood Jr. (aka A. Thomas Wood), Trustee of WOOD FAMILY LIVING TRUST U/T/A DATED JANUARY 26, 1999, as amended at 3026 E. Blue Ridge Place, Chandler, AZ 85249
DATED this 15th day of June 2026.
/s/Albert T. Wood Jr.
ALBERT T. WOOD JR. (aka A. THOMAS WOOD)
3026 E. Blue Ridge Place
Chandler, AZ 85249
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, Albert T. Wood Jr. (aka A. Thomas Wood)
6/19, 6/26, 7/1/26

RR-4053302#

NOTICE TO CREDITORS
NO. PB2026-004449
(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
MARY LOU CLARK (the "Estate"),
Deceased.
NOTICE IS HEREBY GIVEN that MARY LOU CLARK passed away on December 18, 2025. BOBBI JO OLMSTEAD 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 BOBBI JO OLMSTEAD, Personal Representative, at c/o The Law Offices of Brandon White, PPLC, 225 E. Germann Rd. Suite 101, Gilbert, AZ 85297.
DATED: June 15, 2026
/s/Bobbi Jo Olmstead
8966 E. Halifax Cir.
Mesa, AZ 85207
Law Offices of Brandon White, PLLC
By: /s/Marissa Sternberg
225 E. Germann Rd. Suite 101
Gilbert, AZ 85297
602-237-6772
Attorneys for Bobbi Jo Olmstead
6/19, 6/26, 7/1/26

RR-4053189#

NOTICE TO CREDITORS
NO. PB2026-004474
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
MARY FRANCES MACK ATTREP,
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative, c/o MICHAEL J. McGREEVY, Attorney at Law, 9745 W. Bell Road, Suite 125, Sun City, Arizona, 85351.
DATED this 15th day of June, 2026.
By /s/Gregory John Michael Attrep
By. /s/Michael J. McGreevy
Attorney for Personal Representative
6/19, 6/26, 7/1/26

RR-4053168#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Annette E. Allen (the "Decedent") died on April 5, 2026. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Allen Family Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.
DATED 6/13/2026.
/s/Corinne E. Allen
Trustee
6/19, 6/26, 7/1/26

RR-4053091#

NOTICE TO CREDITORS FOR PUBLICATION
Amendment and Complete Restatement to Marriner Survivor's of the Marriner Family Trust of 1995 ("Trust")
NOTICE IS GIVEN to all creditors of the Trust that:
1. SARA BROOKE WHITHAM and WILLIAM BLAKE WHITHAM are serving as Successor Co-Trustees 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 Stephen W. Follett
Sara Brooke Whitham
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED June 10, 2026
ANDERSEN PLLC
By: /s/Stephen W. Follett
Stephen W. Follett
Attorneys for Sara Brooke Whitham, Successor Co-Trustee
6/17, 6/24, 7/1/26

RR-4053010#

NOTICE TO CREDITORS
The Hoelzer Trust, Dated July 28, 2022 (the "Trust")
NOTICE IS GIVEN THAT:
1. Camelback Fiduciary, LLC is serving as successor Trustee of the Trust.
2. Any Creditors with claims against the Trust, or any sub-trust thereto, 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.
3. Claims against the Trust must be presented by delivering or mailing a written statement of the claim to the successor Trustee:
Camelback Fiduciary, LLC
c/o Charlotte C. Johnson, Esq.
Charlotte C. Johnson Law, PLLC
2020 S. McClintock Drive, Ste 107
Tempe, AZ 85282
Dated this 10th day of June, 2026.
Charlotte C. Johnson Law, PLLC
By: /s/Charlotte C. Johnson
2020 S. McClintock Drive, Ste 107
Tempe, AZ 85282
Attorneys for Successor Trustee
6/17, 6/24, 7/1/26

RR-4053009#

NOTICE TO CREDITORS BY PUBLICATION
Pursuant to Arizona Revised Statutes §14-6103, NOTICE IS GIVEN to all creditors of the WILLIAM E. KLECKA TRUST DATED OCTOBER 31, 2018, and all Trusts created thereunder ("Trusts") that:
1. Grantor, WILLIAM E. KLECKA, is deceased.
2. KATHRYN P. JORDAN is the currently acting 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 KATHRYN P. JORDAN, Trustee, c/o Husch Blackwell, LLP, 5060 N. 40th Street, Suite 250, Phoenix, Arizona 85018.
Date of this Notice: June 15, 2026
HUSCH BLACKWELL, LLP
/s/Eric A. Ess, Esq.
5060 N. 40th Street, Suite 250
Phoenix, Arizona 85018
6/19, 6/26, 7/1/26

RR-4052987#

NOTICE TO CREDITORS
NO. PB2026-004162
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
JENNIFER EVELYN SANDS,
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, CHARLES FRANCIS SANDS, at 6801 N. Central Ave., Phoenix, AZ 85012.
DATED: June 9, 2026.
/s/Charles Francis Sands
Personal Representative
/s/Thomas G. Georgiou
THOMAS G. GEORIOU, P.C.
8350 E. Raintree Dr., Suite 201
Scottsdale, AZ 85260
(480) 429-8565
6/17, 6/24, 7/1/26

RR-4052911#

NOTICE TO CREDITORS BY PUBLICATION
NO. PBPB2025-007090
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
DEBORAH ANN STEIGER,
Deceased.

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

NOTICE IS GIVEN to all creditors of the Estate that:
1. Robert E. Steiger, Jr. has been appointed as Personal Representative of the Estate.
2. Claims against the Estate must be presented within four months after the date of the first publication of this notice or be forever barred.
3. Claims against the Estate may be presented by delivering or mailing a written statement of the claim to Robert E. Steiger, Jr., care of Tara K. Miller of Tara Miller Law, PLLC, 3550 N. Goldwater Blvd. #1886, Scottsdale, AZ 85251.
DATED this 12 day of June, 2026.
TARA MILLER LAW, PLLC
By: /s/Tara K. Miller
TARA K. MILLER
3550 N. Goldwater Blvd. #1886
Scottsdale, AZ 85251
Counsel for Personal Representative
6/19, 6/26, 7/1/26

RR-4052884#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-004321
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of:
Kathleen Ann Militello
an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Matthew Ross Militello has been appointed Personal Representative of this Estate on 9 June 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 3281 E Lexington Ave Gilbert, AZ 85234
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: 12 June 2026
/s/Matthew Ross Militello
Personal Representative
6/19, 6/26, 7/1/26

RR-4052815#

NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN pursuant to A.R.S. § 14-6103 that Allan S. Poster (the "Decedent") died on May 19, 2026. The undersigned is the Trustee of the Decedent's nontestamentary trust (the "Trustee"), Allan S. Poster Revocable Trust (the "Trust"). All persons having claims against the Decedent, the Decedent's estate, or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice, or within the time prescribed in A.R.S. §14-3801 et seq., as the case may be, or the claims will be forever barred. Claims must be presented to the Trustee in care of the attorney for the Trust, Michelle M. Tran, Clark Hill PLC, 14850 N. Scottsdale Road, Suite 500, Scottsdale, Arizona 85254.
DATED 6-12, 2026.
/s/Nancy D. Poster
Trustee
6/19, 6/26, 7/1/26

RR-4052804#

NOTICE TO CREDITORS
(For Publication)
In the Matter of the Trust of
PATRICIA ANN BUTKIEWICZ,
Deceased.
NOTICE IS GIVEN that Juli T. Mock was appointed as Successor Trustee of this Estate/Trust. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at:
Sigmund P. Butkiewicz and Patricia A. Bukiewicz Living Trust
Juli T. Mock, Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374
DATED: 6/12/2026
/s/Juli T. Mock
Successor Trustee
6/19, 6/26, 7/1/26

RR-4052803#

NOTICE TO CREDITORS
NO. PB2026-002058
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of the Estate of
Nasser Chidiac
Date of Birth: October 14, 1974
Deceased.
Notice is given that Naji Chidiac was appointed Personal Representative of this Estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, care of DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: June 12, 2026
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn, Esq.
Attorney for Personal Representative
6/19, 6/26, 7/1/26

RR-4052698#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-003670
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of
ROBERT EDWARD EICHLER,
Deceased.
NOTICE IS HEREBY GIVEN to all creditors of the Estate that:
1. Rachel Maggio and Charles Thomas Eichler have been appointed as Co-Personal Representatives 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 Rachel Maggio and Charles Thomas Eichler, care of M. Todd Smith of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.
DATED this 6 day of May, 2026.
DANA WHITING LAW, PLLC
By: /s/M. TODD SMITH
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Rachel Maggio
COLLINS & COLLINS, LLP
By:/S/ JONATHAN S COLLINS
JONATHAN S COLLINS
3240 E. Union Hills Dr., Ste. 139
Phoenix, AZ 85050
Counsel for Charles Thomas Eichler
6/19, 6/26, 7/1/26

RR-4052662#

NOTICE TO CREDITORS
NO. PB2025-009887
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
EDWARD STEPHEN NUSBAUM,
Deceased.
NOTICE IS HEREBY GIVEN that IVA L. BUNCH has been appointed Personal Representative of the above Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or within sixty (60) days of the mailing or other delivery of this Notice, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative, in care of Blake & Pulsifer, PLC, 2177 East Warner Road, Suite 107, Tempe, Arizona 85284.
DATED this 9th day of June, 2026.
BLAKE & PULSIFER, PLC
By: /s/Sarah R. Randolph
Marc D. Pulsifer, Esq.
Sarah R. Randolph, Esq.
2177 East Warner Road, Suite 107
Tempe, Arizona 85284
Attorneys for the Personal Representative
The original of the foregoing filed this 9th day of June, 2026 with
the Clerk of the Maricopa County Superior Court.
By:/s/Sylvia A. Bustamante
6/17, 6/24, 7/1/26

RR-4052515#

NOTICE TO CREDITORS
(For Publication)
SUPERIOR COURT OF ARIZONA,
MARICOPA COUNTY
In the Matter of:
THE SAWNICK TRUST, DATED SEPTEMBER 20, 1993, AND FIRST AMENDMENT AND RESTATEMENT, DATED MARCH 22, 2021.
Lynda Brannan, Successor Trustee.
Notice is given that Lynda Brannan is the appointed Successor Trustee of The Sawnick Trust, dated September 20, 1993, and First Amendment and Restatement, dated March 22, 2021. All persons having claims against the Trust are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Successor Trustee, c/o DOUG NEWBORN LAW FIRM, PLLC, at 7315 N. Oracle Road, Suite 230, Tucson, AZ 85704.
DATED: 6-11-2026
DOUG NEWBORN LAW FIRM, PLLC
/s/Douglas J. Newborn
Suzanne Scott, Esq.
Attorney for Successor Trustee
6/17, 6/24, 7/1/26

RR-4052461#

NOTICE TO CREDITORS (PUBLICATION) OF THE THE NICHOLAS ADAMS LIVING TRUST DATED 6/21/2024, AND AMENDED AND RESTATED THE TRUST ON 6/25/2025
NOTICE IS HEREBY GIVEN that NICOLE CHRISTINE ADAMS is the Sole Trustee of THE NICHOLAS ADAMS LIVING TRUST dated June 21, 2024, as amended and restated on June 12, 2025. Pursuant to A.R.S. §14-6103, all persons having claims against NICHOLAS ADAMS and/or THE NICHOLAS ADAMS LIVING TRUST dated June 21, 2024, as amended and restated on June 12, 2025, are required to present their claims within four months after the date of the first publication of this notice, if notice is given as provided by A.R.S. § 14-3801(A), or within 60 days after mailing or other delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim indicating its basis, the name and address of the claimant, the date the claim is due, the amount claimed, and describing any security for the claim. The claim is deemed presented upon receipt by the Trustee at the address set forth herein: c/o Leanne B. Martin, Golston & Martin, 419 E. Juanita Ave., Suite 103-4, Mesa, Arizona 85204.
DATED this 3 day of February 2025.
/s/Nicole Christine Adams, Trustee
GOLSTON & MARTIN, PLLC
By /s/Leanne B. Martin
419 E. Juanita Ave., Suite 103-4
Mesa, AZ 85204
(480) 777-8200
Attorney for Trustee
6/17, 6/24, 7/1/26

RR-4052449#

NOTICE OF INITIAL HEARING ON PETITION FOR RELEASE OF FUNDS FROM RESTRICTED ACCOUNT
CASE NO.: PB2026-051026
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Conservatorship for:
DORIS KATHLEEN LEWIS,
Deceased.
NOTICE IS GIVEN that DSP Fiduciary Services, LLC has filed with the above-named Court a Petition for Release of Funds from Restricted Account ("Petition").
An Initial Hearing has been set to consider the Petition at 9:45 a.m. on Thursday, July 30, 2026, before Judge Jenifer Green, Old Courthouse, located at 125 W. Washington Street, Phoenix, AZ 85003, Courtroom 201, telephone number 602-506-0438.
This is a legal notice; your rights may be affected. Éste un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition, you must file with the court a 26 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.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually, unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-prb02 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/microsoft365/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-prb02 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 via 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
DATED this 11th day of June 2026.
PROVIDENT LAW
/s/Bryan Eastin
Bryan Eastin
Attorney for DSP Fiduciary Services, LLC
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.
6/17, 6/24, 7/1/26

RR-4052406#

NOTICE TO CREDITORS
CAE NO. PB2026-004326
STATE OF ARIZONA SUPERIOR COURT
COUNTY OF MARICOPA
In Re the Estate of:
ALVIN E. DIXON, JR.,,
Deceased.
NOTICE IS HEREBY GIVEN that MARNI K. DIXON has been appointed as Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a 7018 W. Stockman Rd., Glendale, AZ 85308
DATED this 11th day of June, 2026.
/s/MARNI K. DIXON
6/17, 6/24, 7/1/26

RR-4052399#

NOTICE TO CREDITORS FOR PUBLICATION
NO. PB2026-002838
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of:
DANIEL GALAS MONTIJO, AKA
DANNY MONTIJO.
Deceased.
NOTICE IS GIVEN that THERESA MONTIJO was appointed Personal Representative of this Estate. All persons having claims against the Estate must present their claims within 4 months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at:
Theresa Montijo
c/o Samantha G. Stirling, Esq.
Vivien E. Reed, Esq.
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255
DATED: June 11, 2026
ANDERSEN PLLC
/s/Vivien E. Reed, Esq.
Samantha G. Stirling, Esq.
Attorneys for Personal Representative
6/17, 6/24, 7/1/26

RR-4052398#

NOTICE TO CREDITORS
INFORMAL TESTATE
NO. PB2026-004261
SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
MATTHEW PAUL HOSEK, also known as MATTHEW P. HOSEK;
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, 5225 North Central Ave, Suite 109, Phoenix, Arizona 85012.
DATED this 20th day of May, 2026.
/s/RANDOLPH JOSEPH GOODWIN
4656 Suburban Pines Dr.
Lake Worth, FL 33463
6/17, 6/24, 7/1/26

RR-4052395#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

NOTICE OF INITIAL HEARING REGARDING PETITION TO ENDORSE LETTERS OF CONSERVATORSHIP TO INCLUDE AUTHORITY AS PERSONAL REPRESENTATIVE, AND FOR ADJUDICATION OF INTESTACY AND DETERMINATION OF HEIRS (INTESTATE)
CASE NO.: PB2022-070486
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Guardianship of and Conservatorship for:
BROCK CURETON,
An Adult.
NOTICE IS GIVEN that DSP Fiduciary Services, LLC has filed with the above-named Court a Petition to Endorse Letters of Conservatorship to Include Authority as Personal Representative, and for Adjudication of Intestacy and Determination of Heirs ("Petition").
An Initial Hearing has been set to consider the Petition at 10:00 a.m. on Thursday, August 13, 2026, before Judge Andrew Russell, Old Courthouse, located at 125 W. Washington Street, Phoenix, AZ 85003, Courtroom 202, telephone number 602-372-0382.
This is a legal notice; your rights may be affected. Éste un aviso legal. Sus derechos podrian ser afectados. You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition, you must file with the court a 26 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.
Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually, unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.
If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pbj04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, 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/microsoft365/microsoft-teams/download-app
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pbj04 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 via 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
DATED this 11th day of June 2026.
PROVIDENT LAW
/s/Bryan L. Eastin
Bryan L. Eastin, Esq.
16100 N. 71st Street, Suite 350
Counsel for DSP Fiduciary Services, LLC
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.
6/17, 6/24, 7/1/26

RR-4052349#

Notice To Creditors/Kathryn R. Francis
Dwayne E. Ross Anthem Law 3715 W. Anthem Way, Ste. 110 Anthem, Arizona 85086 Ph.: (623) 551-9366 Email: dwayne@anthemlaw.com Attorney for Personal Representative Superior Court Of Arizona, Maricopa County In the Matter of the Estate of Kathryn R. Francis, Deceased. No.: PB2026-004084 Notice To Creditors Notice Is Hereby Given that Lawrence Francis has been appointed Personal Representative of this Estate on May 29, 2026. 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 within sixty (60) days after mailing or delivery of this notice, whichever is later, or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative Lawrence Francis c/o Anthem Law, 3715 W. Anthem Way, Ste. 110, Anthem, Arizona 85086. Dated this 9th day of June, 2026. /s/ Dwayne E. Ross Attorney for Personal Representative
6/17, 6/24, 7/1/26

RR-4052232#

Notice To Creditors/James William McNamee
PB2026-004191 In The Matter Of The Estate Of James William McNamee, James K. McNamee, Pro se, 24550 SE Cranberry Lane, Damascus, OR 97080 In The Superior Court Of The State Of Arizona In And For The County Of Maricopa. In the Matter of the Estate James William McNamee, Notice is Herby Given that James K. McNamee has been appointed as Personal Representative of this Estate of James William McNamee. 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, James K. McNamee, at the following address: 24550 SE Cranberry Lane Damascus, OR 97080. Personal representative.
6/17, 6/24, 7/1/26

RR-4052231#

NOTICE TO CREDITORS
(FOR PUBLICATION)
In the Matter of the Trust of
MARYLIN JANE BURKE,
Deceased.
Notice is given that Judith Lee Carpenter was appointed as Successor Trustee of this estate/trust. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at:
The Marilyn J. Burke Living Trust
Judith Lee Carpenter, Successor Trustee
C/O Pennington Law, PLLC
15331 W. Bell Rd, Ste 318
Surprise, AZ 85374
DATED: 6-10-26.
/s/Judith Lee Carpenter
Successor Trustee
6/17, 6/24, 7/1/26

RR-4052131#

NOTICE TO CREDITORS
NO. PB2026-003964
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
CAROLINE NAVARRO,
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, Rose De La Garza, at the address above.
DATED this 8 day of June, 2026.
/s/Rose De La Garza,
4125 East Frye Road
Phoenix, AZ 85048
602-318-0294
Prepared by Erlinda Yount, CLDP # 80989
Petitioner Pro Se
6/17, 6/24, 7/1/26

RR-4052009#

NOTICE TO CREDITORS
CASE NO. PB2026-004163
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
JANA L. FROST,
Deceased.
NOTICE IS HEREBY GIVEN that Todd Joseph Frost 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 at c/o Robert W. Hobkirk, Esq., Brown & Hobkirk, PLLC, 17015 N. Scottsdale Road, Suite 335, Scottsdale, AZ 85255.
Dated: June 4, 2026.
/s/Todd Joseph Frost
2746 W. Goldmine Mountain Drive
San Tan Valley, Arizona 85144
BROWN & HOBKIRK, PLLC
By /s/ Robert W. Hobkirk
17015 N. Scottsdale Road, Suite 335
Scottsdale, Arizona 85255
(480) 685-4036
Attorney for Personal Representative
6/17, 6/24, 7/1/26

RR-4052007#

NOTICE TO CREDITORS
NO. PB2026-003819
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
IN THE MATTER OF THE ESTATE OF
LORALEE DESHAZOR,
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 offices of CRAIG COLLINS, ESQ., 13912 W. Stardust Blvd. #100, Sun City West, Arizona 85375.
DATED: June 9, 2026.
/s/Charles Clifton DeShazor,
Personal Representative
6/17, 6/24, 7/1/26

RR-4052005#

NOTICE TO CREDITORS
NO. PB2026-004296
SUPERIOR COURT OF ARIZONA
IN AND FOR MARICOPA COUNTY
In the Matter of the Estate of:
KAY MARGRET ROBERTS,
Deceased.
NOTICE IS GIVEN that Brandi Lee Clarke and John R. Clarke, Jr., were appointed Co-Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at Pennington Law, PLLC, 15331 West Bell Road, Suite 318, Surprise, Arizona 85374.
DATED 6/2/26
PENNINGTON LAW, PLLC
/s/Andre L. Pennington, Esq.
Attorney for Brandi Lee Clarke and John R. Clarke, Jr.
6/17, 6/24, 7/1/26

RR-4052002#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-004179
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of
JOHN HENRY PAUL,
Deceased.
NOTICE IS HEREBY GIVEN to all creditors of the Estate that:
1. Robert Francis Paul 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 Francis Paul, care of M. TODD SMITH OF DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.
DATED this 21 day of MAY, 2026.
DANA WHITING LAW, PLLC
By: /s/M. TODD SMITH
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Personal Representative
6/17, 6/24, 7/1/26

RR-4051997#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-004283
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of
MICHAELA MAHONEY,
Deceased.
NOTICE IS GIVEN to all creditors of the Estate that:
1. Brian J. Mahoney 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 Brian J. Mahoney, care of Alexander R. Hartman, Pfarr & Rethore, P.C., 5070 N. 40th Street, Ste. 230, Phoenix, AZ 85018.
DATED this 9th day of June, 2026.
/s/Brian J. Mahoney, Personal Representative
c/o Pfarr & Rethore PC
5070 N. 40th St., Ste 230
Phoenix, AZ 85018
PFARR & RETHORE, P.C.
By: /s/Alexander R. Hartman
5070 N. 40th Street, Ste. 230
Phoenix, AZ 85018
Counsel for Personal Representative
6/17, 6/24, 7/1/26

RR-4051763#

NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF JO ELLEN STEWART
AND THE ADMINISTRATION OF THE JO ELLEN STEWART FAMILY REVOCABLE LIVING TRUST,
DATED MAY 5, 1999, AS AMENDED
Notice is hereby given that Jo Ellen Stewart died on February 1, 2026 and a probate proceeding is not being initiated. Jo Ellen Stewart was the Grantor of The Jo Ellen Stewart Family Revocable Living Trust, dated May 5, 1999, as amended (hereinafter "Trust"). Roy A. Stewart is the successor Trustee of the Trust and any sub-trusts created thereunder. All persons having claims against the Estate of Jo Ellen Stewart of the Trust, including the sub-trusts created thereunder are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Trustee, attention Margo Allen, Esq., Watland & Allen, PLLC, 393 East Palm Lane, Phoenix, AZ 85004-1532.
Dated: 6/9/2026.
WATLAND & ALLEN, PLLC
By /s/Margo Allen
MARK R. ALLEN
393 East Palm Lane
Phoenix, Arizona 85004-1532
Attorney for the Estate of Jo Ellen Stewart
and The Jo Ellen Stewart Family Revocable Living Trust, dated May 5, 1999, as amended
6/17, 6/24, 7/1/26

RR-4051686#

Notice To Creditors/Jackie E. Finney Irrevocable Spousal Trust
In the Matter of the Jackie E. Finney Irrevocable Spousal Trust Notice Is Hereby Given regarding the Jackie E. Finney Irrevocacble Spousal Trust created by the provisions of that certain Indenture Of Trust Of Jackie E. Finney dated July 9, 1999, as amended, wherein Jack E. Finney (a/k/a Jackie E. Finney) is the Trustor (referred to herein as the "Trust"), wherein Phyllis A. Finney is the Successor Trustee. Jack E. Finney died on or around April 26, 2026. 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. (See A.R.S. §14-3803.A. and §14-6103.B.) Claims must be presented by delivering or mailing a written statement of the claim to the undersigned Trustee in care of Dickinson Wright PLLC, 1850 North Central Avenue, Suite 1400, Phoenix, Arizona 85004, Attn: Amber D. Hughes, in accordance with A.R.S. §§14-3801 and 14-6103. Dated: June 2, 2026. /s/ Phyllis A. Finney Successor Trustee Dickinson Wright PLLC, A Professional Limited Liability Company By: /s/ Amber D. Hughes 1850 North Central Avenue, Suite 1400 Phoenix, Arizona 85004 Telephone: (602) 285-5059 Attorneys for the Trustee, Phyllis A. Finney
6/17, 6/24, 7/1/26

RR-4051530#

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: DOLPH
Body Style: 12 X 61 MH
Model Year: 1970
VIN: 70600486
Date and Time of Sale: 7/24/26 10:00:00 AM
Location of Sale: Space No. 223
HOLIDAY SPA LIMITED PARTNERSHIP
HOLIDAY SPA MHC

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

10401 N. CAVE CREEK ROAD
PHOENIX, AZ 85020
Name of landlord: HOLIDAY SPA LIMITED PARTNERSHIP
Amount of Claimed Lien: $8,904.00 as of July 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 27, 2006
Name(s) of Tenant(s): FRANK MICHAEL CURTIS, PEGGY ANN CURTIS
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.
HOLIDAY SPA LIMITED PARTNERSHIP
By: /s/illegible
Park Manager
Dated: June 22, 2026
7/1, 7/8/26

