

Public Notices • Public Notices

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BUSINESS

NOTICE
(for publication)
ARTICLES OF ORGANIZATION
HAVE BEEN FILED IN THE OFFICE
OF THE ARIZONA CORPORATION
COMMISSION FOR

I. Name: ALVARADO PAINTING LLC
FILE NUMBER: 25088775
II. The address of the known place of business is:
2621 N 24TH DR LOT 18 PHOENIX AZ 85009
III. The name and street address of the Statutory Agent is:
MANUEL ALVARADO 2621 N 24TH DR LOT 18 PHOENIX AZ 85009
Management of the limited liability company is reserved to the members. The names and addresses of each person who is a member are:
MANUEL ALVARADO member
2621 N 24TH DR LOT 18 PHOENIX AZ 85009
7/8, 7/10, 7/13/26

RR-4058239#

CIVIL

SUMMONS
CASE NUMBER: CV2026-020196
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Sean Vincent Gray
Name of Plaintiff
AND
Suhail Enif Avalos Villegas, 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 Villegas
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

RR-4059790#

NOTICE

Notice is given to John Doe that you have been identified by Margaret Steele the natural mother, as a potential father of a child to be born on/around August 8 2026 in Phoenix, AZ. You are informed of the following:

1. Margaret Steele the natural mother, plans to place the child for adoption.
2. Under sections 8-106 and 8-107, Arizona Revised Statutes, you have the right to consent or withhold consent to the adoption.
3. Your written consent to the adoption is irrevocable once you give it.
4. If you withhold consent to the adoption, you must initiate paternity proceedings under title 25, chapter 6, article 1, Arizona Revised Statutes, and serve the mother within thirty days after completion of service of this notice.
5. You have the obligation to proceed to judgment in the paternity action.
6. You have the right to seek custody.
7. If you are established as the child's father, you must begin to provide financial support for the child.
8. If you do not file a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, and do not serve the mother within thirty days after completion of the service of this notice and pursue the action to judgment, you cannot bring or maintain any action to assert any interest in the child.
9. The Indian child welfare act may supersede the Arizona Revised Statutes regarding adoption and paternity.
10. For the purposes of service of a paternity action under title 25, chapter 6, article 1, Arizona Revised Statutes, service may be made on the mother or her agency at 5151 N. 19th ave, Phoenix, AZ 85015.
11. You may wish to consult with an attorney to assist you in responding to this notice.

7/10, 7/17, 7/24, 7/31/26

RR-4059782#

SUMMONS Case No. FC2026-001715 SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY KARLA RAMIREZ, Petitioner / Party A JONATHAN MEZA 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: JONATHAN MEZA 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. 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: APR 21 2026 Clerk of the Court By J. ORTIZ Deputy Clerk
7/10, 7/17, 7/24, 7/31/26

RR-4059777#

SUMMONS
CASE NUMBER: CV2026-017253
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Bank of America N.A.
Name of Plaintiff
AND
Paul Santiago, 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: Heirs and Devisees of Any of the Above 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: April 24, 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, Kristin McDonald, at McCarthy Holthus, 8502 E. Via De Ventura Suite 140, Scottsdale, AZ 85258, (619)752-2347
7/10, 7/17, 7/24, 7/31/26

RR-4059773#

SUMMONS
CASE NUMBER: CV2026-017253
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Bank of America N.A.
Name of Plaintiff
AND
Paul Santiago, 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: Estate of Josefina Santiago
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

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LEGALADSTORE.COM

PUBLIC NOTICES

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 24, 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, Kristin McDonald, at McCarthy Holthaus, 8502 E. Via De Ventura Suite 140, Scottsdale, AZ 85258, (619)752-2347

7/10, 7/17, 7/24, 7/31/26

RR-4059770#

SUMMONS

CASE NO. CC2026120218RC

HASSAYAMPA JUSTICE COURT,
MARICOPA COUNTY, ARIZONA
14264 W. Tierra Buena Lane * Surprise,
AZ 85374

LENDMARK FINANCIAL SERVICES,
LLC

Plaintiff,

vs.
BRANDON SANDOVAL AND DOE
SANDOVAL, a married couple,

Defendants.