RR-4057146#

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: NEW MOON
Body Style: 14 X 44 MH
Model Year: 1986
VIN: 13507939A
VIN: 13507939B
Date and Time of Sale: 7/24/26 10:00:00 AM
Location of Sale: Space No. 86
NKS GROUP II LTD PARTNERSHIP
PALM GARDENS MOBILE HOME MANOR
2929 E. MAIN STREET
MESA, AZ 85213
Name of landlord: NKS GROUP II LTD PARTNERSHIP
Amount of Claimed Lien: $6,690.00 as of July 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 1, 2025
Name(s) of Tenant(s): CHRISTINE L. WILSON
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.
NKS GROUP II LTD PARTNERSHIP
By: /s/illegible
Park Manager
Dated: June 22, 2026
7/1, 7/8/26

RR-4057145#

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: NATIONAL
Body Style: 12 X 64 MH
Model Year: 1970
VIN: F1MCXM0T5477
Date and Time of Sale: 7/24/26 10:00:00 AM
Location of Sale: Space No. 159
CPI CITRUS GARDENS OWNER L.L.C.
CITRUS GARDENS MOBILE HOME COMMUNITY
4065 E UNIVERSITY DRIVE
MESA, AZ 85205
Name of landlord: CPI CITRUS GARDENS OWNER L.L.C.
Amount of Claimed Lien: $7,011.00 as of July 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 1, 2021
Name(s) of Tenant(s): CHERYL A RHOADES
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 CITRUS GARDENS OWNER L.L.C.
By: /s/illegible
Park Manager
Dated: June 22, 2026
7/1, 7/8/26

RR-4057144#

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: 14 X 70 MH
Model Year: 1978
VIN: FH41572278
Date and Time of Sale: 7/24/26 10:00:00 AM
Location of Sale: Space No. 117
PHOENIX EL SAN JUAN OWNER, L.L.C.
SOLARA SANDS
10810 N 91ST AVENUE
PEORIA, AZ 85345
Name of landlord: PHOENIX EL SAN JUAN OWNER, L.L.C.
Amount of Claimed Lien: $14,129.66 as of July 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: February 1, 2022
Name(s) of Tenant(s): NORMA ANGELICA ALBERT
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.
PHOENIX EL SAN JUAN OWNER, L.L.C.
By: /s/illegible
Park Manager
Dated: June 22, 2026
7/1, 7/8/26

RR-4057138#

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: ELKART
Body Style: 20 X 50 MH
Model Year: 1968
VIN: 10503073DA
VIN: 10503073DB
Date and Time of Sale: 7/24/26 10:00:00 AM
Location of Sale: Space No. 58
NKS GROUP WINDSOR, L.P.
WINDSOR PARK
150 S. WINDSOR
MESA, AZ 85204
Name of landlord: NKS GROUP WINDSOR, L.P.
Amount of Claimed Lien: $7,402.05 as of July 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 9, 2024
Name(s) of Tenant(s): DIANA LINDA DAHLEY
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.
NKS GROUP WINDOSR, L.P.
By: /s/illegible
Park Manager
Dated: June 22, 2026
7/1, 7/8/26

RR-4057137#

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: CASCADE
Body Style: 14 X 64 MH
Model Year: 1978
VIN: FH41604078
Date and Time of Sale: 7/17/26 10:00:00 AM
Location of Sale: Space No. 223
MHC CENTRAL PARK, L.L.C.
CENTRAL PARK VILLAGE
16609 N 3RD AVENUE
PHOENIX, AZ 85023
Name of landlord: MHC CENTRAL PARK, L.L.C.
Amount of Claimed Lien: $17,159.80 as of July 17, 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: March 25, 2019
Name(s) of Tenant(s): PETER VINCENT ABRAMO
Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023.
MHC CENTRAL PARK, L.L.C.
By: /s/illegible
Park Manager
Dated: June 11, 2026
6/24, 7/1/26

RR-4054237#

NOTICE OF SALE OF MOBILE HOME

NOTICE IS HEREBY GIVEN that the following item of personal property will be sold at public sale to the highest bidder, to satisfy a landlord's lien:
Vehicle/Mobile Home ("Personal Property")
Make: CAVCO INDUSTRIES INC
Body Style: 14 X 60 MH
Model Year: 1986
VIN: CAVAZD860219U
VIN: CAVAZD860219X
Date and Time of Sale: 7/17/26 10:00:00 AM
Location of Sale: Space No. R255
ROYAL PALM OWNER, LLC
DESERT SCAPE
2050 W DUNLAP AVENUE
PHOENIX, AZ 85021
Name of landlord: ROYAL PALM OWNER, LLC
Amount of Claimed Lien: $8,197.29 as of July 17, 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: March 30, 2023
Name(s) of Tenant(s): JOSEPH KUZMICK, III
Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023.
ROYAL PALM OWNER, LLC
By: /s/illegible
Park Manager
Dated: June 17, 2026
6/24, 7/1/26

RR-4054233#

TRUSTEE'S SALES

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

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

EQUAL HOUSING OPPORTUNITY

TS#: 26-78854 Order #: 2808594AZD
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 5/17/2023 and recorded on 5/24/2023, as Instrument No. 20230268289, 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.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/10/2026 at 10:00 AM of said day: LOT 322, DOVE COVE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 629 OF MAPS, PAGE 20, AND RE-RECORDED IN BOOK 661 OF MAPS, PAGE 30, AND AFFIDAVITS OF CORRECTION RECORDED AS 2003-1636615, AS 2004-0273721, AND AS 2004-0273722, ALL 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: 5401 S DOVE HOLLOW BUCKEYE, AZ 85326 A.P.N.: 504-40-774 2 Original Principal Balance: $362,632.00 Name and address of original trustor: (as shown on the Deed of Trust) ETHAN DAUGHDRILL AND SABRINA DAUGHDRILL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 5401 S DOVE HOLLOW BUCKEYE, AZ 85326 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, 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: 06/02/2026 Erin K. Sweeney, 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 06/02/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48442 Pub Dates 07/01, 07/08, 07/15, 07/22/2026

7/1, 7/8, 7/15, 7/22/26

RR-4056591#

TS#: 26-78737 Order #: 92796038 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 3/4/2022 and recorded on 3/8/2022, as Instrument No. 20220209560, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/10/2026 at 10:00 AM of said day: LOT 241, OF WESTPAK PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 691 OF MAPS, PAGE 45,AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO 2004-970664, 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: 3306 S 256TH DRIVE BUCKEYE, AZ 85326 A.P.N.: 504-26-639 8 Original Principal Balance: $460,750.00 Name and address of original trustor: (as shown on the Deed of Trust) GARY PRICE BENNETT AND SAVAY LEAM, HUSBAND AND WIFE AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP. 3306 S 256TH DRIVE BUCKEYE, AZ 85326 Name and address of beneficiary: (as of recording of Notice of Sale) Provident Funding Associates, L.P. 1235 N. Dutton Ave, Suite E Santa Rosa, CA 95401 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, 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: 06/01/2026 Erin K. Sweeney, 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 06/01/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48426 Pub Dates 07/01, 07/08, 07/15, 07/22/2026

7/1, 7/8, 7/15, 7/22/26

RR-4056513#

TS#: 26-78043 Order #: 2774065AZD 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 2/20/2025 and recorded on 2/27/2025, as Instrument No. 20250104715, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/10/2026 at 10:00 AM of said day: LOT 53, OF ROYAL SHADOWS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 138 OF MAPS, PAGE 40. 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: 6543 WEST HATCHER ROAD GLENDALE, AZ 85302 A.P.N.: 143-12-060 Original Principal Balance: $226,333.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSEPH STROTHER AND TIFFANY LEE DODGE, HUSBAND AND WIFE 6543 WEST HATCHER ROAD GLENDALE, AZ 85302 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, 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: 06/01/2026 Erin K. Sweeney, 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 06/01/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48431 Pub Dates 07/01, 07/08, 07/15, 07/22/2026

7/1, 7/8, 7/15, 7/22/26

RR-4056108#

File No. 6655-TS
Notice Of Trustee's Sale
Recorded: 06/04/2026 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated January 28, 2018, and recorded on January 31, 2018, in Instrument Number 20180310451, 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 September 10, 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: 17633 West White Eagle Road Marana, Arizona 85653 Tax Parcel Number: 208-10-027C Original Principal Balance: $94,000.00 Original Trustor: Joseph N. Richardson, Trustee Richardson Family Trust dated December 12, 2001 8809 E. 2nd Place Tucson, AZ 85710 Current Trustor: Brook C. Gunderson Jesse J. Gunderson 17633 W. White Eagle Rd. Marana, AZ 85653 Current Beneficiary: AJPJ I, LLC, an Arizona limited liability company PO Box 31295 Tucson, AZ 85751 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 4th day of June, 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 4th day of June, 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 No. 1: That portion of the South half of the Southwest quarter of the Southeast quarter of Section 29, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona more particularly described as follows: Commencing at the Southwest corner of said Southeast quarter of Section 29; Thence North 89 degrees 54 minutes 10 seconds East along the Southerly line of said Southeast quarter, 45.00 feet to the Easterly right-of-way line of Cocio Road; Thence continuing North 89 degrees 54 minutes 10 seconds East along said Southerly line 956.25 feet to the True Point Of Beginning; Thence continuing North 89 degrees 54 minutes 10 seconds East 318.75 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 29; Thence North 00 degrees 02 minutes 13 seconds West along the Easterly line of the Southwest quarter of the Southeast quarter of said Section 29, a distance of 660.38 feet; Thence South 89 degrees 54 minutes 38 seconds West, 318.80 feet; Thence South 00 degrees 02 minutes 30 seconds East 660.42 feet to the True Point Of Beginning. Parcel No. 2: An Easement for ingress, egress, and utilities over the North 15 feet of the South half of the Southwest quarter of the Southeast quarter of said Section 29; Except the West 45 Feet and Further Except any portion lying within the above described property.

7/1, 7/8, 7/15, 7/22/26

RR-4056102#

Trustee Sale No. 34183-082
Notice Of Trustee's Sale
Recorded: 06/08/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by 3029 E Elm, LLC and recorded on 10/30/2025 at Instrument No. 2025-0629039, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on September 8, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, Z 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: 342 E. Hayward Ave, Phoenix, AZ 85020 Tax parcel number: 160-45-031 Original principal balance: $569,500.00 Name and address of Beneficiary: BFSR2, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: 3029 E Elm, LLC 2613 W. Via Perugia Phoenix, AZ 85086 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, Esq. 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 8th day of June, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009). Should

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PUBLIC NOTICES

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 foreclose 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 21, in Palm Heights No. 3, according to the plat of record in the County Recorder of Maricopa, Arizona in Book 40 of Maps, Page 28 thereof. APN: 160-45-031
7/1, 7/8, 7/15, 7/22/26

RR-4056101#

Trustee Sale No. 34183-083
Notice Of Trustee's Sale
Recorded: 06/08/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain deed of trust signed by Sky's the Limit Enterprises, LLC and recorded on 05/02/2024 at Instrument No. 2024-0233709, records of Maricopa County, Arizona. The trust property will be sold at public auction to the highest bidder on September 8, 2026 at 10:00 o'clock a.m. at the steps of the Maricopa County Superior Court, 201 W. Jefferson Street, Phoenix, Z 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: 5402 E. Windrose Dr, Scottsdale, AZ 85254 Tax parcel number: 167-21-078 Original principal balance: $960,000.00 Name and address of Beneficiary: BFSR5, LLC 2152 S. Vineyard #105 Mesa, AZ 85210 Name and address of Original Trustor: Sky's the Limit Enterprises, LLC P.O. Box 12562 Scottsdale, AZ 85267 Name and address of Successor Trustee: Casey S. Blais, Esq. Burch & Cracchiolo, Esq. 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 8th day of June, 2026 by Casey S. Blais, Esq., Trustee. /s/ Stacey Doran Notary Public My Comm. Expires: June 25, 2027 All persons whose interest in the Trust Property is subordinate in priority to that of the above-described Deed of Trust may be subject to having such subordinate interest terminated by this Trustee Sale. Notice: This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.Supp.2d 1178 (D. Ariz. 2009). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclose 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 143, Rancho Saguaro Unit Four, According To The Plat Of Record In Book 159 Of Maps, Page 36, Records Of Maricopa County, Arizona. APN: 167-21-078
7/1, 7/8, 7/15, 7/22/26

RR-4056100#

Notice of Trustee's Sale
Recorded: 06/08/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on November 14, 2025, under recording number 20250661952, records of Maricopa County, Arizona, at public auction to the highest bidder on September 8, 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 168, Deer Valley Estates Unit 3, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 182 Of Maps, Page 26. Property address: 913 W St John Rd, Phoenix, AZ 85023 Tax parcel number: 208-18-399 Original principal balance: $290,500.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: JMNZ Capital Homes 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 June 8, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on June 8, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028
7/1, 7/8, 7/15, 7/22/26

RR-4056099#

Notice of Trustee's Sale
Recorded: 06/08/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on November 26, 2025, under recording number 20250687553, records of Maricopa County, Arizona, at public auction to the highest bidder on September 8, 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 669, Summit Ridge, according to Book 212 of Maps, Page 46, records of Maricopa County, Arizona. Property address: 4662 E Grandview Rd, Phoenix, AZ 85032 Tax parcel number: 215-19-204 Original principal balance: $520,000.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: HoneyBird Consulting 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 June 8, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on June 8, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028
7/1, 7/8, 7/15, 7/22/26

RR-4056098#

TS/File 100680
Notice Of Trustee's Sale
Recorded: 05/21/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 1/14/2026, in 2026-0025198 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/25/2026 at 11:00 A.M. of said day: Lot 512, of Vinsanto, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 849 of Maps, Page 13, and Certificate of Correction recorded as 2007-0255425, of Official Records. Except all coal, oil, gas and mineral deposits as conveyed to DRH Energy, Inc., a Colorado Corporation recorded as 2012-1166227, of Official Records. Purported Property Address: 7835 W. Alvarado Rd., Phoenix, AZ 85035 Tax Parcel Number: 102-38-542 Original Principal Balance: $247,000.00 Original/Current Beneficiary: Dean M. Odegaard as Trustee of the Dean M. Odegaard Revocable Trust 125 Daleyuhski Way, Loudon, TN 37774-2544 Original/Current Trustor: Jesus Castillo Castro, an unmarried man 1604 S. 82nd Dr., Phoenix, Arizona 85043 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: May 21, 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 May 21, 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
7/1, 7/8, 7/15, 7/22/26

RR-4056096#

TS/File 100699
Notice Of Trustee's Sale
Recorded: 05/19/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 3/31/2025, in 2025-0175480 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/19/2026 at 11:00 A.M. of said day: Lot 46, of Desert Saguaro Estates One, according to Book 179 of Maps, Page 7, records of Maricopa County, Arizona. Purported Property Address: 714 N. 96th St., Mesa, Arizona 85207 Tax Parcel Number: 220-21-052 Original Principal Balance: $316,200.00 Original/Current Beneficiary: Zelda Opoka, Trustee, or her successors in interest, of the M&Z Opoka Trust, dated May 3, 2022, and any amendments thereto. 9715 E. Flanders Rd., Mesa, AZ 85207 Original/Current Trustor: Anthony Mastrippolito, a single man 714 N. 96th St., Mesa, Arizona 85207 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 $314,043.72 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: May 19, 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 May 19, 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
7/1, 7/8, 7/15, 7/22/26

RR-4056095#

Notice of Trustee's Sale
Recorded: 06/08/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on January 26, 2026, under recording number 20260045493, records of Maricopa County, Arizona, at public auction to the highest bidder on September 8, 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: See Exhibit 1. Property address: 7320 N 173rd Ave, Waddell, AZ 85355 Tax parcel number: 502-16-091 Original principal balance: $569,500.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: HoneyBird Consulting LLC, a Wyoming 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 June 8, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on June 8, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028 Exhibit 1 Acres B and C in Lot 4729, of Resubdivision Of Unit No. 43, Romola Of Arizona Grape Fruit Unit, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, Page 41; and Together With the right of the Owners and Owners of the above described "Acres" and "Lots" in and to all or any portion of the abutting "Non-Dedicated" roadways on plat of the Re-subdivision of Unit No. 4 Romola of Arizona Grape Fruit Unit, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, Page 41, as such rights are more particularly set forth in the dedication of said plat.
7/1, 7/8, 7/15, 7/22/26

RR-4056094#

Notice of Trustee's Sale
Recorded: 06/08/2026 The trust property legally described below will be sold pursuant to the power of sale under the Deed of Trust recorded on November 20, 2025, under recording number 20250673659, records of Maricopa County, Arizona, at public auction to the highest bidder on September 8, 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

112, of Westview Manor, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 60 of Maps, Page 2. Property address: 1334 N 37th Ave, Phoenix, AZ 85009 Tax parcel number: 106-07-111 Original principal balance: $245,000.00 Current beneficiary: Copa Lending LLC, an Arizona limited liability company Original trustor: Dailena Pardo Hernandez, a married woman as her sole and separate property 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 June 8, 2026. /s/ Justin J. Tyler Trustee State of Arizona County of Maricopa Acknowledged before me on June 8, 2026, by Justin J. Tyler, Trustee. /s/ Veronica Puchi Notary Public My Comm. Expires Aug 23, 2028
7/1, 7/8, 7/15, 7/22/26

RR-4056093#

Trustee Sale #: AZ-7600-008-DF
Notice Of Trustee's Sale
Recorded: 06/03/2026 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated October 6, 2023 and recorded on October 12, 2023 as Document No. 20230531844, 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 SALE DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 Clerk of Superior Court's office located at 201 W. Jefferson St., 1st Floor, Phoenix, Arizona 85003, on September 8, 2026 at 11:30 AM of said day: Lot 3, Of Tuscany Point, According To Book 362 Of M Aps, Page 17, Records Of Maricopa County, Arizona. Commonly known as: 20709 N. 59th Dr., Glendale, AZ 85308, Maricopa County, Arizona According To The Deed Of Trust Or Upon Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. Section 33-808(C): Street address or identifiable location: 20709 N. 59th Dr. Glendale, AZ 85308 Maricopa County, Arizona A.P.N./Parcel: 200-22-506 Original Principal Balance: $524,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Samson Cirocco and Angelina Paige-Cirocco 20709 N. 59th Dr. Glendale, AZ 85308 Name and address of the beneficiary: (as of record of Notice of Sale) PRMI Securitization Trust 2024-CMG1 Delle Donne Corporate Center Mailcode: EX-DE-WD2D Attn: Corporate Trust Administration 1011 Centre Rd., Suite 203 Wilmington, Delaware 19805 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of state bar as required by ARS Section 33-803, Subsection A(2). Name, Address & Telephone Number Of Trustee: Elizabeth Dranttel Rose Ramirez & Associates PC 7430 Washington Street NE Albuquerque, NM 87109 Phone: 505-833-3036 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 2nd day of June, 2026. /s/ Elizabeth Dranttel, Successor Trustee State Of New Mexico)) SS County of Bernalillo) This instrument was acknowledged before me on June 2, 2026, by Elizabeth Dranttel Printed or Typed Name of Notary Amanda Dooley My Commission Expires: 1/26/28 (Seal) Notary Public /s/ Amanda Dooley Notary Signature
7/1, 7/8, 7/15, 7/22/26

RR-4056092#

TS # 26-086 Maricopa County
Notice Of Trustee's Sale
Recorded: 05/14/26 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 3-12-2025 in Maricopa County, Arizona Recorder number 2025-0135566. 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 AUGUST 14, 2026, AT 11:00 AM ARIZONA TIME: 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): Identifiable Location: 1040 E Osborn Rd. Phoenix, AZ 85014. Tax Parcel Number: 118-17-365 Original Principal Balance: $775,000.00 Name And Address Of Trustor: Z&M Residential, LLC, an Arizona limited liability company, 3101 N Central Ave. #183 Phoenix AZ 85012. Name And Address Of Beneficiary: Active Funding Group, LLC, an Arizona limited liability company, 8753 E Bell Rd. Ste 110, 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 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-14-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-14-26 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 Exhibit "A" Legal Description: Lot 4D, Crystal Point Condominium Phase 1 Amended, According To Declaration Of Condominium Recorded In Document No. 86-269896 And Amended In Document No. 86-479400 And Document No. 90-492539, And Re-Recorded In Document No. 91-087036, And The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, In Book 302 Of Maps, Page 15 And Book 341 Of Maps, Page 38: Together With An Undivided Interest In The Common Elements As Set Forth In Said Declaration And Plat Commonly Known As: 1040 E Osborn Rd, Phoenix, AZ 85014 Assessor's Parcel Number: 118-17-365
7/1, 7/8, 7/15, 7/22/26

RR-4056090#

TS 26-090 59733
Notice Of Trustee's Sale
Recorded: 05/13/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Pima County, Arizona, 6-27-2025 in Pima County, Arizona Recorder's Number 2025-1780628. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON AUGUST 13, 2026, AT 11:00 AM ARIZONA TIME: Lot 20 of Ladera Brisas Townhouses, according to the plat of record in the county recorder of Pima County, Arizona in Book 30 of Maps and Plats, Page 74. 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: LTJ Investment Group, Inc, an Oregon corporation, 8326 Indian Lakes Ct. Las Vegas, NV 89113. Original Principal Balance: $155,000.00 Tax Parcel Number: 116-03-231 0 Identifiable Location: 2360 W Tucana St. Tucson, AZ 85745 Name And Address Of Beneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 N. Scottsdale Rd. #200 Scottsdale, AZ 85254. 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 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-13-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-3-26 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
7/1, 7/8, 7/15, 7/22/26

RR-4056089#

TS#: 26-78588 Order #: 260184493-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 1/8/2024 and recorded on 1/29/2024, as Instrument No. 20240044348, Rerecorded on 4/29/2026 as Instrument No. 20260257207 to correct the legal description, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 9/10/2026 at 10:00 AM of said day: LOT 842, OF LEHI CROSSING PHASE 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1168 OF MAPS, PAGE 19 AND AN AFFIDAVIT OF CORRECTION RECORDED DECEMBER 23, 2014 AS 2014-843591, 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: 3415 E RIVERDALE ST MESA, AZ 85213 A.P.N.: 141-19-542 3 Original Principal Balance: $584,247.00 Name and address of original trustor: (as shown on the Deed of Trust) EDUARDO LOPEZ, AN UNMARRIED MAN 3415 E RIVERDALE ST MESA, AZ 85213 Name and address of beneficiary: (as of recording of Notice of Sale) VILLAGE CAPITAL & INVESTMENT LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 06/10/2026 Erin K. Sweeney, 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 06/10/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48429 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4056074#

TS#: 26-40954 Order #: 101-10873316 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 12/26/2013 and recorded on 12/31/2013 as Instrument # 20131097271, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at In the Courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 10/1/2026 at 10:00 AM of said day: Lot 511, Parque Vista Estates Unit 6, according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in Book 212 of maps, Page 10; Except all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal recourses, coal, metals, minerals, fossils, fertilizer of every name and description; and Except all uranium, thorium, or any other mineral which is or may be determined by the law of the State of Arizona, the United State of America, or decisions of court to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved in Section 37-231 Arizona Revised Statutes. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 3206 E CAMPO BELLO DR PHOENIX, AZ 85032 A.P.N.: 214-01-522 Original Principal Balance: $157,592.00 Name and address of original trustor: (as shown on the Deed of Trust) Ivan F Lopez Ortega and Jessica Lopez, husband and wife 3206 E Campo Bello Dr Phoenix, AZ 85032 TS#: 26-40954 Order #: 101-10873316 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. 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 must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. 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 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 6/22/2026 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-8052. TS#: 26-40954 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of

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PUBLIC NOTICES

Collin) On 6/22/2026 before me, Irma Covarrbubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. IN WITNESS WHEREOF I hereunto set my hand and official seal. Irma Covarrbubio, My Comm. Expires 01-25-2028
7/1, 7/8, 7/15, 7/22/26

RR-4056010#

TS#: 26-78616 Order #: 2798519AZD 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 11/16/2022 and recorded on 11/17/2022, as Instrument No. 20220844525, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 9/10/2026 at 10:00 AM of said day: LOT 223, RE-PLAT FOR VISTA DEL VERDE-PHASE 3, ACCORDING TO BOOK 1521 OF MAPS, PAGE 27 AND BOOK 1529 OF MAPS, PAGE 35, 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: 10830 W HADLEY ST AVONDALE, AZ 85323 A.P.N.: 101-09-428 Original Principal Balance: $437,868.00 Name and address of original trustor: (as shown on the Deed of Trust) RODRIGO RUANO SOLANO, AN UNMARRIED MAN, AND SANDRA TELLEZ PEDREGON, AN UNMARRIED WOMAN 10830 W HADLEY ST AVONDALE, AZ 85323 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/28/2026 Erin K. Sweeney, 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 Courtney Perry , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48416 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4055766#

TS#: 26-78620 Order #: 2798627AZD 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 3/26/2021 and recorded on 4/2/2021, as Instrument No. 20210374078, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/3/2026 at 10:00 AM of said day: LOT 55, LAVEEN MEADOWS - PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 717 OF MAPS, PAGE 38. 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: 7411 W VALENCIA DR LAVEEN, AZ 85339 A.P.N.: 300-01-607 1 Original Principal Balance: $274,674.00 Name and address of original trustor: (as shown on the Deed of Trust) ITZEL S. RUBALCAVA AND JUAN M. SERNA CASTORENA, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 7411 W VALENCIA DR LAVEEN, AZ 85339 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/28/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/28/2026 _, before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48412 Pub Dates 07/01, 07/09, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4055752#

TS#: 26-78867 Order #: 2808716AZD 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 9/22/2022 and recorded on 9/28/2022, as Instrument No. 20220740957, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/3/2026 at 10:00 AM of said day: LOT 41, CROSSRIVER UNIT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 706 OF MAPS, PAGE 37 AND RE-PLAT RECORDED IN BOOK 910 OF MAPS, PAGE 2. 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: 23342 N 120TH LN SUN CITY, AZ 85373 A.P.N.: 503-88-514 Original Principal Balance: $449,328.00 Name and address of original trustor: (as shown on the Deed of Trust) SCOTT A. BOWEN, A SINGLE MAN AND ASHLEY M. VAN DEN BERG, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 23342 W SAINT MORITZ LN SURPRISE, AZ 85379 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/28/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/28/2026 before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48414 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4055741#

TS#: 149784-AZ Order #: 260299670-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 12/29/2023 and recorded on 1/2/2024, as Instrument No. 20240000910, 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. PARCEL 2, AS DESCRIBED IN THAT CERTAIN MINOR LAND DIVISION, RECORDED IN BOOK 1573 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 231.00 FEET OF THE EAST 744.90 FEET OF THE NORTH HALF OF THE SOUTH 381.50 FEET OF THE NORTH 805.50 FEET OF PARCEL 57, COYOTE RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 444 OF MAPS, PAGE 4. EXCEPT ALL MINERAL DEPOSITS AND RIGHTS AS RESERVED IN BOOK 360 OF DEEDS, PAGE 10. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 506-39-099-R STREET ADDRESS or IDENTIFIABLE LOCATION: 5909 N 382ND LN TONOPAH, AZ 85354 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 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: RYAN CALDWELL 15235 RIVERA DR, SURPRISE, AZ 85379 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $392,755.00 CURRENT BENEFICIARY: loanDepot.com, LLC 5465 Legacy Drive Plano, Texas 75024 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 6/17/2026 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 JUN 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, 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.
7/1, 7/8, 7/15, 7/22/26

RR-4055658#

NOTICE OF TRUSTEE'S SALE TS#: 2026-06800 Order #: ETS-26-23341 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/14/2024 and recorded on 8/23/2024 as Instrument # 20240449934, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

AND OBTAIN A COURT ORDER 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 Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 8/5/2026 at 10:30 AM of said day: UNIT 1134, OF VILLAGES NORTH PHASE III CONDOMINIUMS, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED JUNE 24,2005 AS 2005-870908 AND CERTIFICATE OF FIRST AMENDMENT RECORDED AS 2009-1174237 AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED JULY 18,1996 AS BOOK 420 OF MAPS, PAGE 7 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT. EXCEPT ALL OIL, GAS, OTHER BYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR AN Y OTHER MINERAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AND LANDS SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA IN PATENT RECORDED IN DOCUMENT NO. 87-755088 OF OFFICIAL RECORDS. 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: 15252 N 100TH ST 1134 SCOTTSDALE, AZ 85260 Tax Parcel Number: 217-54-688 Original Principal Balance: $461,487.00 Name and address of original trustor: (as shown on the Deed of Trust) Michael R. Neubauer, a married man 15252 N 100TH STREET 1134 Scottsdale, AZ 85260 Name and address of beneficiary: (as of recording of Notice of Sale) UNITED SECURITY FINANCIAL CORP c/o BSI Financial Services 314 S. Franklin Street, 2nd Floor Titusville, PA 16354 NAME, ADDRESS AND TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Entra Default Solutions, LLC 1355 Willow Way, Suite 115 Concord, California 94520 (925)272-4993 If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (858) 882-1314 or you may access sales information at www.hubzu.com Dated: 4/29/2026 Entra Default Solutions, LLC a Texas Corporation, as Trustee Marisa Vidrine, Foreclosure Specialist Manner of Trustee Qualification: Escrow Agent, pursuant to A.R.S. Section 33-803-(A)(I) Name of Trustee's Regulator: Arizona Department of Financial Institutions A-4878653 07/01/2026, 07/08/2026, 07/15/2026, 07/22/2026

7/1, 7/8, 7/15, 7/22/26

RR-4055657#

TS#: 144588-AZ Order #: 250718730-AZ-VOO 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 4/29/2015 and recorded on 4/29/2015, as Instrument No. 20150299676, the subject Deed of Trust was modified by Loan Modification recorded on 02/01/2022 as Instrument 20220096209, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 11, OF ADORA TRAILS PARCEL 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1143 OF MAPS, PAGE 24. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-86-640 STREET ADDRESS or IDENTIFIABLE LOCATION: 7937 S LANCASTER ST GILBERT, AZ 85298-0551 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 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 R SMITH II AND KATHRYN M SMITH 7937 S LANCASTER ST GILBERT, AZ 85298-0551 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $275,276.00 CURRENT BENEFICIARY: NEWREZ LLC c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie 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: 6/17/2026 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 JUL 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, 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.

7/1, 7/8, 7/15, 7/22/26

RR-4055194#

TS#: 148694-AZ Order #: 101-10853578 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 6/18/2019 and recorded on 6/28/2019, as Instrument No. 20190493911, 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 1853, WEST PLAZA ELEVEN, A SUBDIVISION RECORDED IN BOOK 83 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 152-29-152 STREET ADDRESS or IDENTIFIABLE LOCATION: 4007 W MARYLAND AVE PHOENIX, AZ 85019 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 Sale Time: 10:30 AM Sale Location: Maricopa County Courthouse, At 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: MARGARET A. LOJAS 4007 W MARYLAND AVE PHOENIX, AZ 85019 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $168,905.00 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: HTTPS://WWW.HUBZU.COM Automated Sale Line: 855-882-1314 Dated: 6/16/2026 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 6/16/26 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

7/1, 7/8, 7/15, 7/22/26

RR-4055193#

TS#: 148677-AZ Order #: 101-10851765 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 12/28/2021 and recorded on 12/30/2021, as Instrument No. 20211385691, 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. Leasehold Estate only in Unit A of Lot 34, of Casitas Tempe, according to Book 139 of Maps, Page 36, as amended in Book 141 of Maps, Page 37, and as further amended in Book 142 of Maps, Page 7 and in Book 190 of Maps, Page 8,records of Maricopa County, Arizona. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 132-63-227 STREET ADDRESS or IDENTIFIABLE LOCATION: 1823 E KIRKLAND LN UNIT A TEMPE, AZ 85281 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 Sale Time: 10:30 AM Sale Location: Maricopa County Courthouse, At 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: HEATHER M BRENNAN 1823 E KIRKLAND LN UNIT A TEMPE, AZ 85281 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $215,033.00 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: HTTPS://WWW.HUBZU.COM Automated Sale Line: 855-882-1314 Dated: 6/17/2026 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 JUN 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, 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.

7/1, 7/8, 7/15, 7/22/26

RR-4055192#

TS#: 149761-AZ Order #: DEF-689392 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 7/5/2022 and recorded on 7/12/2022, as Instrument No. 20220566471, 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 80 FEET OF THE NORTH HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 25 FEET THEREOF. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 163-10-012B STREET ADDRESS or IDENTIFIABLE LOCATION: 4511 N 31ST PL PHOENIX, AZ 85016 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 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: ZEB ADAMS 4511 N 31ST PL PHOENIX, AZ 85016 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $636,500.00 CURRENT BENEFICIARY: CROSSCOUNTRY MORTGAGE, 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: 6/16/2026 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 6/16/26 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section

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PUBLIC NOTICES

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.
7/1, 7/8, 7/15, 7/22/26

RR-4055189#

File No. VWCU-Schippers
Notice Of Trustee Sale
For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 06/01/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 03/03/2025 and recorded on 03/10/2025 in Instrument Number 20250690018, in the records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL 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 September 1, 2026 at the hour of 11:30 A.M. of said day: Lot 273 of Oracle Heights Estates, a subdivision of Pima County, Arizona according to the plat of record in the office of the Pima County Recorder in Book 23 of Maps, Page 96. Tax Parcel Number: 102-09-3450 Original Principal Balance: $100,000.00 Purported street address: 1635 W. Montebello Pl Tucson, Arizona 85704 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: May 22, 2026 Kenneth S. Schippers 1635 W. Montebello Pl Tucson, Arizona 85704 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 7265 E. Tanque Verde Rd., Suite 121 Tucson AZ 85715 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028
6/26, 7/1, 7/10, 7/17/26

RR-4055103#

TS#: Voliner v Olson
Notice Of Trustee's Sale
Recorded: 06/01/2026 Loan #: XXXXXXXXXX9272 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/27/2025 and recorded on 2/27/2025 as Document No. 20250106971, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/01/2026 at 11:30 AM of said day: Lot Twenty-Four (24), University Royal, according to the Plat of record in the office of the Maricopa County Recorder in Book 136 of Maps, Page 2 and in Book 150 of Maps, Page 17, and Certificate of Correction recorded in Book 143 of Maps, Page 44. 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: 223 E. Harvard Drive Tempe, AZ 85283 A.P.N.: 301-80-028 Original Principal Balance: $385,305.00 Name and address of original trustor: (as shown on the Deed of Trust) Justin Olson 223 E. Harvard Drive Tempe, AZ 85283 Name and address of beneficiary: (as of recording of Notice of Sale) Jake Voliner and Torie Voliner, jointly and severally 3301 E. Weldon Avenue Phoenix, AZ 85018 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) Joshua N. Perlman, Esq. Gottlieb Law, PLC 2375 E. Camelback Road, Suite 600 Phoenix, Arizona 85016 602-795-1912 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 29th day of May, 2026 /s/ Joshua N. Perlman, Successor Trustee State of Arizona) ss County of Maricopa) On this 29th day of May, 2026, before me, the undersigned Notary Public, personally appeared Joshua N. Perlman 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/ Karen Fanty Notary Public My Commission Expires: Oct 21, 2028
6/26, 7/1, 7/10, 7/17/26

RR-4055102#

TS/File 100698
Notice Of Trustee's Sale
Recorded: 05/11/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 1/23/2026, in 2026-0042780 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 on 8/11/2026 at 11:00 A.M. of said day: Lot 62, of Summerfield Place Phase I, according to Book 273 of Maps, Page 31, and Certificate of Correction recorded in Recording No. 1984-0505382, records of Maricopa County, Arizona. Purported Property Address: 7354 N. 69th Ave., Glendale, AZ 85303 Tax Parcel Number: 143-27-067 Original Principal Balance: $240,000.00 Original/Current Beneficiary: Santa Rosa Investments, LLC, an Arizona limited liability company 3801 E. Indian School Rd., Phoenix, Arizona 85018 Original/Current Trustor: Deana Silva Rivas, an unmarried woman 7240 W. Mountain View Rd., Peoria, Arizona 85345 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 $240,000.00 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. "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: May 8, 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 May 8, 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
6/26, 7/1, 7/10, 7/17/26

RR-4055101#

TS#: 2260601075
Notice of Trustee's Sale
Recorded: 06/12/2026 Loan #: 32000100200920 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 2/5/1999 and recorded on 2/11/1999 as Instrument # 19990280035, Book 10982 Page 112 in the office of the County Recorder of Pima County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at On the steps outside the east entrance of the courts building, 110 West Congress, Tucson, AZ. on 9/15/2026 at 11:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 15721 W Prickle Desert Dr Marana, AZ 85653 A.P.N.: 208-30-030E Original Principal Balance: $44,995.00 Name and address of original trustor: (as shown on the Deed of Trust) Cheryl L. Brown, an unmarried woman 3820 E. Hawser Street Tucson, Arizona 85739 Name and address of beneficiary: (as of recording of Notice of Sale) Robert E. Bolt, Trustee of the LCWC Elective Deferral Plan P.O. Box 65417 Tucson, AZ 85728 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 Sale 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 must 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: 6/12/2026 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 6/12/2026 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 portion of Parcel P-7 of Survey entitled AVRA Valley Oasis according to Book 13 of Records of Surveys, Page 18, records of Pima County, Arizona, located within portions of Section 26, 34 & 35, Township 12 South, Range 10 East of the Gila and Salt River Base and Meridian, Pima County, Arizona described as follows: Beginning at the West quarter corner of said Section 26, said quarter corner being a G.L.O. BC Stamped 1/4 27/26; thence North 89°45'31" East along the Northerly line of said Parcel 7, a distance of 329.71 feet to an iron pin and tag marked LS 8895 the True Point of Beginning; thence continuing North 89°45'31" East along said Northerly line, a distance of 329.70 feet to an iron pin and tag marked LS 8895; thence South 00°01'40" West a distance of 1320.26 feet to a pin and tag marked LS 8895 on the Southerly line of said Parcel 7; thence South 89°46'00" West along said Southerly line, a distance of 329.89 feet to an iron pin and tag marked LS 8895; thence North 00°02'09" East, a distance of 1320.21 feet to the True Point of Beginning.
6/26, 7/1, 7/10, 7/17/26

RR-4055100#

TS#: Mason Trust v Jenkins
Notice of Trustee's Sale
Recorded: 05/28/2026 Loan #: XXX-16726-0 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/13/2023 and recorded on 7/18/2023 as Instrument # 20230373710, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/01/2026 at 11:30 AM of said day: Lot 821, of Rancho Ventura Tract No. 27, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 66 of Maps, Page 36. 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: 4646 E. Cambridge Avenue Phoenix, AZ 85008 A.P.N.: 126-13-053 Original Principal Balance: $805,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Ofunneka Jenkins, a married woman as her sole and separate property 2954 Richland Ave. San Jose, CA 95125 Name and address of beneficiary: (as of recording of Notice of Sale) William P. Mason and Tiffany L. Mason, Trustees of the Mason Family Trust U/A/D August 2, 2010 4960 E. White Gates Dr. Phoenix, AZ 85018-1839 The successor trustee herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona Department of Real Estate, Real Estate Broker as required by ARS Section 33-803, Subsection A(3). Name of Trustee's Regulator: Arizona Department of Real Estate Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions 1 W. Deer Valley Road, Suite 103 Phoenix, Arizona 85027 623-434-5560 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 26th day of May, 2026 Tolesoaz Corp. d/b/a Total Lender Solutions, an Arizona Corporation /s/ By: Randy S. Newman, Designated Broker Manner of Trustee Qualification: Real Estate Broker Name of Trustee's Regulator: Arizona Department of Real Estate State of California) ss County of San Diego) On this 26 day of May, 2026 before me, Notary Public, personally appeared Randy S. Newman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Diana Rivera Notary Public My Commission Expires: Jan. 13, 2030
6/26, 7/1, 7/10, 7/17/26

RR-4055099#

TS#: BOKF v Value Living
Notice of Trustee's Sale
Recorded: 05/28/2026 Loan #: Value Living Homecare LLC The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/17/2024 and recorded on 1/18/2024 as Instrument # 20240026547, and a UCC Financing Statement recorded 01/18/2024, Instrument No. 20240026548 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/01/2026 at 11:30 AM of said day: Lot 4 of Stefan Subdivision, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 559 of Maps, Page 22, of Official Records. See Attached Exhibit "A" Personal Property 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: 13604 N. 20th St. Phoenix, AZ 85022 A.P.N.: 166-41-099 Original Principal Balance: $1,233,299.86 Name and address of original trustor: (as shown on the Deed of Trust) Value Living Phoenix Homecare LLC, an Arizona limited

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

liability company 13604 N. 20th St. Phoenix, AZ 85022 Name and address of beneficiary: (as of recording of Notice of Sale) BOKF, NA dba BOK Financial 3001 E. Camelback Rd. Phoenix, AZ 85016 The successor trustee herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona Department of Real Estate, Real Estate Broker as required by ARS Section 33-803, Subsection A(2). Name of Trustee's Regulator: Arizona Department of Real Estate Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Khaled Tarazi, Esq. Buchalter, LLP 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254-2659 Phone: (480) 383-1840 Sale Info: www.mkconsultantsinc.com/trustees-sales/ Dated this 27 day of May, 2026 /s/ Khaled Tarazi, Esq., Successor Trustee State of Arizona) ss County of Maricopa) On this 27th day of May, 2026 before me, Notary Public, personally appeared Khaled Tarazi, Esq. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Cristina R. Daniels Notary Public My Commission Expires: 6-18-2029 Exhibit "A" Personal Property All equipment, fixtures, and other articles of personal property ("Personal Property") now or hereafter owned by Value Living Phoenix Homecare LLC, and now or hereafter attached or affixed to that certain real property more particularly described in the document to which this Exhibit is attached and commonly known as 13604 N 20th St, Phoenix, Maricopa County, Arizona ("Real Property"), together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of the Personal Property, and together with all proceeds (including, without limitation, all insurance proceeds and refunds of premiums) from any sale or other disposition of the Real Property and/or Personal Property; and all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Real Property and/or Personal Property.
6/26, 7/1, 7/10, 7/17/26

RR-4055098#

TS#: H&P v Valencia
Notice Of Trustee's Sale
Recorded: 05/28/2026 Loan #: XXXXXXXX403030 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/28/2023 and recorded on 8/30/2023 as Instrument # 20230456436, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the main entrance of the Superior Court Building, Maricopa County, 201 West Jefferson, Phoenix, AZ 85003, on 09/01/2026 at 11:30 AM of said day: Lot 406, of Villa De Paz Unit VII, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 228 of Maps, page 43, of Official Records. 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: 10212 W. Minnezona Avenue Phoenix, AZ 85037 A.P.N.: 102-82-147 Original Principal Balance: $200,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Luis Agustin Valencia and Bianca Marie Moreno, husband and wife, as community property with right of survivorship 11006 S. 204th Drive Buckeye, Arizona 85356 Name and address of beneficiary: (as of recording of Notice of Sale) JB Vantage, LLC, an Arizona limited liability company, as to an undivided 33% interest, Humphrey ADR Services, LLC 401(K) Profit Sharing Plan and Trust, c/o Marshall Humphrey, III, Trustee, as to an undivided 62% interest, and Eric Humphrey, a married man as his sole and separate property, as to an undivided 5% interest 6063 E. Grant Road Tucson, AZ 85712 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) Marshall Humphrey III Humphrey & Petersen, P.C. 6063 E. Grant Rd. Tucson, AZ 85712 Phone: 520-795-1900 Dated this 21st day of May, 2026 /s/ Marshall Humphrey III, Successor Trustee State of Arizona) ss County of Pima) On this 21st day of May, 2026 before me, Notary Public, personally appeared Marshall Humphrey III personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Cassandra Curz Notary Public My Commission Expires: 09/15/29 (seal)
6/26, 7/1, 7/10, 7/17/26

RR-4055097#

File No. VWCU v Gilbert, James
Notice Of Trustee Sale
For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 05/29/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 09/29/2023 and recorded on 10/04/2023 in Instrument Number 20232770198, in the records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL 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 September 1, 2026 at the hour of 11:30 A.M. of said day: Apartment No. 298, Porch and Patio No. 298, Parking Space No. 298, of Haven Green Valley East, a Subdivision of Pima County, Arizona, according to the Map or Plat of record in the Office of the County Recorder in Book 26 of Maps and Plats at page 93. Tax Parcel Number: 304-21-4850 Original Principal Balance: $23,000.00 Purported street address: 365 S. Paseo Lobo Unit A Green Valley, AZ 85614 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, Arizona 85708-0115 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Dated: May 22, 2026 James D. Gilbert 365 S. Paseo Lobo Unit A Green Valley, AZ 85614 Original Trustor /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 7265 E. Tanque Verde Rd., Suite 121 Tucson AZ 85715 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028
6/26, 7/1, 7/10, 7/17/26

RR-4055096#

TS No.: 148061-AZ APN: 200-81-155 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 7/30/2007, a certain Mortgage Deed of Trust was executed by JEROME F. GREWE AND DOLLY F. GREWE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP as trustor in favor of SUN WEST MORTGAGE USA, INC. (FN) DBA CAL STATE FUNDING as beneficiary, and was recorded on 8/3/2007, as Instrument No. 2007-0882868, in the Office of the Recorder of Maricopa County, Arizona; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 2/17/2025, recorded on 2/24/2025, as instrument number 20250096237, in the office of Maricopa County, Arizona; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 6/18/2026 is $213,790.55; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 11/13/2017, as Instrument No. 20170840779, notice is hereby given that on 7/30/2026 at 12:00 PM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: UNIT 154, TRACT G, SUN CITY UNIT TWENTY, ACCORDING TO BOOK 125 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH AN UNDIVIDED 1/30 INTEREST IN AND TO THE COMMON AREAS OF TRACT G DESIGNATED ON SAID PLAT. Commonly known as: 10209 W BOLIVAR DR, SUN CITY, AZ 85351, The sale will be held at: AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, MARICOPA COUNTY COURTHOUSE, 201 WEST JEFFERSON, PHOENIX, AZ 85003 Per the Secretary of Housing and Urban Development, the estimated opening bid will be $217,867.83. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is $21,786.78. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $21,786.78 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: $500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: June 18, 2026 CLEAR RECON CORP Foreclosure Commissioner By: Hamsa Uchi Title: Foreclosure Supervisor 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Fax No: (858) 412-2705 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 JUN 18, 2026 before me, Jennifer De La Merced, a 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. WITNESS my hand and official seal Signature Jennifer De La Merced, My Comm. Expires Jan 16, 2028
7/1, 7/8, 7/15/26

RR-4054985#

TS#: 26-78069 Order #: 2774398AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/1/2022 and recorded on 10/3/2022, as Instrument No. 20220752999, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument No. 20250580422 and recorded on 10/08/2025, 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 9/3/2026 at 10:00 AM of said day: LOT 8, OF OAK PARK MESA UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 83 OF MAPS, PAGE 40. 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: 2065 E 3RD DR MESA, AZ 85204 A.P.N.: 140-25-013 Original Principal Balance: $404,085.00 Name and address of original trustor: (as shown on the Deed of Trust) GUILLERMO REYES TAPIA AND SADE MARIE TAPIA, HUSBAND AND WIFE 2065 E 3RD DR MESA, AZ 85204 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix,

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PUBLIC NOTICES

Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/22/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/22/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48375 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054984#

TS#: 25-76431 Order #: 250590834-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/27/2021 and recorded on 9/1/2021, as Instrument No. 20210949657, 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 9/1/2026 at 12:00 PM of said day: LOT 4, OF CANYON VIEWS PHASE 1 UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1424 OF MAPS, PAGE 13. 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: 5659 N 195TH DR LITCHFIELD PARK, AZ 85340 A.P.N.: 502-34-752 4 Original Principal Balance: $411,300.00 Name and address of original trustor: (as shown on the Deed of Trust) BEAU MUNHOLLON AND TRACY L. WOOLGAR, HUSBAND AND WIFE 5659 N 195TH DR LITCHFIELD PARK, AZ 85340 Name and address of beneficiary: (as of recording of Notice of Sale) loanDepot.com, LLC 6531 Irvine Center Drive, Suite 100 Irvine, CA 92618 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/22/2026 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 05/22/2026 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 48372 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054983#

TS#: 26-78948 Order #: 260252430-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/24/2024 and recorded on 6/28/2024, as Instrument No. 20240347051, 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 8/27/2026 at 10:00 AM of said day: LOT 79, OF YOUNG AMERICA WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 250 OF MAPS, PAGE 20. 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: 9026 W MULBERRY DR PHOENIX, AZ 85037 A.P.N.: 102-23-741 9 Original Principal Balance: $245,217.00 Name and address of original trustor: (as shown on the Deed of Trust) DULCE A MENDEZ-TIRADO, A MARRIED WOMAN WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN 9026 W MULBERRY DR PHOENIX, AZ 85037 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/19/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/19/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48371 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054952#

TS#: 26-78069 Order #: 2774398AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 10/1/2022 and recorded on 10/3/2022, as Instrument No. 20220752999, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument No. 20250580422 and recorded on 10/08/2025, 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 9/3/2026 at 10:00 AM of said day: LOT 8, OF OAK PARK MESA UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 83 OF MAPS, PAGE 40. 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: 2065 E 3RD DR MESA, AZ 85204 A.P.N.: 140-25-013 Original Principal Balance: $404,085.00 Name and address of original trustor: (as shown on the Deed of Trust) GUILLERMO REYES TAPIA AND SADE MARIE TAPIA, HUSBAND AND WIFE 2065 E 3RD DR MESA, AZ 85204 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/22/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/22/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48375 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054942#

TS#: 25-76431 Order #: 250590834-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/27/2021 and recorded on 9/1/2021, as Instrument No. 20210949657, 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 9/1/2026 at 12:00 PM of said day: LOT 4, OF CANYON VIEWS PHASE 1 UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1424 OF MAPS, PAGE 13. 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: 5659 N 195TH DR LITCHFIELD PARK, AZ 85340 A.P.N.: 502-34-752 4 Original Principal Balance: $411,300.00 Name and address of original trustor: (as shown on the Deed of Trust) BEAU MUNHOLLON AND TRACY L. WOOLGAR, HUSBAND AND WIFE 5659 N 195TH DR LITCHFIELD PARK, AZ 85340 Name and address of beneficiary: (as of recording of Notice of Sale) loanDepot.com, LLC 6531 Irvine Center Drive, Suite 100 Irvine, CA 92618 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/22/2026 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 05/22/2026 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,

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

executed the instrument. WITNESS my hand and official seal. Courtney Perry Notary Public EPP 48372 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054941#