THE STATE OF ARIZONA TO:

Brandon Sandoval And Doe Sandoval
2 6 7 4 3 N 1 7 5 t h L n
Surprise, AZ 85387

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: MAY 08 2026

/s/illegalbe

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
7/10, 7/17, 7/24, 7/31/26

RR-4059282#

SUMMONS

CASE NUMBER: FN2026-000998

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

Reyna O. Nevarez
Name of Plaintiff

AND

Daniel B. Nevarez
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 B. Nevarez

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 "Answer" or "Response" take or send to the:

Office of the Clerk of Superior Court, 201 West Jefferson Street, Phoenix, Arizona 86003-2205 OR
Office of the Clerk of Superior Court, 18380 North 40" 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 the Superior Court's Customer Service Center at:

6 0 1 W e s t J a c k s o n ,
P h o e n i x , A r i z o n a 8 6 0 0 3
1 8 3 8 0 N o r t h 4 0 " S t r e e t ,
P h o e n i x , A r i z o n a 8 6 0 3 2
2 2 2 E a s t J a v e l i n a A v e n u e ,
M e s a , A r i z o n a 8 5 2 1 0
1 4 2 6 4 W e s t T i e r r a B u e n a
L a n e , S u r p r i s e , A r i z o n a 8 6 3 7 4 .

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 (2) 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 13 2026
CLERK OF SUPERIOR COURT
B y : M . R E Y N A
Deputy Clerk of Superior Court
7/10, 7/17, 7/24, 7/31/26

RR-4059188#

SUMMONS

CASE NUMBER: FN2026-000997

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

Javier Marquez Alvarez

Name of Plaintiff

AND

Tammy Sue Swanson

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:
Tammy Sue Swanson

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 40" 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 40" 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 13, 2026

Clerk of Superior Court

By: M. REYNA

Deputy Clerk

7/10, 7/17, 7/24, 7/31/26

RR-4059183#

DCS'S NOTICE OF HEARING ON

DEPENDENCY PETITION

NO. JD536992

(Honorable Michael Blair)

IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA

IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of:

ANAI'S MIRACLE JACKSON

d.o.b. 06/11/2026

Person under 18 years of age.

TO: SHAMEKA MACIAS A.K.A. SHAMEKA SHANA HOWARD, STEVEN RAY MACIAS, 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 1st day of October, 2026 at 10:00 a.m., at the Maricopa County Superior Court, Juvenile Court Southeast Facility, 1810 South Lewis Street, Mesa, Arizona 85210, call-in number (917) 781-4590, conference ID 194 729 321 #, before the Honorable Michael Blair for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition. 3. You and your child are entitled to have an attorney present at the hearing. You may hire your own attorney or, if you cannot afford an attorney and want to be represented by an attorney, one may be appointed by the Court.

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

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

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

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: SAMUEL ROBERT KAHL, Office of the Attorney General, CFP/PSS - C129-AG, 2005 N. Central Avenue, Phoenix, Arizona 85004. The assigned case manager is Darian Flores and may be reached by telephone at (602) 771-3052.

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

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

DATED this 6th day of July, 2026.

KRISTIN K. MAYES

Attorney General

/s/ Samuel Robert Kahl

SAMUEL ROBERT KAHL

Assistant Attorney General

7/10, 7/17, 7/24, 7/31/26

RR-4059174#

SUMMONS

CASE NO.. CC2026010030RC

IN THE WEST MCDOWELL JUSTICE
COURT

COUNTY OF MARICOPA, STATE OF
ARIZONA

620 WEST JACKSON STREET

PHOENIX, ARIZONA 85003

WEST PLAZA TOWNHOUSE CORP., an
Arizona non-profit corporation,

Plaintiff,

vs.

SIDNEY LEE FALON EPPS and
JOHN DOE EPPS, wife and husband;
JOHN and JANE DOES 1-10;
ABC CORPORATIONS 1-10; XYZ
PARTNERSHIPS 1-10; WHITE LIMITED
LIABILITY COMPANIES 1-10; and
BLACK SOLE PROPRIETORSHIPS
1-10,

Defendants.

THE STATE OF ARIZONA to the
Defendants:

Sidney Lee Falon Epps

John Doe Epps

6678 North 43rd Ave

Glendale, Arizona 85301-4204

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

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

YOU ARE CAUTIONED that in order to appear and defend, you must file an

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

REQUESTS FOR REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES MUST BE MADE TO THE DIVISION ASSIGNED TO THE CASE BY PARTIES AT LEAST 3 JUDICIAL DAYS IN ADVANCE OF A SCHEDULED COURT PROCEEDING. THE NAME AND ADDRESS OF THE PLAINTIFF'S ATTORNEY IS:

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

SIGNED AND SEALED THIS DATE: JAN 14, 2026

By /s/ Y. Ramirez
Justice of the Peace

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

7/10, 7/17, 7/24, 7/31/26

RR-4058942#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD537170

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

In the Matter of:
MERLINDA FLORES
d.o.b. 06/04/2026
Person under 18 years of age.
TO: MELISSA FLORES, parent and/or guardian of the above-named child.

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

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

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 Natesha Graham and may be reached by telephone at (480) 629-8285.

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 1st day of July, 2026.