TS#: 26-78948 Order #: 260252430-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 6/24/2024 and recorded on 6/28/2024, as Instrument No. 20240347051, 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 8/27/2026 at 10:00 AM of said day: LOT 79, OF YOUNG AMERICA WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 250 OF MAPS, PAGE 20. 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: 9026 W MULBERRY DR PHOENIX, AZ 85037 A.P.N.: 102-23-741 9 Original Principal Balance: $245,217.00 Name and address of original trustor: (as shown on the Deed of Trust) DULCE A MENDEZ-TIRADO, A MARRIED WOMAN WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN 9026 W MULBERRY DR PHOENIX, AZ 85037 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/19/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/19/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48371 Pub Dates 07/01, 07/08, 07/15, 07/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4054940#

TS#: 26-78623 Order #: 2798729AZD 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 4/1/2022 and recorded on 4/8/2022, as Instrument No. 20220313993, 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 8/27/2026 at 10:00 AM of said day: LOT ONE HUNDRED THIRTY-NINE (139), OF SOUTHERN VILLAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 58 OF MAPS, PAGE 34. 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: 5625 SOUTH 19TH PLACE PHOENIX, AZ 85040 A.P.N.: 122-50-085 Original Principal Balance: $296,530.00 Name and address of original trustor: (as shown on the Deed of Trust) DONALD I PEREZ GUTIERREZ, A SINGLE MAN 5625 SOUTH 19TH PLACE PHOENIX, AZ 85040 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/18/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/18/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48349 Pu Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4054153#

TS#: 26-78708 Order #: 260210496-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 9/12/2022 and recorded on 9/13/2022, as Instrument No. 20220707393, Rerecorded on 4/24/2026 as Instrument No. 20260246884 to include the legal description that was accidentally omitted from original recorded Deed of Trust, 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 8/27/2026 at 10:00 AM of said day: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS: LOT 178, OF SUPERSTITION COUNTRY UNIT 2, ACCORDING TO BOOK 127 OF MAPS, PAGE 38, 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: 695 S 93RD WAY MESA, AZ 85208 A.P.N.: 220-70-561 4 Original Principal Balance: $196,840.00 Name and address of original trustor: (as shown on the Deed of Trust) PAUL HORTON, UNMARRIED MAN 695 S 93RD WAY MESA, AZ 85208 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/19/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/19/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48350 Pub Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4054149#

TS#: 26-40542 Order #: 101-10860679 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 12/8/2017 and recorded on 12/19/2017 as Instrument # 20170936594, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the Main entrance of the Maricopa Superior Court Building located at 201 West Jefferson, Phoenix, AZ 85003, on 9/24/2026 at 12:00 PM of said day: Lot 23, Litchfields Subdivision, according to Book 473 of Maps, Page 24, records of Maricopa County, Arizona. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 14099 W TWO GUNS TRL SURPRISE, AZ 85374 A.P.N.: 507-06-222 Original Principal Balance: $78,497.00 Name and address of original trustor: (as shown on the Deed of Trust) Douglas S. Bruner, a single man 14099 W TWO GUNS TRL SURPRISE, AZ 85374 TS#: 26-40542 Order #: 101-10860679 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. 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 must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. 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 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 6/15/2026 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.STOXPOSTING.com or use the automated sales information at (844) 477-7869. TS#: 26-40542 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of Collin) On 6/15/2026 before me, Irma Covarrbubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. IN WITNESS WHEREOF I hereunto set my hand and official seal. Irma Covarrbubio, My Comm. Expires 01-25-2028
6/24, 7/1, 7/8, 7/15/26

RR-4054068#

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PUBLIC NOTICES

TS#: 149549-AZ Order #: 4062379 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 7/17/2015 and recorded on 7/20/2015, as Instrument No. 20150520043, 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 194, COUNTRY GABLES, ACCORDING TO BOOK 91 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 207-34-030 STREET ADDRESS or IDENTIFIABLE LOCATION: 15023 N 29TH DR PHOENIX, AZ 85053 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 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: FIDEL ALEXANDER TORREZ 15023 N 29TH DR PHOENIX, AZ 85053 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $154,156.00 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.HOMESEARCH.COM Automated Sale Line: (800) 758-8052 Dated: 6/9/2026 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 JUN 09 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

6/24, 7/1, 7/8, 7/15/26

RR-4053737#

TS#: 148590-AZ Order #: 101-10851780 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 12/18/2017 and recorded on 12/18/2017, as Instrument No. 20170936129, the subject Deed of Trust was modified by Loan Modification recorded on 04/27/2020 as Instrument 20200356616 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 38, OF SUNDANCE PARCELS 32, 33 AND 35, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 727 OF MAPS, PAGE 38 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2005-0644050, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-63-405 STREET ADDRESS or IDENTIFIABLE LOCATION: 23375 W ASHLEIGH MARIE DR BUCKEYE, AZ 85326-6290 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 Sale Time: 10:30 AM Sale Location: Maricopa County Courthouse, At 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: RACHEL TESARIK 5419 N 191ST DR, LITCHFIELD PARK, AZ ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $271,000.00 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: HTTPS://WWW.HUBZU.COM Automated Sale Line: 855-882-1314 Dated: 6/10/2026 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 JUN 10 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

6/24, 7/1, 7/8, 7/15/26

RR-4053736#

TS#: 149714-AZ Order #: 4072395 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 4/25/2022 and recorded on 5/2/2022, as Instrument No. 20220383698, 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 88, OF ENCANTOBELLA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 554 OF MAPS, PAGE 43. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 215-32-658 STREET ADDRESS or IDENTIFIABLE LOCATION: 16630 N 50TH WAY SCOTTSDALE, AZ 85254 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/24/2026 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: BRIAN LESK 4552 N 52ND PL, PHOENIX, AZ 85018 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $580,000.00 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: 6/11/2026 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 JUN 11 2026 before me, Jennifer De La Merced Notary Public, personally appeared Hamsa Uch who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

6/24, 7/1, 7/8, 7/15/26

RR-4053735#

TS#: 149787-AZ Order #: 4075010 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 9/24/2022 and recorded on 9/29/2022, as Instrument No. 20220746169, 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 66, OF ROOSEN GARDENS UNIT ONE, A SUBDIVISION RECORDED IN BOOK 152 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 123-58-511 STREET ADDRESS or IDENTIFIABLE LOCATION: 6449 S 46TH PLACE PHOENIX, AZ 85042 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 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: CARMEN A FIMBRES 6449 S 46TH PLACE PHOENIX, AZ 85042 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $637,500.00 CURRENT BENEFICIARY: MUTUAL OF OMAHA MORTGAGE SERVICING, INC. c/o CELINK 3900 Capital City Blvd Lansing MI 48906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/9/2026 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 JUN 09 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

6/26, 7/1, 7/10, 7/17/26

RR-4053730#

TS# 26-082 AA Maricopa County
Notice Of Trustee's Sale
Recorded: 05/11/26 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, on 10-21-2024 in Recorder's Number 2024-0560271. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W. JEFFERSON STREET PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME, ON AUGUST 11, 2026 Lot 200, Sedella Parcel 1A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 889 of Maps, Page 46, and Affidavit of Correction recorded March 30, 2007 as 2007-0375902 and September 18, 2013 as 2013-838334. 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: Ricky Prempeh and Rachell Prempeh, 21255 W Minnezona Ave, Buckeye Az 85396. Original Principal Balance: $491,066.91 Tax Parcel Number: 502-30-254 Identifiable Location: 4152 N 182nd Ln Goodyear, AZ 85395 Name And Address Of Beneficiary: Buffalo Park, LLC, an Arizona limited liability company, 12000 E High Saguaro Place Tucson, AZ 85749 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-11-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-11-2026 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

6/24, 7/1, 7/8, 7/15/26

RR-4053692#

TS# 26-091
Notice Of Trustee's Sale
Recorded: 05/29/26 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, 12-11-2025 in Maricopa County, Arizona Recorder's Number 2025-0715947. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON AUGUST 31, 2026. Property in Maricopa County, State of Arizona,

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

described as: The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows. The West half of Lot 23, of Desert Paradise according to the Plat of Record in the office of the county recorder of Maricopa County, Arizona in Book 73 of Maps, Page 17. 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: Brian Houston and Tiffany Houston, husband and wife, 3419 E Cholla St. Phoenix, AZ 85028, Beneficiary: Sell Wholesale Funding, LLC, an Arizona limited liability company 1703 E. Bethany Home Rd. Phoenix, AZ 85016 Original Principal Balance: $40,000.00 Tax Parcel Number: 166-37-023 B Identifiable Location: 3419 E Cholla St. Phoenix, AZ 85028. Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-28-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-28-2026 by Ronald B. Herb, licensed real estate broker and trustee of the above described deed of trust. /s/ Sandy Ruelas Notary Public My Commission Expires November 17, 2028

6/24, 7/1, 7/8, 7/15/26

RR-4053691#

Notice Of Trustee's Sale

Recorded: 06/10/2026 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 December 18, 2021 Deed of Trust executed by Adam R. Clinton and Stefany P. Clinton, husband and wife, as community property with right of survivorship, recorded in Maricopa County, Arizona, on December 23, 2021, at Sequence No. 20211361775, at public auction to the highest bidder: Sale Date and Time: September 9, 2026 at 11:00 a.m. Sale Location: The Main Entrance Maricopa County Superior Court Building 201 W. Jefferson St. Phoenix, AZ 85003 Legal Description: Lot 499, Of Rancho Mercado Parcel A12, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 1371 Of Maps, Page 50. Original Principal Balance: $393,750.00 Purported Street Address: 14298 West Chama Dr. Surprise, AZ 85387 Tax Parcel Number: 503-69-214 Name and Address of Current Beneficiary: OneAZ Credit Union 2355 W. Pinnacle peak Road Phoenix, AZ 85027 Name and Address of Original Trustor: Adam R. Clinton and Stefany P. Clinton, husband and wife as community property with right of survivorship 14298 West Chama Dr. Surprise, AZ 85387 Name and Current Address of Current Trustor: Adam R. Clinton and Stefany P. Clinton, husband and wife as community property with right of survivorship 14298 West Chama Dr. Surprise, AZ 85387 Name and Address of Successor Trustee: Robert C. Williams Gust Rosenfeld P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004 Telephone: (602) 257-7661 (Attn: Teres Kendell) The appointed Successor Trustee qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803(A) and is regulated by the Arizona Supreme Court. Dated: June 10, 2026. /s/ Robert C. Williams Successor Trustee State Of Arizona)) ss. County of Maricopa) The foregoing instrument was acknowledged before me on June 10, 2026, by Robert C. Williams, Successor Trustee. (Seal and Expiration Date) /s/ Stefanie L. Beck Notary Public Expires February 23, 2029

6/24, 7/1, 7/8, 7/15/26

RR-4053690#

TS Order No.: 90719244-099

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 Residential 1-4 ("Deed of Trust") executed by 2042 N Sossaman LLC, an Arizona limited liability company, as Trustor, in which Bank 34, now known as Southwest Heritage Bank, is named as Trustee, and as Beneficiary, which said Deed of Trust is dated November 2, 2022, and recorded on November 9, 2022 in Maricopa County, Arizona, as Instrument No. 20220829072. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO +THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER 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 law offices of Engelman Berger P.C., 2800 North Central Avenue, Suite 1200, Phoenix, AZ 85004, on September 10, 2026, at 10:00 a.m . of said day. Legal Description: A Portion Of The Southeast Quarter Of The Southeast Quarter Of Section 6, Township 1 North, Range 7 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Described As Follows: Beginning At A Point 431 Feet North And 55 Feet West Of The Southeast Corner Of Said Section 6; Thence North 130 Feet; Thence West 185 Feet; Thence South 130 Feet; Thence East 185 Feet To The True Point Of Beginning Purported Property Address: 2042 N. Sossaman Road Mesa, AZ 85207 Purported Tax Parcel No: 219-25-087A Original Principal Balance: $795,000.00 Name and Address of Original Beneficiary: Bank 34 Scottsdale 8777 E. Hartford Drive, Suite 100 Scottsdale, AZ 85255 Name and Address of Current Beneficiary: Southwest Heritage Bank 7315 N. Oracle Road #181 Tucson, AZ 85704 Name and Address of Original Trustor: 2042 N Sossaman LLC 2360 Lakewood Road, Ste. 3-246 Toms River, NJ 08755 Purported Current Owner: 2042 N Sossaman LLC 2042 N Sossaman Rd Mesa, AZ 85207 Name and Address of Current Trustee: Scott B. Cohen, a Member of the State Bar of Arizona Engelman Berger, P.C. 2800 North Central Avenue, Suite 1200 Phoenix, AZ 85004 602-271-9090 Dated this 11th day of June, 2026. /s/ Scott B. Cohen Member of the State Bar of Arizona State Of Arizona) ss. County of Maricopa) The foregoing was acknowledged before me this 11th day of June, 2026, by Scott B. Cohen, Successor Trustee. /s/ Patricia Hines Notary Public Notary Expiration and Seal: October 28, 2026

6/24, 7/1, 7/8, 7/15/26

RR-4053689#

Notice Of Trustee's Sale

Recorded: 06/05/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust and Assignment of Rents dated November 15, 2022, recorded on November 22, 2022, in Pima County, Arizona, at Sequence No. 2022-3260055 in the records of Pima County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at Whitehill Law Office, P.C. located at 2730 E. Broadway Blvd., Suite 160, Tucson, Arizona on September 8, 2026, at 10:30 o'clock a.m. of said day: See The Attached Exhibit "A" Together with all buildings, improvements and fixtures thereon or hereinafter erected thereon. Tax Parcel No.: 304-60-2590 Purported Address of Property: 119 S. Paseo Quinta D, Green valley, AZ 85614 Original Principal Amount: $120,800.00 Name And Address Of Original Beneficiary Lbrown SDIRA1, LLC 253 E. Alger Dr. Green Valley, AZ 85614 Lbrown SDIRA1, LLC 2453 E. Alger Dr. Green Valley, AZ 85614 Name And Address Of Original Trustor Vicki Madras 119 S Paseo Quinta D Green Valley, AZ 85614-7118 Name And Address Of Original Trustee Title Security Agency, LLC 6390 E. Tanque Verde Rd. Tucson, AZ 85715 Name And Address Of Successor Trustee James A. Whitehill, Esq. 2730 E. Broadway, Suite 160 Tucson, AZ 85716 Name And Address Of Other Parties Entitled To Notice Cameron Scott Ramirez, Personal Representative of the Estate of Vicki Lynn Madaras, deceased under Probate No. PB20250214 c/o Allison Manning Law, PLLC 2504 E. River Rd., Ste. 100 Tucson, AZ 85718 Current Occupant 119 S Paseo Quinta D Green Valley, AZ 85614-7118 Dated this 5th day of June, 2026. By: /s/ James A. Whitehill Trustee State Of Arizona)) ss: County Of Pima) The foregoing instrument was acknowledged before me this 5 day of June, 2026 by James A. Whitehill as Trustee. /s/ Jeannette E Scheopner Notary Public My Commission Expires: 6-8-2029 Exhibit "A" Legal Description Apartment No. 738 Porch-and Patio No. 738, Parking Space No. 738, of Haven Green Valley West, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 27 of Maps and Plats at Page 75 thereof; and as amended by Declaration of Scrivener's Error recorded September 10, 1976 in Docket 5352 at page 952; Together with an undivided interest to the common element as set forth in the Declaration of Horizontal Property Regime recorded March 25, 1976 in Docket 5234 at page 1. Except all gold, silver and cinnabar as reserved in the Canoa Land Grant.

6/24, 7/1, 7/8, 7/15/26

RR-4053688#

TS 26-089 37998

Notice Of Trustee's Sale

Recorded: 05/13/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Pima County, Arizona, 12-29-2023 in Pima County, Arizona Recorder's Number 2023-3630397. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON AUGUST 13, 2026, AT 11:00 AM ARIZONA TIME: Lot 77 of La Tierra Buena, according to the plat of record in the county recorder of Pima County, Arizona in Book 53 of Maps, Page 60. 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: LTJ Investment Group, Inc, an Oregon corporation, 8326 Indian Lakes Ct. Las Vegas, NV 89113. Original Principal Balance: $155,000.00 Tax Parcel Number: 140-10-6050 Identifiable Location: 5286 S Placita Grande Tucson, AZ 85706 Name And Address Of Beneficiary: Capital Fund REIT, LLC, an Arizona limited liability company, (by assignment), 14555 N. Scottsdale Rd. #200 Scottsdale, AZ 85254. 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 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 5-13-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 5-13-26 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

6/24, 7/1, 7/8, 7/15/26

RR-4053687#

TS#: 149757-AZ Order #: 260263000-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 4/26/2023 and recorded on 5/2/2023, as Instrument No. 20230225155, 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 105, BUILDING 5211, OF THE CLOISTERS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 12593, PAGE 693 AND AMENDED BY INSTRUMENT RECORDED IN DOCKET 13078, PAGE 896 AND IN DOCKET 13258, PAGE 766, AND IN DOCKET 13308, PAGE 1148 AND IN DOCKET 14901, PAGE 783 AND ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 194 OF MAPS, PAGE 39 AND AMENDED IN BOOK 205 OF MAPS, PAGE 37; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT; EXCEPT ANY PORTION OF SAID COMMON ELEMENTS AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED IN 94-0237589, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 164-68-085 STREET ADDRESS or IDENTIFIABLE LOCATION: 5211 N 24TH ST 105 PHOENIX, AZ 85016-3584 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 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: BARBARA WETZEL DAVIS 5211 N 24TH ST 105 PHOENIX, AZ 85016-3584 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $197,000.00 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: 6/10/2026 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 JUN 10 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.

6/24, 7/1, 7/8, 7/15/26

RR-4053412#

TS#: 150133-AZ Order #: 260283970-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/24/2020 and recorded on 9/29/2020, as Instrument No. 20200921973, 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 38, SUNREST AT RIO MONTANA, ACCORDING TO BOOK 603 OF MAPS, PAGE 25 AND AFFIDAVIT OF CORRECTION AS RECORDED IN DOCUMENT NO. 2003-1460684 AND RECORDING NO. 2004-380336, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 300-17-130 STREET ADDRESS or IDENTIFIABLE LOCATION: 7805 S 21ST DRIVE PHOENIX, AZ 85041 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 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,

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: ARNEITHIA B PENN 7805 S 21ST DRIVE PHOENIX, AZ 85041 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $308,800.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/10/2026 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 JUN 10 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/24, 7/1, 7/8, 7/15/26

RR-4053411#

TS#: 150254-AZ Order #: 260293102-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 6/16/2022 and recorded on 6/23/2022, as Instrument No. 20220523039, 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 ONE THOUSAND TWENTY (1020), OF DESERT SANDS GOLF AND COUNTRY CLUB UNIT FIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 133 OF MAPS, PAGE 48. EXCEPT FIFTY PERCENT (50%) OF THE MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 7194, PAGE 424, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 218-54-043 STREET ADDRESS or IDENTIFIABLE LOCATION: 7650 E EUCLID 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: 9/17/2026 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: WILLIAM F FOUCHER 7650 E EUCLID AVE MESA, AZ 85208 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $712,500.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC c/o CELINK 3900 Capital City Blvd Lansing MI 48906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/9/2026 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 JUN 09 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/24, 7/1, 7/8, 7/15/26

RR-4053410#

TS#: 150425-AZ Order #: 260299501-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 5/27/2022 and recorded on 9/20/2022, as Instrument No. 20220720891, 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 256, THE HIGHLANDS AT MOUNTAIN PARK RANCH UNIT 3, A SUBDIVISION RECORDED IN BOOK 296 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 301-77-758 STREET ADDRESS or IDENTIFIABLE LOCATION: 3141 E DRY CREEK RD PHOENIX, AZ 85048 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/17/2026 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: TERRENCE BOATNER 3141 E DRY CREEK RD PHOENIX, AZ 85048 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $100,000.00 CURRENT BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION c/o PNC Bank, N.A. 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: 6/10/2026 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 JUN 10 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/24, 7/1, 7/8, 7/15/26

RR-4053409#

NOTICE OF TRUSTEE'S SALE NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The following legally described trust property will be sold, pursuant to power of sale under that certain deed of trust recorded on April 1, 2025 as instrument number 2025-0178482, Maricopa County Recorder, at public auction on Friday, September 4, 2026 at 10:00 a.m. at the Maricopa County Superior Court, Central Court Building, 201 W. Jefferson Street, Phoenix, Arizona 85003, and will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and Acceptable to the Trustee, payable in accordance with ARS §33-811). The sale shall convey all rights, title, and interest conveyed to and now held by it under said Deed of Trust, in the property in said County and State and more fully described as: Lot 170, of Sunset Point, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 598 of Maps, Page 2 and Certificate of Correction recorded in Recording No. 2004-0222368 of Official Records. The street address/location of the real property described above is purported to be: 25611 W Satellite Ln Buckeye AZ 85326 Tax Parcel No.: 504-40-198 Original Principal Balance: $317,500.00 Original Trustor: Danino Capital Prpoerties LLC 64 E Broadway Rd Tempe AZ 85282 Current Beneficiary: Joseph Rivas 25611 W Satellite Ln Buckeye AZ 85326 Current Trustee: Joseph G. Urtuzuastegui III, Esq. 4535 E. McKellips Rd., STE 1093 Mesa, AZ 85215 480-660-6250 Qualification: Attorney at Law, Trustee, is regulated by, and qualified under ARS §33-803(A)(2) as a member of the Arizona State Bar The undersigned Trustee, Joseph G. Urtuzuastegui III, Esq., Attorney at Law, disclaims any liability for any incorrectness of the street address or other common designation, if any, shown herein. The beneficiary under the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid balance as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances, thereunder, with interest as provided in said Note, plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. Said sale will be made for cash (payable at time of sale), but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the Note secured by said Deed of Trust, which includes interest thereon as provided in said Note, advances, if any under the terms of said Trust Deed, interest on advances, if any, fees, charges, and expenses of the Trustee and of he trust created by said Trust Deed. The Trustee will accept only cashier's checks or wire transfers for reinstatement or for payment of the winning bid price, and will accept only cashier's checks payable to the Trustee identified herein for payment of the bidding deposit required by A.R.S. 33-810(A). Reinstatement payments must be paid by five o'clock P.M. (5:00 P.M.) on the last day other than a Saturday or a legal holiday before the date of sale. The purchaser at sale, other than the Beneficiary to the extent of its credit bid, shall pay the price bid no later than five o'clock P.M (5:00 P.M.) of the day following the sale, other than a Saturday or legal holiday. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims, or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. ACKNOWLEDGMENT OF TRUSTEE /s/Joseph G. Urtuzuastegui III, Esq., STATE OF ARIZONA)) ss. COUNTY OF MARICOPA) On this 4th day of June 2026, Joseph G. Urtuzuastegui III, Esq.,, personally appeared before me, and being 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 document and acknowledged to me that he execute the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument. This document is a total of three (3) pages including this acknowledgment page. /s/Blake D. Gunn Notary Public My Commission Expires: February 14, 2028 This firm is not a Debt Collector as the 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 collecting a debt. Please be advised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Trustor, the Trustee, Beneficiary, or their Attorneys.
6/19, 6/26, 7/1, 7/10/26

RR-4053304#

TS#: 26-20109 Loan #: ******4588 Order #: 260289734-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 4/5/2024 and recorded on 4/19/2024 as Instrument # 20240205109 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 9/23/2026 at 10:00 AM of said day: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 150 OF MARLBOROUGH COUNTRY METRO UNIT THREE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 197 OF MAPS. PAGE 41. 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: 5444 W RIVIERA DR GLENDALE Arizona 85304 A.P.N.: 148-27-385 Original Principal Balance: $484,154.00 Name and address of original trustor: (as shown on the Deed of Trust) RYAN OLIVER AND MISTY OLIVER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON, NOT AS COMMUNITY PROPERTY ESTATE AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 5444 W RIVIERA DR GLENDALE Arizona 85304 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC 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://www.servicelink.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (866) 539-4173 Dated:6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006446
7/1, 7/8, 7/15, 7/22/26

RR-4053151#

TS#: 25-17229 Loan #: ******5964 Order #: 250625893-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 3/4/2004 and

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

recorded on 3/10/2004 as Instrument # 2004-0244128 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/22/2026 at 12:00 PM of said day: LOT 79, CANDLEWOOD ESTATES II AT TROON NORTH, A SUBDIVISION, ACCORDING TO BOOK 360 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA. 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: 10466 E SKINNER DR SCOTTSDALE, ARIZONA 85262 A.P.N.: 216-73-144 aka 216-73-144 0 Original Principal Balance: $480,000.00 Name and address of original trustor: (as shown on the Deed of Trust) JEFFREY E PETERSEN, AN UNMARRIED MAN 10466 E SKINNER DR SCOTTSDALE, AZ 85262 Name and address of beneficiary: (as of recording of Notice of Sale) U.S. Bank Trust, National Association as trustee for BM-SC Dome Series I Trust c/o Nationstar Mortgage, LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 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: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006411
7/1, 7/8, 7/15, 7/22/26

RR-4053150#

TS#: 26-19895 Loan #: ******7232 Order #: 260279434-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/5/2022 and recorded on 8/8/2022 as Instrument # 20220627231 , 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 to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/24/2026 at 10:00 AM of said day: LOT 123, OF LEE HOMES ANNEX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 79 OF MAPS, PAGE 28. EXCEPT ALL COAL AND OTHER MINERALS RIGHTS AS RESERVED IN PATENT RECORDED IN BOOK 177 OF DEEDS, PAGE 549. 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: 21717 WEST LAURA STREET WITTMANN, Arizona 85361 A.P.N.: 503-41-211 7 Original Principal Balance: $362,484.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSH KENICK AND TRINITY ELYSE SMITH 21717 WEST LAURA STREET WITTMANN, ARIZONA 85361 Name and address of beneficiary: (as of recording of Notice of Sale) NewRez LLC 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 www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006379
7/1, 7/8, 7/15, 7/22/26

RR-4053147#

TS#: 26-19959 Loan #: ******7006 Order #: 260283994-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 7/22/2025 and recorded on 7/24/2025 as Instrument # 20250424710 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/23/2026 at 12:00 PM of said day: LOT 518, OF SILVA TRAILS AT WEST GOODYEAR - PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1691, PAGE 37 AS AFFECTED BY AFFIDAVIT OF CORRECTION RECORDER APRIL 18, 2023 AS 2023-0198686. 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: 171 N 175TH AVEUNE GOODYEAR Arizona 85338 A.P.N.: 502-53-271 aka 502-53-271 5 Original Principal Balance: $408,232.00 Name and address of original trustor: (as shown on the Deed of Trust) ANTONIO Y PACHECO, UNMARRIED MAN PO BOX 14773 DURHAM, NC 27709 Name and address of beneficiary: (as of recording of Notice of Sale) BRIGHTHOUSE LIFE INSURANCE COMPANY 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: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006375
7/1, 7/8, 7/15, 7/22/26

RR-4053146#

TS#: 2026-20739-AZ Order #: 3846804 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 7/30/2024 , recorded on 7/30/2024, as Instrument No. 20240403856 at Docket -- Page -- Rerecorded on 08/22/2024 as Instrument No. 20240447543 in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/19/2026 at 12:00 PM of said day: LOT 33, ALTO, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1671 OF MAPS, PAGE 45, 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. NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed 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. 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: 7403 W STATE AVENUE GLENDALE, AZ 85303 A.P.N.: 143-26-336 1 Original Principal Balance: $493,436.00 Name and address of original trustor: (as shown on the Deed of Trust) PHILLIP ANDREW SUCHOCKI, A SINGLE MAN 3935 EAST GREENWAY ROAD APARTMENT 250 PHOENIX, AZ 85032 Name and address of beneficiary: (as of recording of Notice of Sale) Freedom Mortgage Corporation 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Kim Quam, a member of the State Bar of Arizona Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 Sale Lines: (888) 902-3989 Website: www.nestortrustee.com Dated: 5/6/2026 Kim Quam, a member of the State Bar of Arizona State of Arizona } } ss. County of Maricopa } The foregoing instrument was acknowledged before me by means of communication technology on 5/6/2026, by Kim Quam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument. Barbara Johnson, Notary Public Commission Expires: July 17, 2027 EPP 48304 Pub Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4053126#

TS#: 26-19976 Loan #: ******2742 Order #: 92844203 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 3/19/2024 and recorded on 3/19/2024 as Instrument # 20240141667 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/24/2026 at 10:00 AM of said day: LOT 11189, OF MARYVALE TERRACE NO. 28, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 92 OF MAPS, PAGE 30 AND CERTIFICATES OF CORRECTION RECORDED AS DOCKET 3502, PAGE 317 AND AS DOCKET 3623, PAGE 421, BOTH OF OFFICIAL RECORDS. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 7527 W Indianola Ave Phoenix, Arizona 85033-3713 A.P.N.: 102-62-070 Original Principal Balance: $388,000.00 Name and address of original trustor: (as shown on the Deed of Trust) DAVID PENA PEREA, Unmarried Man 6444 North 67th Avenue Glendale, Arizona 85301 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC c/o ServiceMac, LLC 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006424
6/24, 7/1, 7/8, 7/15/26

RR-4053105#

TS#: 26-19468 Loan #: ****7598 Order #: 2800579AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/26/2024 and recorded on 8/27/2024 as Instrument # 20240455603 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/16/2026 at 12:00 PM of said day: Lot 99, 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 in Document No. 2013-610929, recorded in Document No. 2013-656154, recorded in Document No. 2013-657335 and recorded in Document No. 2013-928106, All of Official Records. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 32135 N 132nd Ave Peoria, Arizona 85383 A.P.N.: 503-80-840 Original Principal Balance: $794,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Jennifer Shuey And Neil Edward Shuey, Wife And Husband 109 Ingalton Avenue West Chicago, IL 60185 Name and address of beneficiary: (as of recording of Notice of Sale) Wintrust Bank, N.A c/o WINTRUST MORTGAGE 9700 W. HIGGINS ROAD, SUITE 725 ROSEMONT, IL 60018 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: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006442
6/24, 7/1, 7/8, 7/15/26

RR-4053101#

TS 26-076
Notice Of Trustee's Sale
Recorded: 04/15/26 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, 10-13-22 in Maricopa County, Arizona Recorder's Number 2022-0774491 and re-recorded on 10-19-2022 in 2022-0786019. 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

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PUBLIC NOTICES

YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON*July 15, 2026. *This sale is being faithfully postponed from 7/15 to 7/22 Property in Maricopa County, State of Arizona, described as: See Exh "A" attached According To The Deed Of Trust Or Information Supplied By The Beneficiary, The Following Information Is Provided Pursuant To A.R.S. § 33-808 (C): Name And Address Of Trustor: Mary Watola, a single woman, 4525 N 66th St Unit 14, Scottsdale, AZ 85251. Original Principal Balance: $250,000.00 Tax Parcel Number: 173-35-6678 Beneficiary: Atlas Residential, LLC. 6250 East Cheney Drive, Paradise Valley, Arizona 85253 Identifiable Location: 4525 N 66th St. Unit 14, Scottsdale, AZ 85251 Name And Address Of Trustee (as of date of recording of sale): Ronald B. Herb, licensed real estate broker 5420 W Onyx Ave. Glendale, AZ 85302. 602-488-1349 ronaldherb@gmail.com Qualifications To Be Trustee: Licensed Real Estate Broker in Arizona. Agency Regulation Trustee: Arizona Dept. of Real Estate. Dated this 4-15-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-15-26 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
6/19, 6/26, 7/1, 7/10/26

RR-4053076#

TS#: 25-76313 Order #: 250568003-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 11/29/2021 and recorded on 11/30/2021, as Instrument No. 20211272780, 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 8/27/2026 at 10:00 AM of said day: LOT 4023, OF MARYVALE TERRACE NO. 7, BOOK 73 OF MAPS, PAGE 31, 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: 3041 N 39TH DR PHOENIX, AZ 85019 A.P.N.: 107-39-092 Original Principal Balance: $349,200.00 Name and address of original trustor: (as shown on the Deed of Trust) JOSE GUADALUPE ALDAVERA, AN UNMARRIED MAN, AND JAZMIN MACHORRO ALDAVERA, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 3041 N 39TH DR PHOENIX, AZ 85019 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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: 05/15/2026 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 05/15/2026 , 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 48299 Pub Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4053036#

TS#: 26-78554 Order #: 260179377-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 3/9/2018 and recorded on 3/13/2018, as Instrument No. 20180187352, and the subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 20250242516 and recorded on 4/30/2025, 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 in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 8/25/2026 at 12:00 PM of said day: LOT 414, VERRADO PHASE 3 SOUTH, PHASE C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1166 OF MAPS, PAGE 44 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 24, 2014 AS 2014-0050022. EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED IN DOCKET 13003, PAGE 204. 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: 2780 N. ACACIA WAY BUCKEYE, AZ 85396 A.P.N.: 502-86-165 7 Original Principal Balance: $330,000.00 Name and address of original trustor: (as shown on the Deed of Trust) BLAKE JOHNSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 20801 W SENTINEL DR 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/18/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/18/2026 before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48300 Pub Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4053006#

TS#: 26-78507 Order #: 260171730-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 6/2/2025 and recorded on 6/10/2025, as Instrument No. 20250333952, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/25/2026 at 10:00 AM of said day: LOT 18, MOUNTAINSIDE, ACCORDING TO BOOK 291 OF MAPS, PAGE 17, 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: 4202 E TANGLEWOOD DR PHOENIX, AZ 85048 A.P.N.: 301-69-669 5 Original Principal Balance: $421,980.00 Name and address of original trustor: (as shown on the Deed of Trust) FREDERICK WORKMAN, A SINGLE MAN 4202 E TANGLEWOOD DR PHOENIX, AZ 85048 Name and address of beneficiary: (as of recording of Notice of Sale) VILLAGE CAPITAL & INVESTMENT LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/15/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/15/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48297 Pub Dates 06/24, 07/01, 07/08, 07/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4053005#

TS# 26-073
Notice Of Trustee's Sale
Recorded: 4/17/26 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, 7/11/2025 in Maricopa County, Arizona Recorder's Number 20250399713. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 20, 2026. Property in Maricopa County, State of Arizona, described as: Lot Twenty Three (23), of Chandler Manor Unit 2, according to the Plat of record in the office of the County Recorder, Maricopa County, Arizona, in Book 188 of Maps Page 8. 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: Flippaz LLC, a Wyoming limited liability company 3133 W Frye Rd Ste 101, Chandler, AZ 85226 Beneficiary: SWH Funding, LLC, an Arizona limited liability company 1703 E. Bethany Home Road Phoenix, AZ 85016 Original Principal Balance: $144,950.00 Tax Parcel Number: 302-42-133 Identifiable Location: 1419 N Vine St, Chandler, AZ 85225 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 4-17-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-17-26 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
6/17, 6/24, 7/1, 7/8/26

RR-4052611#

TS#: 26-19533 Loan #: ******3438 Order #: 260215193-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/20/2024 and recorded on 9/25/2024 as Instrument # 20240508699 , 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/22/2026 at 12:00 PM of said day: LOT 93, OF RUSSELL RANCH PHASE III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 720 OF MAPS, PAGE 29 AND CORRECTIVE PLAT RECORDED IN BOOK 739 OF MAPS, PAGE 46 AND CERTIFICATE OF CORRECTION RECORDED AS 2005-0620505 AND AS 2006-1146704 AND AFFIDAVIT OF CORRECTION RECORDED AS 2015-0424620 AND AS 2019-0050875, ALL OF OFFICIAL RECORDS. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 18139 W SAN JUAN CT LITCHFIELD PARK, Arizona 85340 A.P.N.: 502-29-213 aka 502-29-213 8 Original Principal Balance: $112,450.00 Name and address of original trustor: (as shown on the Deed of Trust) Mario Nevarez Jr and Sylvia Nevarez, Husband and Wife as Community Property with Right of Survivorship 18139 W SAN JUAN CT Litchfield Park, ARIZONA 85340 Name and address of beneficiary: (as of recording of Notice of Sale) JPMorgan Chase Bank, National Association 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: 6/8/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006371
7/1, 7/8, 7/15, 7/22/26

RR-4052373#

Notice Of Trustee's Sale
Recorded: 06/09/2026 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 that certain Deed of Trust, dated March 18, 2024, and recorded April 11, 2024, at Recorder No. 2024-0189349, records of Maricopa County, Arizona, as effected by Affidavit of Affixture recorded in the Official Records on May 9, 2024, at Recorder's No. 2024-0245294, and re-recorded on May 13, 2024, at Recorder's No. 2024-0252092, at public auction to the highest bidder: Sale Date and Time: September 9, 2026, at 10:00 a.m. Sale Location: Gust Rosenfeld, PLC One East Washington St., Ste. 1600 Phoenix, Arizona 85004 Legal Description: See Attached Exhibit A Original Principal Balance: $372,000.00 Common Street Address: 44315 N. 21st Place New River, Arizona 85087 Tax Parcel Number: 202-20-354C Name and Address of Current Beneficiary: First Fidelity Bank Arizona - Commercial - 400 16435 North Scottsdale Road Suite 150 Scottsdale, Arizona 85254 Name and Address of Original Trustors: Austin Ridge Commercial, LLC 12629 N. 40th Place Phoenix, Arizona 85032 Name and Current Address of Current Trustor: See above Name and Address of Successor Trustee: Christopher M. McNicol, Esq. Gust Rosenfeld P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004 Telephone: (602) 257-7496 (Attn: CMM/JJB) The appointed Successor Trustee qualifies as Trustee of the Deed of Trust in the Trustee's capacity as a member of the State Bar of Arizona, as required by A.R.S. § 33-803(A) and is regulated by the Arizona Supreme Court. Dated: June 9, 2026. /s/ Christopher M. McNichol Successor Trustee State Of Arizona)) ss. County of Maricopa) The foregoing instrument was acknowledged before me this June 9, 2026, by Christopher M. McNichol, Successor Trustee. (Seal and Expiration Date) /s/ Jane Bruer Notary Public Expires April 1, 2030 Exhibit A The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona, And Is Described As Follows: A Portion Of The Southwest Quarter Of The Southeast Quarter Of Section 3, Township 6 North, Range 3 East Of The Gila And Salt River Meridian, Maricopa County, Arizona, More Particularly Described As Follows: Commencing At The Southeast Corner Of Said Section 3, From Which The South Quarter Corner Thereof Bears North 89 Degrees 50 Minutes 40 Seconds West, A Distance Of 2643.96 Feet; Thence North 89 Degrees 50 Minutes 40 Seconds West, Along The South Line Of The Southeast Quarter Of Said Section 3, A Distance Of 1321.98 Feet; Thence North 0 Degrees 03 Minutes 44 Seconds West, A Distance Of 659.39 Feet; Thence North 89 Degrees 51 Minutes 08 Seconds West, A Distance Of 251.88 Feet To The True Point Of Beginning; Thence South 0 Degrees 03 Minutes 08 Seconds East, A Distance Of 100.00 Feet; Thence South 11 Degrees 01 Minutes 27 Seconds East, A Distance Of 182.45 Feet; Thence North 89 Degrees 50 Minutes 40 Seconds West, A Distance Of 179.73 Feet; Thence North 0 Degrees 03 Minutes 08 Seconds West, A distance of 278.97 Feet; Thence South 89 Degrees 51 Minutes 08 Seconds East, A Distance Of 145.00 Feet To The True Point Of Beginning. Excepting All Minerals In Said Land As Reserved Unto The United States Of America In The Recorded Patent To Said Land. An Easement For Ingress, Egress And Public Utilities Public Utilities As Created In Road And Utility Easement And Road Maintenance Agreement Recorded In Document No. 2006-0173492, Records Of Maricopa County, Arizona.
6/17, 6/24, 7/1, 7/8/26

RR-4052233#

TS#: 26-78679 Order #: 260207094-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 12/23/2017 and recorded on 1/2/2018, as Instrument No. 20180000615, 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 8/20/2026 at 10:00 AM of said day: LOT 38, TIERRA ESTE UNIT TWO, ACCORDING TO BOOK 125 OF MAPS, PAGE 16, 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: 2017 E ELMWOOD ST MESA, AZ 85213 A.P.N.: 140-08-044 0 Original Principal Balance: $256,810.00 Name and address of original trustor: (as shown on the Deed of Trust) CLAUDIA I. PADILLA, AN UNMARRIED WOMAN 2017 E ELMWOOD ST MESA, AZ 85213 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/14/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/14/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48259 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051988#

TS#: 26-78624 Order #: 2798754AZD 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 9/25/2020 and recorded on 9/30/2020, as Instrument No. 20200927292, 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 8/20/2026 at 10:00 AM of said day: LOT 69, OF MOUNTAIN HORIZONS UNIT 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 819 OF MAPS, PAGE 47 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 2006-579726. 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: 10947 EAST SYLVAN AVENUE MESA, AZ 85212 A.P.N.: 312-08-367 Original Principal Balance: $315,000.00 Name and address of original trustor: (as shown on the Deed of Trust) AARON COLLINS, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY 10947 EAST SYLVAN AVENUE MESA, AZ 85212 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/14/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/14/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48258 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051984#

TS#: 25-76409 Order #: 250584867-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 6/9/2022 and recorded on 6/10/2022, as Instrument No. 20220493698, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/20/2026 at 10:00 AM of said day: LOT 35, VILLA CORTEZ, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 135 OF MAPS, PAGE 16. 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: 5310 W BECKER LN GLENDALE, AZ 85304 A.P.N.: 148-26-041 8 Original Principal Balance: $412,392.00 Name and address of original trustor: (as shown on the Deed of Trust) MICHAEL BEASLEY AND AMBER BEASLEY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 3333 WEST DUNLAP AVENUE #J373 PHOENIX, AZ 85051 US Name and address of beneficiary: (as of recording of Notice of Sale) New American Funding, LLC FKA Broker Solutions Inc. dba New American Funding 8201 NORTH FM 620, SUITE 120 AUSTIN, TX 78726 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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:

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PUBLIC NOTICES

(602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/14/2026 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 05/14/2026 , 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 48257 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051976#

NOTICE OF TRUSTEE'S SALE Recorded: 05/13/2026 The following trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the Maricopa County Recorder's Office on November 27, 2024, as instrument number 2024-0637955, executed by Strong Base, LLC, an Arizona limited liability company, as Trustor; in which LB Assets 8, LLC, an Arizona limited liability company, is the named Beneficiary; and William A. Kozub, is the named Trustee. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The sale will occur on Wednesday, August 12, 2026, at 10:00 A.M., on the front steps of the Maricopa County Superior Court, at 201 W. Jefferson Street, Phoenix, Arizona 85003, for the following property: Property Address: 2209 S. 65th Drive Phoenix, Arizona 85043 Legal Description: Lot 92, of ARIZONA MEADOWS II AT TERRALEA, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 642 of Maps, Page 31, of Official Records. APN: 104-37-430 Name and Address of Beneficiary: LB Assets 8, LLC, an Arizona limited liability company 2304 N. Yucca Street Chandler, Arizona 85224 Name and Address of Trustor: Strong Base, LLC, an Arizona limited liability company 10000 N. 31st Avenue, Suite C210 Phoenix, Arizona 85051 Name and Address of Trustee: William A. Kozub, Esq. THE KOZUB LAW GROUP, PLC 7537 E. McDonald Drive Scottsdale, Arizona 85250 Trustee's Phone: 480-624-2700 Manner of Trustee's Qualification: Member of State Bar of Arizona as authorized pursuant to A.R.S. § 33-803(A)(2) Trustee's Regulator: Arizona Supreme Court Trustee's Signature: /s/William A. Kozub Date: 05/13/2026 STATE OF ARIZONA)) County of Maricopa) SUBSCRIBED AND SWORN TO before me this 11 day of May, 2026, the undersigned Notary Public, by William A. Kozub, who acknowledged himself to be the Trustee, personally known to me or proven to me to be the person that executed this Notice of Trustee's Sale. IN WITNESS WHEREOF, I hereunto set my hand and official seal. /s/Isabella Katrine Kozub Notary Public My Commission Expires: 12-23-29
6/12, 6/19, 6/26, 7/1/26

RR-4051707#

NOTICE OF TRUSTEE'S SALE The following trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the Maricopa County Recorder's Office on September 24, 2024, as instrument number 2024-507527, executed by Strong Base, LLC, an Arizona limited liability company, as Trustor; in which LB Assets 8, LLC, an Arizona limited liability company, is the named Beneficiary; and William A. Kozub, is the named Trustee. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL. The sale will occur on Friday, July 31, 2026, at 10:00 A.M., on the front steps of the Maricopa County Superior Court, at 201 W. Jefferson Street, Phoenix, Arizona 85003, for the following property: PARCEL 1 Property Address: 10328 N. 116th Lane Youngtown, Arizona 85363 Legal Description: Lot 560, AGUA FRIA RANCH PHASE 3, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 667 of Maps, Page 37. APN: 509-18-183 PARCEL 2 Property Address: 924 E. Corral Street Avondale, Arizona 85323 Legal Description: Lot 21, TRES RIOS LANDING PARCEL 4, according to Book 671 of Maps, Page 50, records of Maricopa County, Arizona. APN: 500-41-338 Original Principal Balance: $725,000.00 Name and Address of Beneficiary: LB Assets 8, LLC, an Arizona limited liability company 2304 N. Yucca Street Chandler, Arizona 85224 Name and Address of Trustor: Strong Base, LLC, an Arizona limited liability company 10000 N. 31st Avenue, Suite C210 Phoenix, Arizona 85051 Name and Address of Trustee: William A. Kozub, Esq. THE KOZUB LAW GROUP, PLC 7537 E. McDonald Drive Scottsdale, Arizona 85250 Trustee's Phone: 480-624-2700 Manner of Trustee's Qualification: Member of State Bar of Arizona as authorized pursuant to A.R.S. § 33-803(A)(2) Trustee's Regulator: Arizona Supreme Court Trustee's Signature: /s/William A. Kozub Date: 4/28/2026 STATE OF ARIZONA)) County of Maricopa) SUBSCRIBED AND SWORN TO before me this 28 day of April, 2026, the undersigned Notary Public, by William A. Kozub, who acknowledged himself to be the Trustee, personally known to me or proven to me to be the person that executed this Notice of Trustee's Sale. IN WITNESS WHEREOF, I hereunto set my hand and official seal. /s/Isabella Katrine Kozub Notary Public My Commission Expires: 12-23-29
6/12, 6/19, 6/26, 7/1/26

RR-4051705#

TS#: 26-78470 Order #: 2789956AZD NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/19/2021 and recorded on 8/24/2021, as Instrument No. 20210912757, 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 8/20/2026 at 10:00 AM of said day: LOT 637, OF WEST PHOENIX ESTATES UNIT XII, ACCORDING TO BOOK 137 OF MAPS, PAGE 30, 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: 30208 W LATHAM ST BUCKEYE, AZ 85396 A.P.N.: 504-15-364 Original Principal Balance: $374,440.00 Name and address of original trustor: (as shown on the Deed of Trust) DAENA BARRIOS-HOLGUIN, AN UNMARRIED WOMAN, AND JOSE GARCIA AND MARIA GARCIA, HUSBAND AND WIFE 30208 W LATHAM ST BUCKEYE, AZ 85396 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/12/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/12/2026 before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48242 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051612#

TS#: 25-75693 Order #: 250471189-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 8/15/2007 and recorded on 8/31/2007, as Instrument No. 20070980848, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003 , on 8/20/2026 at 12:00 PM of said day: LOT 159, OF LESUEUR ESTATES UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 496 OF MAPS, PAGE 45. 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: 8422 E MESETO CIR MESA, AZ 85209-7312 A.P.N.: 31203386 Original Principal Balance: $141,300.00 Name and address of original trustor: (as shown on the Deed of Trust) PAUL T LOPEZ, AN UNMARRIED MAN 8422 E MESETO CIR MESA, AZ 85209-7312 Name and address of beneficiary: (as of recording of Notice of Sale) NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING as servicer for U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-C, Mortgage-Backed Securities, Series 2021-C 75 Beattie Place, Suite 300 Greenville, South Carolina 29601-2743 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (866) 266-7512 Website: www.elitepostandpub.com Dated: 05/12/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/12/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48240 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051605#

TS#: 147666-AZ Order #: 260145604-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 6/22/2020 and recorded on 6/30/2020, as Instrument No. 20200577648, the subject Deed of Trust was modified by Loan Modification recorded on as 06/13/2023 Instrument 20230305692 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 34, OF CONTINENTAL MEADOWS NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 115 OF MAPS, PAGE 18. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 149-36-038 STREET ADDRESS or IDENTIFIABLE LOCATION: 3518 W BERYL AVE PHOENIX, AZ 85051-1333 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: THOMAS C. MCGRATH, IV AKA THOMAS MCGARTH AND MELISSA MCGRATH 3518 W BERYL AVE PHOENIX, AZ 85051-1333 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $262,222.00 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 6/3/2026 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 JUN 03 2026 before me, Jennifer De La Merced 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051594#

TS#: 26-78627 Order #: 2798758AZD 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 10/15/2021 and recorded on 10/20/2021, as Instrument No. 20211129761, 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 8/20/2026 at 10:00 AM of said day: LOT 139 OF FAIRWOOD UNIT FIVE, A SUBDIVISION OF MARICOPA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, IN BOOK 175 OF MAPS AND PLATS, PAGE 28. 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: 3907 W PARADISE DRIVE PHOENIX, AZ 85029 A.P.N.: 149-33-305 1 Original Principal Balance: $317,460.00 Name and address of original trustor: (as shown on the Deed of Trust) DEREK L GUTIERREZ AND JOHANNA M GUTIERREZ, HUSBAND AND WIFE 3907 W PARADISE DRIVE PHOENIX, AZ 85029 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/12/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/12/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48237 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051593#

TS#: 145747-AZ Order #: CTT26060556 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 10/28/2020 and recorded on 11/5/2020, as Instrument No. 20201076464, 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 296, OF NAUVOO STATION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 869 OF MAPS, PAGE 38, AND AFFIDAVIT OF CORRECTION RECORDED APRIL 10, 2012, IN INSTRUMENT NO. 2012-296776, OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-62-518 STREET ADDRESS or IDENTIFIABLE LOCATION: 21004 E ESTRELLA RD QUEEN CREEK, AZ 85142 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: KIMBERLY PANTASTICO 21004 E ESTRELLA RD QUEEN CREEK, AZ 85142 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $336,709.00 CURRENT BENEFICIARY: LENNAR MORTGAGE, LLC c/o Mortgage Disposition Department 1 Corporate Drive Suite 360, Lake Zurich, IL 60047 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/3/2026 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 JUN 03 26 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051586#

TS#: 147163-AZ Order #: 260114814-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 3/20/2021 and recorded on 3/23/2021, as Instrument No. 20210321619, 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 9, CONTINENTAL EAST TOWNHOUSES, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 16175 PAGE 169, AMENDED IN DOCUMENT NO. 84-228026, AND PLAT RECORDED IN BOOK 217 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 161-10-123A STREET ADDRESS or IDENTIFIABLE LOCATION: 6030 N 15TH ST 9 PHOENIX, AZ 85014 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: JONATHAN THOMPSON AND LEKEISHA THOMPSON 8807 N 11TH AVE, PHOENIX, ARIZONA 85021 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $220,500.00 CURRENT BENEFICIARY: SAILFISH SERVICING, LLC c/o VALON MORTGAGE, INC. 14647 S. 50th St A-150 Phoenix, AZ, 85044 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/3/2026 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 JUN 03 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051585#

TS#: 149374-AZ Order #: 260240466-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/24/2021 and recorded on 7/28/2021, as Instrument No. 20210814116, 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 154, KNOELL VILLA SOLANO UNIT TWO, ACCORDING TO BOOK 215 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 305-10-032 STREET ADDRESS or IDENTIFIABLE LOCATION: 2006 S PLAYA MESA, AZ 85202 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: SALLY KILLEEN 2006 S PLAYA MESA, AZ 85202 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $412,500.00 CURRENT BENEFICIARY: FINANCE OF AMERICA REVERSE LLC c/o CELINK 3900 Capital City Blvd Lansing MI 48906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/3/2026 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 JUN 03 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051584#

TS#: 149899-AZ Order #: 260270545-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/21/2020 and recorded on 9/28/2020, as Instrument No. 20200917368, 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 575, OF FOOTHILLS NORTH II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 411 OF MAPS, PAGE 41. EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED IN ARIZONA REVISED STATUTES. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 206-41-245 STREET ADDRESS or IDENTIFIABLE LOCATION: 3012 W HORSHAM DR PHOENIX, AZ 85027 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: MATTHEW ADICKES AND CHRISTINE ADICKES 3012 W HORSHAM DR PHOENIX, AZ 85027 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $260,000.00 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: 6/3/2026 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 JUN 03 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051583#

GI DC Glendale, LLC
Notice Of Trustee's Sale
Recorded: 05/26/2026 Loan No.: 305890017 The following legally described 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 12/17/2015 and recorded on 12/17/2015 as Document No. 20150890741, and thereafter Corrective Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated 12/17/2015 and recorded on 2/18/2016 as Document No. 20160102551, each 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 8/26/2026 at 11:30 AM of said day: See Attached Exhibit "A" Legal Description 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: 5353 West Bell Road Glendale, AZ 85308 A.P.N.: 200-50-212A 1 Original Principal Balance: $19,700,000.00 Name and address of original trustor: (as shown on the Deed of Trust) GI DC Glendale, LLC, a Delaware limited liability company 188 The Embarcadero, Suite 700 San Francisco, California 94105 Name and address of beneficiary: (as of recording of Notice of Sale) U.S. Bank National Association, as Trustee for the benefit of the Holders of CFCRE 2016-C4 Mortgage Trust Commercial Mortgage Pass-Through Certificates, Series 2016-C4 40 Rialto Capital Advisors, LLC 200 S. Biscayne Boulevard Suite 3550 Miami, Florida 33131 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) John Craiger Polsinelli PC One E. Washington St., Ste. 1200 Phoenix, AZ 85004 (602) 650-2000 Dated this 22 day of May, 2026 /s/ John Craiger, Successor Trustee State of Arizona) ss County of Maricopa) On this 22nd day of May, 2026, before me, Notary Public, personally appeared John Craiger 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/ Dawn Marie Coppens Notary Public (seal) My Commission Expires: 11-21-28 Exhibit "A" Legal Description Parcel One: Lot 1A Of 5353 Bell Road, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona In Book 882 Of Maps, Page 17. Parcel Two: Non-Exclusive Easements, Including Access, Utility, Parking And Sidewalk Easements, Appurtenant To Parcel One Above, As Set Forth In That Certain "Reciprocal Easement Agreement" Recorded February 4, 2008 As 20080098200 Of Official Records. Parcel Three: Non-Exclusive Easement, Including Vehicular And Pedestrian Ingress And Egress, Drainage And Retention Of Surface, Storm And Run-Off Water, And Drainage Facilities Easements, Appurtenant To Parcel One Above, As Set Forth In That Certain "Reciprocal Easement Agreement For Driveway And Other Facilities" Recorded February 4, 2008 As 20080098201 Of Official Records, As Amended By That Certain "Multi-Easement Agreement" Recorded December 14, 2015 As 20150881893 Of Official Records. Less And Except Any And All Property Previously Released Of Record
6/19, 6/26, 7/1, 7/10/26

RR-4051531#

TS#: 2026-23324-AZ Order #: 4020766 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 , recorded on 7/29/2022, as Instrument No. 20220610332 at Docket -- Page -- in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/5/2026 at 12:00 PM of said day: LOT 345, MARYVALE TERACE NO. 40-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 137 OF MAPS. PAGE 36. 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. NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed 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. 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: 2007 N 55TH LANE PHOENIX, AZ 85035 A.P.N.: 103-16-553 Original Principal Balance: $368,207.00 Name and address of original trustor: (as shown on the Deed of Trust) PABLO GONZALEZ JR, A SINGLE MAN, AND VERONICA CORONA, A SINGLE WOMAN, AND PABLO GONZALEZ, A SINGLE MAN, ALL AS JOINT TENANTS 2007 N 55TH LANE PHOENIX, AZ 85035 Name and address of beneficiary: (as of recording of Notice of Sale) Freedom Mortgage Corporation 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Kim Quam, a member of the State Bar of Arizona Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 Sale Lines: (888) 902-3989 Website: www.nestortrustee.com Dated: 6/8/2026 Kim Quam, a member of the State Bar of Arizona State of Arizona } } ss. County of Maricopa } The foregoing instrument was acknowledged before me by means of communication technology on 6/8/2026, by Kim Quam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument. Barbara Johnson, Notary Public Commission Expires: July 17, 2027 EPP 48227 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051236#

TS#: 2026-23344-AZ Order #: 4020776 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 9/13/2023 , recorded on 9/20/2023, as Instrument No. 20230492894 at Docket -- Page -- in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/5/2026 at 12:00 PM of said day: LOT 193, OF LIBERTY 1B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1594 OF MAPS, PAGE 28, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2021-1126570, 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. NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed 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. 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: 2544 W SUNLAND AVE PHOENIX, AZ 85041 A.P.N.: 105-87-204 Original Principal Balance: $473,748.00 Name and address of original trustor: (as shown on the Deed of Trust) ANESTRA L WILSON AND MICHAEL J WILSON, WIFE AND HUSBAND 2544 W SUNLAND AVE PHOENIX, AZ 85041 Name and address of beneficiary: (as of recording of Notice of Sale) Freedom Mortgage Corporation 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Kim Quam, a member of the State Bar of Arizona Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 Sale Lines: (888) 902-3989 Website: www.nestortrustee.com Dated: 6/8/2026 Kim Quam, a member of the State Bar of Arizona State of Arizona } } ss. County of Maricopa } The foregoing instrument was acknowledged before me by means of communication technology on 6/8/2026, by Kim Quam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument. Barbara Johnson, Notary Public Commission Expires: July 17, 2027 EPP 48224 Pub Dates 06/17, 06/24, 07/01, 07/08/2026
6/17, 6/24, 7/1, 7/8/26

RR-4051222#

TS#: 2260529074
Notice of Trustee's Sale
Recorded: 05/29/2026 Loan #: 13916 N 135th Dr Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/22/2024 and recorded on 5/22/2024 as Instrument # 20240273001, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 9/1/2026 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 13916 N 135th Dr Surprise, AZ 85379 A.P.N.: 509-16-045 Original Principal Balance: $485,000.00 Name and address of original trustor: (as shown on the Deed of Trust) Global Consulting & Investment Network LLC, an Arizona corporation 1725 E Coconino Drive Chandler, Arizona 85249 Name and address of beneficiary: (as of recording of Notice of Sale) Metropolitan Financial Corp 4500 N. 32nd St, Suite 200 Phoenix, AZ 85018 Name, Address & Telephone Number Of Trustee: (as of recording of Notice of Sale) Tolesoaz Corp. d/b/a Total Lender Solutions, an AZ Corp. One West Deer Valley Rd., Ste 103 Phoenix, Arizona 85027 623-581-3262 For Sales Information go to: MK Consultants @ 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 must 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: 5/29/2026 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 5/29/2026 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot 45, Litchfield Manor Parcel 7, according to Book 634 of Maps, Page 39, records of Maricopa County, Arizona.
6/12, 6/17, 6/26, 7/6/26

RR-4051181#

File No. MACU v Valenzuela, Hilda & Manuel
Notice Of Trustee Sale
For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 Recorded: 05/18/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated May 20, 2022 and recorded on May 27, 2022 in Instrument Number 20220458166, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on August 18, 2026 at the hour of 11:30 A.M. of said day: Lot 2, Randall Heights, An Addition To The City Of Mesa, According To The Plat Of Record In The Office Of The County Recorder Of Maricopa County, Arizona, Recorded In Book 50 Of Maps, Page 48. Tax Parcel Number: 138-05-053 5 Original Principal Balance: $150,000.00 Purported street address: 42 N Harris Dr Mesa, AZ 85203 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union P.O. Box 2331 Sandy, UT 84091-2331 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Mountain America Federal Credit Union 9800 S. Monroe St. Sandy, UT 84070 Dated: May 12, 2026 Hilda Esmeralda Valenzuela and Manuel Humberto Valenzuela 42 N Harris Dr Mesa, AZ 85203 Original Trustors /s/ Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee 7265 E. Tanque Verde Rd., Suite 121 Tucson AZ 85715 (520) 792-0011 State Of Arizona) County Of Maricopa): ss. This instrument was acknowledged to me by Howard A. Chorost, a member of the State Bar of Arizona, Successor Trustee, who is personally known to me, and who executed the foregoing Notice of Trustee Sale. /s/ Julie Tejada Notary Public My Commission Expires: 10/6/2028
6/12, 6/19, 6/26, 7/1/26

RR-4051180#

TS#: 2260518070
Notice of Trustee's Sale
Recorded: 05/29/2026 Loan #: 0002013368 Order #: The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/1/2007 and recorded on 6/7/2007 as Instrument # 20070661700, in the office of the County Recorder of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ, on 9/1/2026 at 10:00 AM of said day: See legal description, attached hereto and made a part thereof. Street address or identifiable location: 30 W. Vogel Avenue Phoenix, AZ 85021 A.P.N.: 159-49-047 Original Principal Balance: $22,350.00 Name and address of original trustor: (as shown on the Deed of Trust) Brent W Downey 204 W. Surrey Avenue Phoenix, AZ 85029 Name and address of beneficiary: (as of recording of Notice of Sale) Oak West 4, LLC 5580 La Jolla Blvd, #330 La Jolla, CA 92037 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 must 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: 5/29/2026 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 5/29/2026 before me, Morgan Diaz, Notary Public, personally appeared Tina Biskupiak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. In Witness Whereof I hereunto set my hand and official seal. /s/ Morgan Diaz Notary Public My Comm. Expires Feb 12, 2029 Legal Description: Lot Twelve (12), Block Three (3), North Central Heights Plat A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 37 of Maps, page 27.
6/12, 6/19, 6/26, 7/1/26

RR-4051179#

TS#: LO-53896-AZ Loan#: ****1584-1 Order#: 95533899 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 9/22/2023 and recorded on 9/28/2023 as Instrument# 20230508181, Book XX Page XX 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 FIRST FILE AN ACTION AND OBTAIN A 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 HA VE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." at public auction to the highest bidder at IN THE COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, on 9/3/2026 at 12:00 PM of said day: LEGAL: Lot 44, Coronado Village at Estrella Mountain Ranch parcel 7.10, according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in book 856 of maps, page 30. Street address or identifiable location: 18112 W. MOUNTAIN SAGE DRIVE GOODYEAR, AZ 85338 A.P.N.: 400-82-782 Original Principal Balance: $275,000.00 Name and address of original trustor: (as shown on the Deed of Trust) WILLIAM G. RUSHLOW and PAMELA S. RUSHLOW, HUSBAND AND WIFE 18112 W. MOUNTAIN SAGE DRIVE GOODYEAR, AZ 85338 Name and address of beneficiary: (as of recording of Notice of Sale) UMB Bank, N.A. 1010 Grand Blvd., MS: 1020103 Kansas City, MO 64106 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Law Offices of Jason C. Tatman 9665 Chesapeake Drive, Suite 365 San Diego, California 92123 Phone: 844-252-6972 Conveyance of the property shall be without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. The trustee designated herein qualifies as trustee of the Trust Deed in the trustee's capacity as an escrow and insurance agent as required pursuant to ARS 33-803(A)(I) Trustee's Regulators: Arizona Department of Financial Institutions and the Arizona Department of Insurance Dated: 5/28/2026 Law Offices of Jason C. Tatman By: Rhonda Rorie, AVP (TS# LO-53896-AZ SDI-37439)
6/24, 7/1, 7/8, 7/15/26

RR-4051165#

TS#: 146433-AZ Order #: 260082014-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 1/25/2021 and recorded on 1/28/2021, as Instrument No. 20210101261, 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 171, RIVER WALK VILLAGES PHASE I, ACCORDING TO BOOK 543 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 104-74-179 STREET ADDRESS or IDENTIFIABLE LOCATION: 5317 W GRENADINE RD 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: 9/10/2026 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: CLEMENT MORONDO 2505 WEST VISTA AVENUE, PHOENIX, ARIZONA 85051 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $313,500.00 CURRENT BENEFICIARY: UNITED WHOLESALE MORTGAGE, LLC c/o Cenlar FSB P.O. BOX 77410 EWING, NJ 08618 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet Web site: WWW.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 6/1/2026 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 JUN 01 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051106#

TS#: 147463-AZ Order #: 260130291-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 10/26/2021 and recorded on 11/1/2021, as Instrument No. 20211172923, and later modified by a Loan Modification Agreement recorded on 05/27/2025, as Instrument 20250300430 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 90, PIMA MEADOWS 3, ACCORDING TO BOOK 144 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 131-48-107 STREET ADDRESS or IDENTIFIABLE LOCATION: 2026 N 87TH WAY SCOTTSDALE, AZ 85257-2961 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: JOHN GERHART 2026 N 87TH WAY SCOTTSDALE, AZ 85257-2961 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $365,000.00 CURRENT BENEFICIARY: ONSLOW BAY FINANCIAL 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: 6/2/2026 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 JUN 02 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051105#

TS#: 149457-AZ Order #: 260241110-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/8/2007 and recorded on 8/14/2007, as Instrument No. 20070916482, 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 120, AND AN UNDIVIDED ONE-TWENTY-SECOND (1/22) INTEREST IN TRACT F, OF SUN CITY UNIT FIFTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA, COUNTY, ARIZONA, RECORDED IN BOOK 185 OF MAPS, PAGE 41. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 200-96-120 STREET ADDRESS or IDENTIFIABLE LOCATION: 19026 N SIGNAL BUTTE CIR SUN CITY, AZ 85373 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: JANET L POWELL 19026 N SIGNAL BUTTE CIR SUN CITY, AZ 85373 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $125,000.00 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: 6/2/2026 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 JUN 02 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051104#

TS#: 149677-AZ Order #: 260268811-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 6/27/2019 and recorded on 6/28/2019, as Instrument No. 20190493285, the subject Deed of Trust was modified by Loan

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PUBLIC NOTICES

Modification recorded on 06/01/2022 as Instrument 20220466651, and again was modified by Loan Modification recorded on 10/29/2025 as Instrument 20250624332 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 108, SIERRA MONTANA PARCEL 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 785 OF MAPS, PAGE 5 AND SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2014-96361. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 502-89-249 STREET ADDRESS or IDENTIFIABLE LOCATION: 14775 N 177TH AVE SURPRISE, AZ 85388 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: NINO ARISTIDE 14775 N 177TH AVE SURPRISE, AZ 85388 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $223,000.00 CURRENT BENEFICIARY: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 6/1/2026 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 JUN 01 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/17, 6/24, 7/1, 7/8/26

RR-4051103#

NOTICE OF TRUSTEE'S SALE Recorded: 05/14/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Junior Deed of Trust and Assignment of Rents dated April 16, 2024 as recorded on April 18, 2024 in the Office of the Maricopa County Recorder at Instrument No. 2024-0203557. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order 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 Law Offices of Craig T. Irish, P.C., 11425 North 7th Street, Suite 105, Phoenix, Arizona 85022, on August 24, 2026, at 10:00 a.m., of said day: Street address if any, or identifiable location of trust property: 6445 East Calle Del Media Scottsdale, Arizona 85251 Legal description of trust property: LOT 9. VILLA ARCADIA TWO, ACCORDING TO BOOK 104 OF MAPS. PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA. Maricopa County Tax Parcel Number: 173-46-062 Original Principal Balance: $1,375,000.00 Name and Address of Beneficiary: WTB Funding - 6445 E. Calle Del Media, LLC, an Arizona limited liability company 14425 North 7th Street, Suite 101l Phoenix, Arizona 85022 Attention: Ward T. Bell, Sole Member Name and Address of Original Trustor: Stephen and Julie Jorgenson Trust originally dated September 1, 2004 6445 East Calle Del Media Scottsdale, Arizona 85251 Attention: Stephen and Julie Jorgenson, Co-Trustees Name, Address and Telephone Number of Trustee: Craig T. Irish, Esq. Craig T. Irish P.C. 14425 North 7th Street, Suite 105 Phoenix. Arizona 85022 Phone: (602) 522-3944 Email: cirish@ctipclaw.com Manner of Trustee Qualification: Pursuant to A.R.S. §33-803(A)(2)-Member State Bar of Arizona Name of Trustee's Regulation State Bar of Arizona Dated this 14th day of May, 2026. /s/Craig T. Irish, Esq. Arizona State Bar No. 010016 STATE OF ARIZONA } } ss. County of Maricopa } The foregoing instrument was acknowledged before me this 14th day of May, 2026, by Craig T. Irish, Esq., as Trustee and not individually. /s/Jennifer Zito Notary Public My commission expires: 10-03-2026
6/10, 6/17, 6/24, 7/1/26

RR-4050880#

TS#: 146956-AZ Order #: 260101476-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 5/16/2024 and recorded on 5/21/2024, as Instrument No. 20240271113, 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 204, WILD TREE, A SUBDIVISION RECORDED IN BOOK 373 OF MAPS, PAGE 40, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 94-24043, RECORDS OF MARICOPA COUNTY, ARIZONA. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 308-10-790 STREET ADDRESS or IDENTIFIABLE LOCATION: 4811 WEST FLINT STREET CHANDLER, AZ 85226 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: STEPHEN RICHARD MUNKACHY 4811 WEST FLINT STREET CHANDLER, AZ 85226 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $292,500.00 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: 5/29/2026 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 MAY 29, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4050420#

TS#: 147456-AZ Order #: 260127083-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 4/2/2021 and recorded on 4/2/2021, as Instrument No. 20210373169, 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 8, OF GREENFIELD LAKES PARCEL 4 UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 426 OF MAPS, PAGE 28 COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-27-441 STREET ADDRESS or IDENTIFIABLE LOCATION: 2680 E BROOKS STREET GILBERT, AZ 85296 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 Sale Time: 10:30 AM Sale Location: Maricopa County Courthouse, At 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: VICTOR ROMMEL VASQUEZ 2680 E BROOKS STREET GILBERT, AZ 85296 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $327,126.00 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: HTTPS://WWW.HUBZU.COM Automated Sale Line: 855-882-1314 Dated: 6/1/2026 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 JUN 01, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4050418#

TS#: 149080-AZ Order #: 260218197-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/19/2021 and recorded on 7/23/2021, as Instrument No. 20210799544, 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 118, OF HEATHER PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 363 OF MAPS, PAGE 34. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 303-12-121 STREET ADDRESS or IDENTIFIABLE LOCATION: 114 S KINGSTON ST CHANDLER, AZ 85225 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/10/2026 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: ANTONINO LOCASCIO 114 S KINGSTON ST CHANDLER, AZ 85225 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $313,600.00 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.AUCTION.COM Automated Sale Line: (800) 280-2832 Dated: 5/28/2026 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 MAY 28 2026 before me, Jennifer De La Merced 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. JENNIFER DE LA MERCED My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4050415#

TS#: 26-78586 Order #: 260184483-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 7/25/2024 and recorded on 8/1/2024, as Instrument No. 20240408708, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 , on 8/18/2026 at 10:00 AM of said day: LOT 1, OF COLDWATER SPRINGS PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 539 OF MAPS, PAGE 1. EXCEPT AN UNDIVIDED 1/2 INTEREST OF ALL COAL, OIL, PETROLEUM, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND ALL OTHER HYDROCARBON SUBSTANCES AND ALL DIATOMACEOUS DEPOSITS AND ARCHEOLOGICAL DEPOSITS,

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

STONE, ROCK, SAND AND CLAY AS RESERVED IN BOOK 386 OF DEED, PAGE 407. 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: 12361 W HARRISON ST AVONDALE, AZ 85323 A.P.N.: 500-29-562 Original Principal Balance: $378,081.00 Name and address of original trustor: (as shown on the Deed of Trust) TAYVONNE WINDER, A MARRIED MAN JOINED BY SPOUSE, TERIKA VALDEZ 12361 W HARRISON ST AVONDALE, AZ 85323 Name and address of beneficiary: (as of recording of Notice of Sale) VILLAGE CAPITAL & INVESTMENT LLC 2460 Paseo Verde Parkway, Ste 110 Henderson, NV 89074 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: 1-866-539-4173 Website: www.servicelinkauction.com Dated: 05/11/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/11/2026 before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48184 Pub Dates 06/10, 06/17, 06/24, 07/01/2026
6/10, 6/17, 6/24, 7/1/26

RR-4050336#

TS#: 26-78127 Order #: 2776234AZD 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 7/12/2022 and recorded on 7/13/2022, as Instrument No. 20220570038, and the subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 20250549005 and recorded on 9/24/2025, 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 8/20/2026 at 10:00 AM of said day: LOT 1277, OF TARTESSO UNIT 2B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 776 OF MAPS, PAGE 10 AND AFFIDAVIT OF SCRIVENER'S ERROR RECORDED AS DOCUMENT NO. 2008-169596 OF OFFICIAL RECORDS; EXCEPTING THEREFROM ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT TO SAID LAND; EXCEPT THEREFROM THE MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS THERETO, DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED AT DOCUMENT NO. 2017-0579126 OF OFFICIAL RECORDS, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION. 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: 3076 N 309TH DR BUCKEYE, AZ 85396 A.P.N.: 504-77-377 5 Original Principal Balance: $470,000.00 Name and address of original trustor: (as shown on the Deed of Trust) BENJAMIN LOGAN HESS, MARRIED MAN 3076 N 309TH DR BUCKEYE, AZ 85396 Name and address of beneficiary: (as of recording of Notice of Sale) Planet Home Lending LLC 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/11/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/11/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48183 Pub Dates 06/10, 06/17, 06/24, 07/01/2026
6/10, 6/17, 6/24, 7/1/26

RR-4050334#

TS#: 142606-AZ Order #: NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/10/2024 and recorded on 8/19/2024, as Instrument No. 20240439878, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 2, ELEMENT ON EUCLID, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1537 OF MAPS, PAGE 3 COUNTY ASSESSOR'S TAX PARCEL NUMBER: 300-13-823 STREET ADDRESS or IDENTIFIABLE LOCATION: 4470 W ALLEN ST 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: 9/3/2026 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: EFRAIN MARQUEZ JR AND EFRAIN MARQUEZ TORRES 4470 W ALLEN ST LAVEEN, AZ 85339 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $371,896.00 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/28/2026 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 MAY 28, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4049986#

TS# 26-058 Loan Number: 13122 A
Notice Of Trustee's Sale
Recorded: 4/13/26 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, 10/11/2024 in Maricopa County, Arizona Recorder's Number 20240543606. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 14, 2026. Property in Maricopa County, State of Arizona, described as: Units 109 and 209, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., An Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: Sima Legacy Homes llc Telema Briggs 12367 W. Hazelwood St Avondale AZ 85392 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-057 and 113-25-069 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 # 109 & 209 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 4-13-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-13-2026 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
6/10, 6/17, 6/24, 7/1/26

RR-4049955#

TS# 26-063 Loan Number: 13053 A
Notice Of Trustee's Sale
Recorded: 4/13/26 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, 8/23/2024 in Maricopa County, Arizona Recorder's Number 20240450593. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 20, 2026. Property in Maricopa County, State of Arizona, described as: Lot Thirty-Three (33), Cypress Gardens No. 4, According To The Plat Of Record In The Office Of The County Recorder Or Maricopa County, Arizona, In Book 246 Of Maps, Page 19, 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: Titan Family Realestate LLC, a Arizona limited liability company, 1620 s Michigan Ave Chicago IL 60616 Beneficiary: Capital

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TS# 26-074 Loan Number: 71617
Notice Of Trustee's Sale
Recorded: 4/16/26 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, 1/09/2026 in Maricopa County, Arizona Recorder's Number 20260014942. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 14, 2026. Property in Maricopa County, State of Arizona, described as: Units 103 and 203, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., An Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: The Toby Brandon Smith Living Trust. Dated 7/20/2021 68038 Grandview Ave Cathedral City, CA 92234 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-051 and 113-25-063 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 # 103 & 203 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 4-13-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-13-2026 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
6/10, 6/17, 6/24, 7/1/26

RR-4049954#

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

Fund Reit, LLC An Arizona limited liability company 14555 N Scottsdale Road Suite #200 Scottsdale, AZ 85254 Original Principal Balance: $110,000.00 Tax Parcel Number: 102-84-270 Identifiable Location: 3645 N 69th Ave #33, Phoenix AZ 85033 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 4-16-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-16-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049953#

TS/File 100682
Notice Of Trustee's Sale
Recorded: 05/01/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 12/8/2021, in 2021-1301728 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 August 4, 2026 at 11:00 A.M. of said day: See Attached Exhibit "A" For Legal Description Purported Property Address: Address Unavailable, See Legal Description, Maricopa County, Arizona Tax Parcel Number: 506-33-548P, 206-33-548Q, 506-33-548R Original Principal Balance: $233,000.00 Original/Current Beneficiary: Sharman Enterprises, LLC, an Arizona limited liability company 2403 W. Lone Cactus Drive, #147, Phoenix, Arizona 85027 Original/Current Trustor: Damian Ortiz, a married man, as his sole and separate property 1908 N. 24th Place, Phoenix, AZ 85008 Said Trustee's Sale will be held without covenant or warranty express or implied, regarding title, possession, or encumbrances, to pay the unpaid principal balance of $, plus monies due as provided under the terms of said Deed of Trust, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. "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: May 1, 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 May 1, 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 Exhibit A Parcel No. 1: The South 511.00 feet of the North 790.00 feet of the West 263.38 feet of the East 790.14 feet of Parcel 59, Saddle Vista, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded as Book 442 of Maps, Page 12. Parcel No. 2: The South 511.00 feet of the North 790.00 feet of the West 263.38 feet of the East 1053.52 feet of Parcel 59, Saddle Vista, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 442 of Maps, Page 12. Parcel No. 3: The South 511.00 feet of the North 790.00 feet of Parcel 59, Saddle Vista, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded as Book 442 of maps, Page 12. Except the East 1053.52 feet thereof.
6/10, 6/17, 6/24, 7/1/26

RR-4049952#

TS# 26-055 Loan Number: 13124
Notice Of Trustee's Sale
Recorded: 4/16/26 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, 10/23/2024 in Maricopa County, Arizona Recorder's Number 20240565279. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 20, 2026. Property in Maricopa County, State of Arizona, described as: Units 111 and 211, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., An Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: Broce Family Trust C/O William F. Broce P.O Box 1780 Payson, AZ 85547 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-059 and 113-25-071 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 #111 & 211 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 4-16-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-16-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049950#

TS# 26-060 Loan Number: 13057
Notice Of Trustee's Sale
Recorded: 4/24/26 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, 8/23/2024 in Maricopa County, Arizona Recorder's Number 20240450940. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 27, 2026. Property in Maricopa County, State of Arizona, described as: Units 107 and 207, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., An Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: The Sandee Roberts Family Trust. Dated 12/19/2012 721 Orchid Ave. Corona Del Mar, CA 92625 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-055 and 113-25-067 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 #107 & 207 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 4-24-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-24-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049949#

TS# 26-061 Loan Number: 13055 A
Notice Of Trustee's Sale
Recorded: 4/13/26 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, 8/26/2024 in Maricopa County, Arizona Recorder's Number 20240453237. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 14, 2026. Property in Maricopa County, State of Arizona, described as: Units 105 and 205, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., an Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: The Sprute Family Trust. Dated 8/28/2008 Gary and Sue Sprute 2561 W. Monterey Ave. Mesa, AZ 85202 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-053 and 113-25-065 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 # 105 & 205 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 4-13-2026 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-13-2026 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
6/10, 6/17, 6/24, 7/1/26

RR-4049948#

TS# 26-065 Loan Number: 13051 A
Notice Of Trustee's Sale
Recorded: 4/13/26 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, 8/23/2024 in Maricopa County, Arizona Recorder's Number 20240450629. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 14, 2026. Property in Maricopa County, State of Arizona, described as: Units 101 and 201, The Villas At 12th Street Condominiums, according to the Declaration of Condominium in Recording No. 2024-29846 and shown in Book 1779 of Maps, page 36, 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: Rymax Development, L.L.C., An Arizona Limited Liability Company, 18245 N Pima Road Unit 1049, Scottsdale, AZ 85040 Beneficiary: The Toby Brandon Smith Living Trust, Dated 7/20/2021 68038 Grandview Ave Cathedral City, CA 92234 Original Principal Balance: $480,000.00 Tax Parcel Number: 113-25-049 and 113-25-061 Identifiable Location: 4037 S. 12th Street Phoenix, AZ 85040 # 101 & 201 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 4-13-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-13-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049947#

TS#26-010
Notice Of Trustee's Sale
Recorded: 4-22-26 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, 5/08/2024 in Maricopa County, Arizona Recorder's Number 20240243988. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 23, 2026. Property in Maricopa County, State of Arizona, described as: The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 182, of Patio Homes North Three, according to Book 129 of Maps, Page 15, records of Maricopa County, Arizona and Affidavit recorded in Docket 8262, Page 166. 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: Litem Karla T. Martinez Beltran, a single woman 5501 West La Reata Avenue, Phoenix, AZ 85035 Beneficiary: E Investment Properties, Inc., an Arizona corporation 1703 East Bethany Home Road, Phoenix, AZ 85016 Original Principal Balance: $311,000.00 Tax Parcel Number: 207-09-187 Identifiable Location: 3349 W Mauna Loa Ln, Phoenix, AZ 85053 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 4-21-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-21-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049946#

TS# 26-069
Notice Of Trustee's Sale
Recorded: 4/17/26 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, 9/18/2025 in Maricopa County, Arizona Recorder's Number 20250539427. 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING AT 201 W JEFFERSON STREET, PHOENIX, ARIZONA AT 11:00 AM ARIZONA TIME ON JULY 20, 2026. Property in Maricopa County, State of Arizona, described as: The Land Referred To Herein Below Is Situated In The County Of Maricopa, State Of Arizona And Is Described As Follows: Lot 10127, Maryvale Terrace No 26 Amended, according to Book 90 of Maps, page 10, 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: JA Insulation LLC, an Arizona limited liability company 7306 N 86th Ln, Glendale, AZ 85305 Beneficiary: Sell Wholesale Funding, LLC, an Arizona limited liability company 1703 E. Bethany Home Rd. Phoenix, AZ 85016 Original Principal Balance: $239,000.00 Tax Parcel Number: 144-80-087 Identifiable Location: 4512 N 70th Dr, Phoenix, AZ 85033 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 4-17-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-17-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049945#

TS#26-081
Notice Of Trustee's Sale
Recorded: 04/21/2028 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded in the office of the County Recorder of Pima County, Arizona, on 03/25/2024 in Pima County, Arizona Recorder's Number 20240850543. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE'S SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE'S SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5 PM MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE COURTYARD BY THE EAST MAIN ENTRANCE TO THE ARIZONA SUPERIOR COURT BUILDING, WHERE TRUSTEE'S SALES USUALLY TAKE PLACE, 110 W. CONGRESS ST. TUCSON, ARIZONA ON JULY 23, 2026, AT 2:30 PM ARIZONA TIME: Property in Pima County, State of Arizona, described as: Lot 87, Of Los Arroyos Resubdivision, According To The Plat Of Record In The Office Of The County Recorder Of Pima County, Arizona, Recorded In Book 61 Of Maps, Page 64 And Declaration Of Scrivener's Errors Recorded As Docket 12971, Page 425. 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: Marco A. Vazquez and Miriam R. Vazquez, husband and wife, as community property with right of survivorship 869 West Calle Arroyo Norte, Green Valley, Arizona 85614 Original Principal Balance: $30,000.00 Tax Parcel Number: 303-48-5930 Beneficiary: Atlas Residential, LLC 6250 East Cheney Drive, Paradise Valley, Arizona 85253 Identifiable Location: 869 West Calle Arroyo Norte, Green Valley, Arizona 85614 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 4-21-26 /s/ Ronald B. Herb-Trustee State Of Arizona)) ss County Of Maricopa) Acknowledged before me on 4-21-26 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
6/10, 6/17, 6/24, 7/1/26

RR-4049944#

TS#: 26-78132
Order #: 260110122-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 1/27/2022 and recorded on 1/28/2022, as Instrument No. 20220087386, in the office of the County Recorder of Maricopa County, Arizona, **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR** at public auction to the highest bidder **in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003**, on **8/12/2026** at **12:00 PM** of said day:
LOT 172, HUDSON COMMONS PARCEL 2 PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1514 OF MAPS, PAGE 37.
Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.
ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):
Street address or identifiable location:
15742 W MADISON ST
GOODYEAR, AZ 85338
A.P.N.: 500-11-221
Original Principal Balance: **$449,328.00**
Name and address of original trustor:
(as shown on the Deed of Trust)
MATTHEW RYAN MELONE, AN UNMARRIED MAN
15742 W MADISON ST
GOODYEAR, AZ 85338
Name and address of beneficiary:
(as of recording of Notice of Sale)
Carrington Mortgage Services, LLC
500 North State College Boulevard Suites 1300
Orange, CA 92868
IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a □reportable transfer□ under 31 CFR § 1031.320(b), and you, as buyer, qualify as a □transferee entity□ under 31 CFR § 1031.320(e)(1) or □transferee trust□ under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n) (10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale.
NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:
(as of recording of Notice of Sale)
Erin K. Sweeney, 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: (800) 758-8052
Website: www.Xome.com
Dated: 05/05/2026
Erin K. Sweeney, a member of the State Bar of Arizona
Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.
State of Arizona)
) ss.
County of Maricopa)
On 05/05/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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 48165 Pub Dates 06/10, 06/17, 06/24, 07/01/2026
6/10, 6/17, 6/24, 7/1/26

RR-4049871#

TS#: 26-19104 Loan #: ******6672 Order #: 92753960 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 6/6/2022 and recorded on 6/7/2022 as Instrument # 20220482742 , Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/16/2026 at 12:00 PM of said day: LOT 87, CRANEBROOKE MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 58 OF MAPS, PAGE 17. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a member of the Arizona State Bar as required pursuant to ARS 33-803(A)(2). ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 2631 N 71St Pl Scottsdale, Arizona 85257-1327 A.P.N.: 129-01-101 Original Principal Balance: $405,000.00 Name and address of original trustor: (as shown on the Deed of Trust) 71ST PLACE LLC, A WYOMING LIMITED LIABILITY COMPANY 2631 N 71St Pl Scottsdale, Az 85257-1327 Name and address of beneficiary: (as of recording of Notice of Sale) ATHENE ANNUITY AND LIFE COMPANY c/o ServiceMac, LLC 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882 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: 5/27/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-006009
6/17, 6/24, 7/1, 7/8/26

RR-4049806#

TS#: 149886-AZ Order #: 4082564 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 5/27/2021 and recorded on 6/15/2021, as Instrument No. 20210654545, 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 7, OF SIERRA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 599 OF MAPS, PAGE 13. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 300-14-102 STREET ADDRESS or IDENTIFIABLE LOCATION: 8213 S 33RD DR 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: 9/8/2026 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: ROBERT L. CASTINE 8213 S 33RD DR LAVEEN, AZ 85339 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $313,260.00 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: 5/28/2026 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 MAY 28, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4049728#

TS#: 147361-AZ Order #: 260134607-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/19/2021 and recorded on 11/24/2021, as Instrument No. 20211256693, 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 43, OF WEST PLAZA 14-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 099 OF MAPS, PAGE 19. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 146-29-075 STREET ADDRESS or IDENTIFIABLE LOCATION: 4417 W ROVEY AVE GLENDALE, AZ 85301 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/3/2026 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: MARY ANNETTE STOETZEL 4417 W ROVEY AVE GLENDALE, AZ 85301 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $120,000.00 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: 5/28/2026 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 MAY 28, 2026 before me, Jennifer De La Merced 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

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PUBLIC NOTICES

PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. IN WITNESS WHEREOF I hereunto set my hand and official seal. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4049692#

TS#: 147326-AZ Order #: 260126898-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 12/5/2016 and recorded on 12/8/2016, as Instrument No. 20160907122, and was re-recorded on 05/15/2026 as Instrument No. 20260293265 to correct the legal, 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 398, CIRCLE CITY UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 77 OF MAPS. PAGE 39; EXCEPT ALL OIL AND GAS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT OF SAID LAND PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF JULY 17, 1914 (38 STAT., 509) SUPPLEMENTED BY THE ACT OF MARCH 4, 1933, CHAPTER 287 (TITLE 30 USCA SEC. 124) COUNTY ASSESSOR'S TAX PARCEL NUMBER: 503-86-402 STREET ADDRESS or IDENTIFIABLE LOCATION: 397 PERETZ CIRCLE MORRISTOWN, AZ 85342 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/3/2026 Sale Time: 10:30 AM Sale Location: Maricopa County Courthouse, At 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: CAROL MARTINDALE 605 EVE DRIVE, IDAHO FALLS, ID 83401 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $83,460.00 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: HTTPS://WWW.HUBZU.COM Automated Sale Line: 855-882-1314 Dated: 5/29/2026 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 MAY 29, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4049691#

TS#: 149097-AZ Order #: 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 9/12/2025 and recorded on 9/15/2025, as Instrument No. 20250531993, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the below date, time and place. LOT 18, FRYE PARK TOWNHOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 438 OF MAPS, PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 1997-0276770. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 303-12-167 STREET ADDRESS or IDENTIFIABLE LOCATION: 280 S ELIZABETH WAY UNIT 18 CHANDLER, AZ 85225 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 9/3/2026 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: JASMIN GARCIA AND YVONNE GARCIA 630 E BUFFALO ST, CHANDLER, AZ 85225 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: $336,695.00 CURRENT BENEFICIARY: CROSSCOUNTRY MORTGAGE, 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.SERVICELINKAUCTION.COM Automated Sale Line: 1-866-539-4173 Dated: 5/28/2026 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 MAY 28, 2026 before me, Jennifer De La Merced 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. Jennifer De La Merced, My Comm. Expires Jan 16, 2028 The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as an Escrow Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions.
6/10, 6/17, 6/24, 7/1/26

RR-4049690#

T.S. No.: LO-53870-AZ Loan # ******2325 Order #: 2799642AZD 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 9/24/2009 and recorded on 10/2/2009 as Instrument# 20090916495, Book XX Page XX 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 HA VE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FIRST FILE AN ACTION AND OBTAIN A 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 HA VE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL." at public auction to the highest bidder at IN THE COURTYARD, BY THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ 85003, on 9/3/2026 at 12:00 PM of said day: LEGAL: LOT 58, OF SWEETWATER ESTATES-UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. RECORDED IN BOOK 139 OF MAPS, PAGE 3. Street address or identifiable location: 17602 W PIMA ST GOODYEAR, AZ 85338 A.P.N.: 502-43-088 Original Principal Balance: $146,746.93 Name and address of original trustor: (as shown on the Deed of Trust) ISSAC CARRASCO, A MARRIED MAN, AS BIS SOLE AND SEPARATE PROPERTY 17602 W PIMA ST GOODYEAR, AZ 85338 Name and address of beneficiary: (as of recording of Notice of Sale) DESERT FINANCIAL CREDIT UNION FKA DESERT SCHOOLS FEDERAL CREDIT UNION c/o Credit Solutions Corporation 2650 Camino Del Rio N #205 San Diego, CA 92108 NAME, ADDRESS, TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Law Offices of Jason C. Tatman 9665 Chesapeake Drive, Suite 365, San Diego, CA 92123 Phone:844-252-6972 Conveyance of the property shall b e without warranty, expressed or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. The trustee designated herein qualifies as trustee of the Trust Deed in the trustee's capacity as an escrow and insurance agent as required pursuant to ARS 33-803 (A)(1) Trustee's Regulators: Arizona Department of Financial Institutions and the Arizona Department of Insurance. Dated: 5/27/2026 Law Offices of Jason C. Tatman By: Jason C. Tatman, President (TS# LO-53870-AZ SDI-37400)
6/24, 7/1, 7/8, 7/15/26

RR-4049580#

TS#: 26-39582 Order #: 101-10839734 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 2/14/2022 and recorded on 2/18/2022 as Instrument # 20220153803, Book Page in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at In the Courtyard by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, on 9/10/2026 at 10:00 AM of said day: Lot 33, of Estrella Parcel 11.C, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 1392 of Maps, Page 46. The successor trustee appointed herein qualifies as trustee of the Trust Deed in the trustee's capacity as a licensed insurance producer as required by ARS Section 33-803, Subsection A. Name of Trustee's Regulator: Arizona Department of Insurance. ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): Street address or identifiable location: 8821 S. 167TH DRIVE GOODYEAR, AZ 85338 A.P.N.: 400-04-258 Original Principal Balance: $386,650.00 Name and address of original trustor: (as shown on the Deed of Trust) Mary A. Friedman, an unmarried woman 8821 S. 167th Drive Goodyear, AZ 85338 TS#: 26-39582 Order #: 101-10839734 Name and address of beneficiary: (as of recording of Notice of Sale) Carrington Mortgage Services, LLC c/o Carrington Mortgage Services, LLC 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have not further recourse. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the unpaid principal balance of the note(s) secured by said Deed of Trust, with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, including fees, charges and expenses of the Trustee. Conveyance of the property shall be without warranty, express or implied, and subject to all liens, claims or interest having a priority senior to the Deed of Trust. The Trustee shall not express an opinion as to the condition of title. 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 must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. 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 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Vylla Solutions, LLC P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 Dated: 5/29/2026 Vylla Solutions, LLC LaTedran Franklin, Trustee Sales Specialist Sale information can be obtained online at www.Xome.com or use the automated sales information at (800) 758-8052. TS#: 26-39582 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document State of Texas ss County of Collin) On 5/29/2026 before me, Irma Covarrbubio Notary Public, personally appeared LaTedran Franklin, Trustee Sales Specialist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. IN WITNESS WHEREOF I hereunto set my hand and official seal. Irma Covarrbubio, My Comm. Expires 01-25-2028
6/10, 6/17, 6/24, 7/1/26

RR-4049322#

Notice of Trustee's Sale Recorded on: 5/27/2026 TS No.: AZ-26-1052799-CL Order No. : FIN-26011933 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/27/2023 and recorded 6/27/2023 as Instrument No. 20230335022 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: 9/3/2026 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 177, Arroyo Seco South, Village 3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1522 of Maps, page 12. Purported Street Address: 19577 W EDGEMONT AVE, BUCKEYE, AZ 85396 Tax Parcel Number: 502-62-877 1 Original Principal Balance: $380,000.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JPMorgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203 Name(s) and Address(s) of Original Trustor(s): Maitland Hassard-Esquer and Maritsa Hassard, husband and wife 17709 W GRANITE VIEW DR, 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: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1052799-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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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-26-1052799-CL Dated: 5/27/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/27/2026 before me, A. Pilgram a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315216 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4049296#

Notice of Trustee's Sale Recorded on: 5/27/2026 TS No.: AZ-26-1053312-CL Order No. : FIN-26013140 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/31/2024 and recorded 8/7/2024 as Instrument No. 20240418611 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: 9/3/2026 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 562, of Parque Verde Unit 4, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 578 of Maps, Page 29. Purported Street Address: 12426 W SURREY AVE, EL MIRAGE, AZ 85335 Tax Parcel Number: 509-08-218 1 Original Principal Balance: $305,500.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JPMorgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203 Name(s) and Address(s) of Original Trustor(s): Michael R Case and Phyllis June Case, husband and wife, and Lisa Case and Jeffrey Case, wife and husband, as joint tenants with right of survivorship 12426 W Surrey Ave, El Mirage, AZ 85335 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053312-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-26-1053312-CL Dated: 5/27/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/27/2026 before me, A. Pilgram a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315217 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4049295#

Notice of Trustee's Sale Recorded on: 5/27/2026 TS No.: AZ-26-1054074-CL Order No. : 260275639-AZ-VOO The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/29/2021 and recorded 6/30/2021 as Instrument No. 20210716547 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: 9/3/2026 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 520, of FRAMINGTON GLEN, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 697 of Maps, Page 16. Purported Street Address: 10253 W CHIPMAN RD, TOLLESON, AZ 85353 Tax Parcel Number: 101-39-529 1 Original Principal Balance: $343,660.00 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): WILLIAM J SAGERT, A SINGLE MAN 10253 W CHIPMAN RD, 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-26-1054074-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-26-1054074-CL Dated: 5/27/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/27/2026 before me, A. Pilgram a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315220 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4049294#

Notice of Trustee's Sale Recorded on: 5/27/2026 TS No.: AZ-26-1053551-BF Order No. : 260266252-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/7/2015 and recorded 12/17/2015 as Instrument No. 20150890908 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: 9/3/2026 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, SOUTHWEST DESERT ESTATES, ACCORDING TO BOOK 569 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 19516 W CORTO LN, BUCKEYE, AZ 85326 Tax Parcel Number: 400-83-018 1 Original Principal Balance: $50,000.00 Name and Address of Current Beneficiary: Wells Fargo Bank, N.A. C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd. Suite 200 Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): KENNETH D. HOUSE, A SINGLE MAN 19516 W CORTO LN, BUCKEYE, AZ 85326 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053551-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-26-1053551-BF Dated: 5/27/2026 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 5/27/2026 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 #0315218 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4049293#

File # 26-030364 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on October 5, 2022 in Instrument No. 20220758495 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 10:30 AM on September 3, 2026: Lot 633, Westown Unit 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 86 of Maps, Page 15 Purported Street address: 3119 West Wethersfield Road, Phoenix, AZ 85029 Tax Parcel # 149-42-131 9 Original Principal Balance $93,762.00 Name and Address of Beneficiary: Rocket Mortgage, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Ryan Mancilla, 3119 West Wethersfield Road, Phoenix, AZ 85029 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 29, 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 May 29, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Ricardo Espinoza NOTARY PUBLIC My Commission Expires: October 19, 2029.
6/10, 6/17, 6/24, 7/1/26

RR-4049291#

TS#: 26-78600 Order #: 260187905-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 2/28/2025 and recorded on 3/4/2025, as Instrument No. 20250115863, 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 8/13/2026 at 10:00 AM of said day: THE EAST 150.00 FEET OF THE WEST 300.00 FEET OF LOT 6, OF RAINBOW VALLEY ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 20. 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: 20318 WEST ARLINGTON ROAD BUCKEYE, AZ 85326 A.P.N.: 400-52-058-B Original Principal Balance: $382,936.00 Name and address of original trustor: (as shown on the Deed of Trust) KARIME A VALDEZ, A SINGLE WOMAN 9409 SOUTH 11TH LANE PHOENIX, AZ 85326 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 IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Erin K. Sweeney, a member of the State Bar of Arizona ZBS Law, LLP 3550 N. Central Ave., Ste. 1190 Phoenix, Arizona 85012 Phone Number: (602) 282-6188 SALE INFORMATION: Sales Line: (855) 976-3916 Website: www.auction.com Dated: 05/01/2026 Erin K. Sweeney, a member of the State Bar of Arizona Per A.R.S. Section 33-803 (A) (2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona. State of Arizona)) ss. County of Maricopa) On 05/01/2026 , before me, Courtney Perry, a Notary Public for the State of Arizona, personally appeared Erin K. Sweeney, 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

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PUBLIC NOTICES

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 48130 Pub Dates 06/10, 06/17, 06/24, 07/01/2026
6/10, 6/17, 6/24, 7/1/26

RR-4049081#

TS#: 26-77495
Order #: 260029217-AZ-VOI
NOTICE OF TRUSTEE'S SALE
The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 9/23/2022 and recorded on 9/26/2022, as Instrument No. 20220735904, Rerecorded on 6/22/2023 as Instrument No. 20230325585 to correct Mikayla Irene Frando's name on page 2 to Mikayla Irene Franco, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument No. 20250432777 and recorded on 7/29/2025., 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 **in the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona 85003**, on **8/11/2026** at **12:00 PM** of said day:
LOT 93, COYOTE RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1559 OF MAPS, PAGE 44.
Per A.R.S. Section 33-803 (A)(2) the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.
ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):
Street address or identifiable location:
22340 W PAPAGO STREET
BUCKEYE, AZ 85326
A.P.N.: 504-33-721 9
Original Principal Balance: **$408,453.00**
Name and address of original trustor:
(as shown on the Deed of Trust)
ANDREW BRIAN FRANCO AND MIKAYLA IRENE FRANCO, HUSBAND AND WIFE
13722 NORTH 130TH AVENUE
EL MIRAGE, AZ 85335
Name and address of beneficiary:
(as of recording of Notice of Sale)
loanDepot.com, LLC.
6531 Irvine Center Drive, Suite 100
Irvine, CA 92618
IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a □reportable transfer□ under 31 CFR § 1031.320(b), and you, as buyer, qualify as a □transferee entity□ under 31 CFR § 1031.320(e)(1) or □transferee trust□ under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale.
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: (866) 266-7512
Website: www.elitepostandpub.com
Dated: 05/01/2026
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 05/01/2026 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 48129 Pub Dates 06/10, 06/17, 06/24, 07/01/2026
6/10, 6/17, 6/24, 7/1/26

RR-4049075#

File # 25-029914 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on March 22, 2023 in Instrument No. 20230144470 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder In the Courtyard, by the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 at 10:00 AM on September 10, 2026: Lot 25, CORTEZ GROVE, according to Book 146 of Maps, Page 14, records of Maricopa County, Arizona. Purported Street address: 3425 West Golden Lane, Phoenix, AZ 85051 Tax Parcel # 150-10-167 9 Original Principal Balance $247,818.00 Name and Address of Beneficiary: CrossCountry Mortgage, LLC, in c/o Rocket Mortgage, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: Sean M McAllister, an unmarried man, and Patricia A Gladding, an unmarried woman, and Merrily J McAllister, an unmarried woman, as joint tenants with right of survivorship, 3425 West Golden Lane, Phoenix, AZ 85051 Name, Address and Telephone Number of Trustee: Jason P. Sherman, 2390 E. Camelback Road, Suite 130, PMB 1253, Phoenix, AZ 85016, (602) 222-5711 Dated: May 27, 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 May 27, 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.
6/10, 6/17, 6/24, 7/1/26

RR-4048847#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054011-AB Order No. : 260273289-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/14/2024 and recorded 11/21/2024 as Instrument No. 20240623577 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: 9/3/2026 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 20, ESTRELLA PARCEL 11.H, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN BOOK 1632 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 16909 W BETH DR, GOODYEAR, AZ 85338 Tax Parcel Number: 400-04-743, 400-04-743 8 Original Principal Balance: $441,196.00 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): MIGUEL A ARCINIEGA, AN UNMARRIED MAN 3826 S 101ST LN, 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-26-1054011-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-26-1054011-AB Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram a notary public, personally appeared Tianah Schrock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315191 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048826#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054147-AB Order No. : FIN-26014071 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/2/2019 and recorded 1/7/2019 as Instrument No. 20190010853 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: 9/3/2026 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 8, BLOCK 4, CARLETON ESTATES, SUBDIVISION RECORDED IN BOOK 30 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 1701 W WELDON AVE, PHOENIX, AZ 85015 Tax Parcel Number: 110-16-056 0 Original Principal Balance: $155,000.00 Name and Address of Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing 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): Paul Kozluk, an unmarried man 2503 N KACHINA, MESA, AZ 85203 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-26-1054147-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-26-1054147-AB Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram a notary public, personally appeared Tianah Schrock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315193 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048825#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1052966-AB Order No. : 4057221 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 9/30/2014 and recorded 10/6/2014 as Instrument No. 20140660179 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: 9/3/2026 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 12 of Block 2, in DEL MONTE PARK Subdivision, in City of PHOENIX, County of MARICOPA, in the State of AZ. As recorded in MAP36 Page38. Purported Street Address: 144 W HIGHLAND AVE, PHOENIX, AZ 85013 Tax Parcel Number: 155-28-038 Original Principal Balance: $49,533.30 Name and Address of Current Beneficiary: NewRez LLC dba Shellpoint Mortgage Servicing 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): PHYLLIS J BALTISBERGER, AS SURVIVING SPOUSE 144 W HIGHLAND AVE, PHOENIX, AZ 85013 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-26-1052966-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-26-1052966-AB Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram a notary public, personally appeared Tianah Schrock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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 #0315189 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048824#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054158-AB Order No. : 260277398-AZ-VOI 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 6/27/2022 as Instrument No. 20220528818 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/31/2026 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 8, OF CASITA'S GRANDE AT SOUTH MOUNTAIN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 679 OF MAPS, PAGE 12. Purported Street Address: 7611 S 15TH ST, PHOENIX, AZ 85042-6755 Tax Parcel Number: 300-23-168 6 Original Principal Balance: $531,960.00 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): WILLIAM NALU ZAKOUR AND RAQUEL IRENE ZAKOUR, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 7611 S 15TH ST, PHOENIX, AZ 85042-6755 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-26-1054158-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-26-1054158-AB Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram a notary public, personally appeared Tianah Schrock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315194 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048823#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054342-SH Order No. : FIN-26014257 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/28/2023 and recorded 7/31/2023 as Instrument No. 20230397510 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: 9/3/2026 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 118 of North Copper Canyon Village-Parcel 1.2, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1560 of Maps, Page 16. Except all coal, oil, gas and mineral deposits as reserved in the patent. Purported Street Address: 17314 W VIA DE LUNA DR, SURPRISE, AZ 85387 Tax Parcel Number: 503-82-697 Original Principal Balance: $334,579.00 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): Noelle Crystal Davis and Rolland D Davis, wife and husband, as community property 17314 W Via De Luna 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: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1054342-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-26-1054342-SH Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315197 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048822#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054338-SH Order No. : FIN-26014251 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 3/7/2023 as Instrument No. 20230114234 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: 9/3/2026 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 143 of "Roseview, Unit 8" according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 509 of Maps, Page 5 and Affidavits recorded as 2000-457059; as 2000-457060; as 2000-457061; as 2000-457062; as 2000-532786; as 2000-563840; as 2000-563841 and as 2000-563842, all of Official Records. Purported Street Address: 15006 N 134TH LN, SURPRISE, AZ 85379 Tax Parcel Number: 501-15-155 Original Principal Balance: $313,430.00 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): Blair N. Hummel, an unmarried man 15006 N 134th Ln, Surprise, AZ 85379 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1054338-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-26-1054338-SH Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315195 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048821#

Notice of Trustee's Sale Recorded on: 5/26/2026 TS No.: AZ-26-1054340-SH Order No. : FIN-26014252 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/1/2021 and recorded 12/3/2021 as Instrument No. 20211288137 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: 9/3/2026 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: Unit 71, Discovery at Villa De Paz, According to the declaration of horizontal property regime recorded at Recorder's No. 84-0021343, re-recorded at Recorder's No. 84-0028293 and Re-recorded at Recorder's No. 84-0038490, First Amendment recorded at Recorder's No. 84-0091836, Second Amendment recorded at Recorder's No. 84-0170924, Annexations Thereto recorded at Recorder's No. 84-0028360, Recorder's No. 84-0028361, Recorder's No. 84-0028362, Recorder's No. 84-0028363, Recorder's No. 84-0028364, Recorder's No. 84-0028365, Recorder's No. 84-0028366, Recorder's No. 84-0028367, Recorder's No. 84-0028368, Recorder's No. 84-0028369, Recorder's No. 84-0028370, Recorder's No. 84-00283711 And Recorder's No. 84-0028372, and amendments recorded at Recorder's No. 84-0091837, Recorder's No. 84-0091838, Recorder's No. 84-0091839, Recorder's No. 84-0091840, Recorder's No. 84-0091841, Recorder's No. 84-0091842, Recorder's No. 84-0091843, Recorder's No. 84-0091844, Recorder's No. 84-0091845, Recorder's No. 84-0091846, Recorder's No. 84-0091847, Recorder's No. 84-0091848, and Recorder's No. 84-0091849 And Re-recorded at Recorder's No. 84-0198262, Recorder's No. 84-0198263, Recorder's No. 84-0198264 Recorder's No. 84-0198265, Recorder's No. 84-0198266, Recorder's No. 84-0198267, Recorder's No. 84-0198268, Recorder's No. 84-0198269, Recorder's No. 84-0198270, Recorder's No. 84-0198271, Recorder's No. 84-0198272, and Recorder's No. 84-0198273, and Declaration of Annexation recorded at Recorder's No. 84-0180083 and Book 261 of Maps, Page 21 and Affidavits of Correction recorded at Recorder's No. 84-0069169 and Recorder's No. 84-0146798, Records of Maricopa County, Arizona; Together with an proportionate interest in and to the common areas as set forth in the declaration of horizontal property regime and as shown on said plat. Purported Street Address: 4601 N 102ND AVE 1071, PHOENIX, AZ 85037 Tax Parcel Number: 102-82-416A, 102-82-416A6 Original Principal Balance: $118,750.00 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): Encarnacion Vega, an unmarried man, and Jesica Cervantes, an unmarried woman 4601 N 102ND AVE 1071, PHOENIX, AZ 85037 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-26-1054340-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-26-1054340-SH Dated: 5/26/2026 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 5/26/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315196 7/1/2026 7/8/2026 7/15/2026 7/22/2026
7/1, 7/8, 7/15, 7/22/26

RR-4048820#

Notice of Trustee's Sale Recorded on: 5/21/2026 TS No.: AZ-25-1029649-SH Order No. : FIN-25019119 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/5/2018 and recorded 7/6/2018 as Instrument No. 20180514704 and re-recorded on 8/3/2018 as Instrument Number 20180592246 and modified as per Modification Agreement recorded 3/4/2024 as Instrument No. 20240109334 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/27/2026 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, Canyon Springs Estates, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 365 of Maps, Page 40. Purported Street Address: 5034 W BUCKSKIN TRL, PHOENIX, AZ 85083 Tax Parcel Number: 205-07-204 Original Principal Balance:

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PUBLIC NOTICES

$357,750.00 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): Michael W. Vanderbunt and Jill A. Vanderbunt, husband and wife 5034 W Buckskin Trl, Phoenix, AZ 85083 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-25-1029649-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-25-1029649-SH Dated: 5/21/2026 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 5/21/2026 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 #0315111 6/26/2026 7/01/2026 7/10/2026 7/17/2026
6/26, 7/1, 7/10, 7/17/26

RR-4047524#

Notice of Trustee's Sale Recorded on: 5/19/2026 TS No.: AZ-26-1053563-CL Order No. : 260266333-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/9/2024 and recorded 5/10/2024 as Instrument No. 20240249467 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/27/2026 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 286, OF AUSTIN RANCH WEST PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1307 OF MAPS, PAGE 3, AND A CERTIFICATE OF CORRECTION RECORDED JANUARY 27, 2017 AS 2017-0068021 AND CERTIFICATE OF CORRECTION RECORDED MARCH 30, 2017 AS 2017-0223706, BOTH OF OFFICIAL RECORDS. Purported Street Address: 18237 W VIA MONTOYA DR, SURPRISE, AZ 85387 Tax Parcel Number: 503-78-447 3 Original Principal Balance: $417,203.00 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): JUSTIN HOFFMAN AND CHELLSEA HOFFMAN, HUSBAND AND WIFE AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP 18390 W TINA LN, 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: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053563-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-26-1053563-CL Dated: 5/19/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/19/2026 before me, A. Pilgram a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315092 6/24/2026 7/1/2026 7/8/2026 7/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4047061#

Notice of Trustee's Sale Recorded on: 5/19/2026 TS No.: AZ-26-1049185-BF Order No. : FIN-26008831 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 1/14/2021 and recorded 1/15/2021 as Instrument No. 20210053147 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/25/2026 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 369, of Canyon Trails Unit 2, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 565 of Maps, Page 45 and in Affidavit of Correction recorded in Document No. 2002-0031993; Except all the coal and other minerals, as reserved in the Patent. Purported Street Address: 16382 W BADEN AVE, GOODYEAR, AZ 85338 Tax Parcel Number: 500-91-369 2 Original Principal Balance: $335,000.00 Name and Address of Current Beneficiary: Freedom Northwest Credit Union C/O Freedom Northwest Credit Union 1219 Idaho Street | P.O. Drawer 835 Lewiston, ID 83501 Name(s) and Address(s) of Original Trustor(s): Christie Duran, Al Duran, husband and wife 16382 W Baden Ave, 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.nationwideposting.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1049185-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-26-1049185-BF Dated: 5/19/2026 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 5/19/2026 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 #0315091 6/24/2026 7/1/2026 7/8/2026 7/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4047060#

Notice of Trustee's Sale Recorded on: 5/20/2026 TS No.: AZ-25-1023846-SH Order No. : 250521026-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/20/2006 and recorded 4/27/2006 as Instrument No. 2006-0561762 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/26/2026 at 10:30:00 AM Sale Location: Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003 Legal Description: LOT 3, KNOLLAND ESTATES, A SUBDIVISION RECORDED IN BOOK 75 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 82.5 FEET AND EXCEPT THE NORTH 145 FEET. Purported Street Address: 307 N HAWES RD AKA 307 N 84TH ST, MESA, AZ 85207 Tax Parcel Number: 218-36-008-2 Original Principal Balance: $138,700.00 Name and Address of Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2 C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Sal lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): RUTH A NORTHERN AND ROBERT NORTHERN, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF, SURVIVORSHIP 307 N 84TH ST, MESA, AZ 85207 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: 855-882-1314 Login to: https://www.hubzu.com/ Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1023846-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-25-1023846-SH Dated: 5/20/2026 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 5/20/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315093 6/24/2026 7/1/2026 7/8/2026 7/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4047059#

Notice of Trustee's Sale Recorded on: 5/20/2026 TS No.: AZ-26-1051060-SH Order No. : FIN-26009691 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/12/2022 and recorded 7/12/2022 as Instrument No. 20220567508 and modified as per Modification Agreement recorded 6/10/2025 as Instrument No. 20250332417 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/27/2026 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: Unit 20, of DARTMOUTH TRACE, according to Declaration of Horizontal Property Regime recorded as 83 0218590 and according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 251 of Maps, Page 31. TOGETHER WITH an undivided interest in the common elements as set forth in said Declaration and Plat. Purported Street Address: 602 N MAY #20, MESA, AZ 85201 Tax Parcel Number: 135-68-020 Original Principal Balance: $277,359.00 Name and Address of Current Beneficiary: PHH Asset Services LLC C/O Onity Mortgage PO Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): Gabriella Lyn Copeland, a married woman 602 N May #20, Mesa, AZ 85201 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-26-1051060-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-26-1051060-SH Dated: 5/20/2026 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 5/20/2026 before me, A. Pilgram 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

602-417-9900 **PUBLIC NOTICES** FAX 602-417-9910

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 #0315094 6/24/2026 7/1/2026 7/8/2026 7/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4047058#

Notice of Trustee's Sale Recorded on: 5/20/2026 TS No.: AZ-26-1054477-BF Order No. : 260284743-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/7/2011 and recorded 4/15/2011 as Instrument No. 20110321659 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/27/2026 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, OF POWER RANCH HEIGHBORHOOD 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 513 OF MAPS, PAGE 17. Purported Street Address: 4071 EAST SUNDANCE COURT, GILBERT, AZ 85297 Tax Parcel Number: 313-01-570 0 Original Principal Balance: $194,930.00 Name and Address of Current Beneficiary: Wells Fargo Bank, N.A. C/O Wells Fargo Bank, N.A. 1000 Blue Gentian Rd. Suite 200 Eagan, MN 55121 Name(s) and Address(s) of Original Trustor(s): MATTHEW GARRETT HAYES AND JESSICA ANN HAYES, HUSBAND AND WIFE 4086 E. RUSTLER WAY, GILBERT, AZ 85297 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1054477-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-26-1054477-BF Dated: 5/20/2026 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 5/20/2026 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 #0315096 6/24/2026 7/1/2026 7/8/2026 7/15/2026
6/24, 7/1, 7/8, 7/15/26

RR-4047057#

TS#: 26-19882 Loan #: ******7739 Order #: 260279125-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 6/4/2019 and recorded on 6/10/2019 as Instrument # 20190430961 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at in the courtyard by the main entrance of the Superior Court Building, 201 W. Jefferson, Phoenix, AZ 85003 , on 9/3/2026 at 12:00 PM of said day: LOT 72, OF PARADISE VISTAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 503 OF MAPS, PAGE 35. 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: 5676 W EVERGREEN RD GLENDALE, Arizona 85302 A.P.N.: 148-14-154 aka 148-14-154 9 Original Principal Balance: $220,800.00 Name and address of original trustor: (as shown on the Deed of Trust) ANAPALANI GAYLENE HARTZELL 5676 W EVERGREEN RD GLENDALE, Arizona 85302 Name and address of beneficiary: (as of recording of Notice of Sale) Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-R1 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: 5/20/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-005736
6/10, 6/17, 6/24, 7/1/26

RR-4046796#

TS#: 26-19727 Loan #: ******7347 Order #: 92815280 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 6/27/2024 and recorded on 7/3/2024 as Instrument # 20240357013 , 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 to the Superior Court Building. Maricopa County Courthouse, 201 W. Jefferson Street, Phoenix, AZ 85003 , on 9/3/2026 at 10:00 AM of said day: LOT 483, CAMBRIDGE ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 549 OF MAPS, PAGE 13. 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: 1412 S 120Th Dr Avondale, Arizona 85323-8242 A.P.N.: 500-31-490 Original Principal Balance: $392,755.00 Name and address of original trustor: (as shown on the Deed of Trust) EVELIO R. MARTIN CHAVEZ, A UNMARRIED MAN AND IBET HORTA CLAVEL, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 6131 W. Thomas Rd. #2099 Phoenix, AZ 85033 Name and address of beneficiary: (as of recording of Notice of Sale) Lakeview Loan Servicing, LLC c/o ServiceMac, LLC 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882 NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE: (as of recording of Notice of Sale) Michelle R. Ghidotti, Esq., c/o Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Phone: 949-427-2010 Checks for bidding purposes must be made payable to Michelle R. Ghidotti, Attorney at Law SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: (800) 793-6107 Dated:5/13/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-005646
6/10, 6/17, 6/24, 7/1/26

RR-4045813#

Notice of Trustee's Sale Recorded on: 5/13/2026 TS No.: AZ-26-1049984-SH Order No. : EOR20260319-9376194 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/10/2017 and recorded 4/18/2017 as Instrument No. 20170276552 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/20/2026 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 35, OF PARKWOOD RANCH PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 437 OF MAPS, PAGE 11. Purported Street Address: 10602 EAST FLOWER AVENUE, MESA, AZ 85208 Tax Parcel Number: 220-71-051 Original Principal Balance: $169,000.00 Name and Address of Current Beneficiary: Select Portfolio Servicing, Inc. C/O Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Sal lake City, UT 84119 Name(s) and Address(s) of Original Trustor(s): ANITA SALCIDO COOK, AS TRUSTEE OF THE ANITA SALCIDO COOK LIVING TRUST, U/A DATED OCTOBER 19, 2013 10602 E FLOWER AVE, MESA, AZ 85208 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-26-1049984-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-26-1049984-SH Dated: 5/13/2026 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 5/13/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0314979 6/17/2026 6/24/2026 7/1/2026 7/8/2026
6/17, 6/24, 7/1, 7/8/26

RR-4045140#

Notice of Trustee's Sale Recorded on: 5/13/2026 TS No.: AZ-26-1053166-CL Order No. : FIN-26012726 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/6/2007 and recorded 7/5/2007 as Instrument No. 2007-0765899 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/19/2026 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 TWENTY SIX (26), THE FAIRWAYS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 262 OF MAPS, PAGE 43; EXCEPT 25 PERCENT OF ALL OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN DEEDS RECORDED IN BOOK 199 OF DEEDS, PAGE 137 AND 138, RECORDS OF MARICOPA COUNTY, ARIZONA. . Purported Street Address: 11630 N 40TH PL, PHOENIX, AZ 85028 Tax Parcel Number: 167-46-263 4 Original Principal Balance: $100,000.00 Name and Address of Current Beneficiary: JPMorgan Chase Bank, National Association C/O JP MORGAN CHASE BANK- Milwaukee 700 Kansas Lane Monroe, LA 71203 Name(s) and Address(s) of Original Trustor(s): Carolyn J Brunton, a single person 11630 N 40th Pl., Phoenix, AZ 85028 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-26-1053166-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-26-1053166-CL Dated: 5/13/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/13/2026 before me, A. Pilgram a notary public, personally appeared Michelle Brodowicz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify

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PUBLIC NOTICES

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 #0314983 6/17/2026 6/24/2026 7/1/2026 7/8/2026
6/17, 6/24, 7/1, 7/8/26

RR-4045138#

Notice of Trustee's Sale Recorded on: 5/13/2026 TS No.: AZ-26-1053721-AB Order No. : FIN-26013751 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/20/2006 and recorded 7/26/2006 as Instrument No. 20060995049 and modified as per Modification Agreement recorded 6/16/2022 as Instrument No. 20220507746 and modified as per Modification Agreement recorded 7/27/2016 as Instrument No. 20160531083 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/20/2026 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 5, STONE CREEK, ACCORDING TO BOOK 675 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 1630 W LA SALLE ST, PHOENIX, AZ 85041 Tax Parcel Number: 105-78-358 Original Principal Balance: $209,000.00 Name and Address of Current Beneficiary: Newrez LLC d/b/a Shellpoint Mortgage Servicing 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): Jessica Day, a married woman as her sole and separate property 1630 W La Salle Street, Phoenix, AZ 85041 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-26-1053721-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-26-1053721-AB Dated: 5/13/2026 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 5/13/2026 before me, A. Pilgram a notary public, personally appeared Luisa Taylor, 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 #0314986 6/17/2026 6/24/2026 7/1/2026 7/8/2026
6/17, 6/24, 7/1, 7/8/26

RR-4045137#

Notice of Trustee's Sale Recorded on: 5/12/2026 TS No.: AZ-26-1048444-SH Order No. : FIN-26006394 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/1/2019 and recorded 4/5/2019 as Instrument No. 20190239342 and modified as per Modification Agreement recorded 6/13/2025 as Instrument No. 20250340812 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/20/2026 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 36, Russell Manor, according to the Plat of Record in the Office of the County Recorder of Maricopa County Arizona, in Book 163 of Maps, Page 22. Exception therefrom all interest in Tract A, including the reservation of a park for the residents of Russell Manor and their visitors, and the reservation for use as a storm water retention basin as recited on the Plat of Russell Manor, according to the Plat of Record in the Office of the Maricopa County Recorder in Book 163 of Maps, Page 22. Purported Street Address: 2420 E IVY STREET, MESA, AZ 85213 Tax Parcel Number: 141-09-051 Original Principal Balance: $334,875.00 Name and Address of Current Beneficiary: PHH Asset Services LLC C/O Onity Mortgage PO Box 24605 West Palm Beach, FL 33416 Name(s) and Address(s) of Original Trustor(s): ELISHA MICHAEL MCALLISTER AND KATIE M MCALLISTER, HUSBAND AND WIFE 2420E IVY STREET, MESA, AZ 85213 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-26-1048444-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-26-1048444-SH Dated: 5/12/2026 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 5/12/2026 before me, A. Pilgram 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 A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0314956 6/17/2026 6/24/2026 7/1/2026 7/8/2026
6/17, 6/24, 7/1, 7/8/26

RR-4044791#

Notice of Trustee's Sale Recorded on: 5/6/2026 TS No.: AZ-24-1004522-SH Order No. : 2570042AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/11/2024 and recorded 7/12/2024 as Instrument No. 20240370354 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 8/11/2026 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: The North half of the East half Lot 7, Block 3, of Wormers Addition, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded Book 2 of Maps, Page 16. Except the East 67 feet; and Except the West 180 feet; and Except the North 25 feet. Purported Street Address: 3305 W MADISON ST, PHOENIX, AZ 85009 Tax Parcel Number: 109-39-027A Original Principal Balance: $336,000.00 Name and Address of Current Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST C/O Selene Finance, LP 3501 Olympus Boulevard Suite 500 Dallas, TX 75019 Name(s) and Address(s) of Original Trustor(s): SPENCER FAMILY HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY 3507 N CENTRAL AVE STE 401, PHOENIX, AZ 85012 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-24-1004522-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-24-1004522-SH Dated: 5/5/2026 QUALITY LOAN SERVICE CORPORATION By: Michelle Brodowicz, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/5/2026 before me, A. Pilgram a notary public, personally appeared Maria Cecilia De Jesus, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0314845 6/10/2026 6/17/2026 6/24/2026 7/1/2026
6/10, 6/17, 6/24, 7/1/26

RR-4043061#

TS No. 2026-00083-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 11/18/2021 and recorded on 11/23/2021 as Instrument No. 20211249696, Book --- Page --- and rerecorded on 05/17/2022 as Instrument No. 20220427810, in the official records of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder Maricopa County Courthouse, At the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, AZ 85003, in Maricopa County, on 07/16/2026 at 10:30 AM of said day: Legal Description: LOT 89, OF MESA EAST MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 133 OF MAPS, PAGE: 23. MANUFACTURED HOME DETAILS YEAR 1983 PALM HARBOR HOMES INC LENGTH /WIDTH 65*14 MODEL NUMBER A511527 Purported Street Address: 7507 E BOGART AVE, MESA, AZ 85208 Tax Parcel Number: 218-18-090 Original Principal Balance: $154,936.00 NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: 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 must 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 Name and Address of Current Beneficiary : Onity Mortgage Corporation F/K/A PHH Mortgage Corporation c/o Onity Mortgage Corporation F/K/A PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416 Name and Address of Original Trustor : ANNE DERAEDT, AN UNMARRIED WOMAN AND RICHARD A WORKMAN, AN UNMARRIED MAN 7507 E BOGART AVE, 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 SALE INFORMATION : Sales Line: (866) 960-8299 Website: https://www.altisource.com/loginpage.aspx If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. Western Progressive – Arizona, Inc. DATED: _____Trustee Sale Assistant Pursuant to A.R.S. 33 – 803(A)(6), the trustee herein qualifies as a trustee of the Deed of Trust in the trustee's capacity as a corporation all the stock of which is owned by Premium Title Agency, Inc., an escrow agent in the state of Arizona. The regulators of Premium Title Agency are the Arizona Department of Insurance and the Arizona Department of Financial Institutions. Western Progressive – Arizona, Inc. is registered with the Arizona Corporation Commission. STATE OF Georgia COUNTY OF Fulton On _____, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal. NOTARY PUBLIC
6/10, 6/17, 6/24, 7/1/26

RR-4042301#

LEGAL NOTICES

APPLICATION FOR PARDON

To Whom It May Concern, I, Johnny Thurman, am filing an application requesting a pardon for my conviction of first degree murder.
6/26, 6/29, 7/1, 7/6, 7/8, 7/10, 7/13, 7/15, 7/17, 7/20, 7/22, 7/24/26

RR-4054908#