KRISTIN K. MAYES

Attorney General

/s/Shanna Johnston

SHANNA R JOHNSTON

Assistant Attorney General

7/10, 7/17, 7/24, 7/31/26

RR-4058935#

**SUMMONS
CASE NO. CV2026-007082
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY**

Matthew Phillip Solan

Name of Plaintiff

And

JOHN BENITEZ

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 BENITEZ

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

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

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

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

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

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

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

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

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

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

601 West Jackson, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032

222 East Javelina Avenue, Mesa, Arizona 85210

14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

7. Eviction Action/Forcible Detainers: If you want to request a telephonic hearing, please contact the judge assigned to your case. If you do not know your assigned judge, or have not been assigned a judge, please contact Civil Court Administration at 602-506-1497.

SIGNED AND SEALED this date: FEB 12 2026

JOSEPH W. MALKA, CLERK

CLERK OF SUPERIOR COURT

By /s/K. Whitson

Deputy Clerk

7/10, 7/17, 7/24, 7/31/26

RR-4058829#

**ORDER TO APPEAR
CASE NO.: FC2024-092541**

Temporary Orders Hearing

SUPERIOR COURT OF ARIZONA

MARICOPA COUNTY

In Re the Matter of:

Andrew Fannin,

Petitioner

and

Destinie Jorstad,

Respondent.

The Court has reviewed the Petitioner's Amended Motion for Temporary Orders Re: Order to Appear Re: Modification of Parenting Time filed on 5/27/2026.

Any information about child abuse or neglect should be reported to the Arizona Department of Child Safety hotline at 1-888-SOS-CHILD (1-888-767-2445). In addition, if you or your child have been the victim of a crime, such information should be reported to local law enforcement.

The Court finds that the circumstances of the case demonstrate that scheduling an evidentiary hearing, rather than a Resolution Management Conference (RMC), is appropriate. Accordingly, IT IS ORDERED that Petitioner and Respondent shall appear in person at an Evidentiary Hearing on the following date, time, and location:

Judicial Officer: Judge Elizabeth T. Binger

Date / Time of Hearing: 8/4/2026 at 2:30 PM (1 hour)

Hearing Location: Maricopa County Superior Court

Southeast Regional Court Center

222 E. Javelina Ave., Courtroom 203

Mesa, Arizona 85210

PLEASE REVIEW ALL INSTRUCTIONS BELOW IN FULL.

FAILURE BY ATTORNEYS OR SELF-REPRESENTED LITIGANTS TO COMPLY WITH COURT ORDERS MAY RESULT IN SANCTIONS OR OTHER RELIEF.

HEARING INSTRUCTIONS

I. EXHIBIT REQUIREMENTS

The Court will decide the issues based on testimony and evidence presented at the hearing. If you want the Court to consider an exhibit, you must follow the proper steps.

IT IS ORDERED that the parties must complete all three (3) steps below:

STEP 1: UPLOAD EXHIBITS TO CASE CENTER (REQUIRED)

All exhibits must be submitted through Case Center (also called Case Lines), the statewide electronic exhibit system.

Deadline: Exhibits must be uploaded at least 3 business days before the hearing.

How to Access Case Center

Register at: <https://www.azcourts.gov/digitalevidence>

You must have a valid email address. If you do not have one, you may obtain a free email account (for example, at accounts.google.com).

The Clerk of Court will send an email invitation with a link to your case before the first hearing.

For later hearings in the same case, log in directly through the Case Center website.

Case Center automatically numbers exhibits:

Petitioner: P1, P2, etc.

Respondent: R1, R2, etc.

Other parties: O1, O2, etc.

At the hearing, you must refer to exhibits using these numbers.

Case Center accepts most file types, including PDFs, photographs, Word documents, audio, and video.

Help With Case Center

For help with invitations:

COCExhibitQuestions@maricopa.gov.

Include case number, party names, and judge's name in the email.

For technical support:

AOC Support Services

(602) 452-3519

paussupport@courts.gov

Monday–Friday, 7:00 a.m. – 6:00 p.m.

Scanners are available at the Law Library Resource Centers if you need help uploading documents.

Opting Out (Self-Represented Litigants Only)

Attorneys must use Case Center.

Self-represented parties may request permission to use paper exhibits instead. To request this, email the division at DRJ19@bajzmc.maricopa.gov within five (5) business days of receiving the Case Center link, or 14 calendar days before the hearing, whichever is later.

STEP 2: PROVIDE COPIES TO THE OTHER PARTY (REQUIRED)

At least three (3) business days before the hearing, you must give the other party copies of all exhibits.

If you do not upload your exhibits and provide copies on time, the Court may not consider them unless you show good cause.

STEP 3: PRESENTING EXHIBITS AT THE HEARING (REQUIRED)

The judge does not review exhibits before the hearing.

At the hearing: You must ask the Court to admit each exhibit into evidence.

Be prepared to identify the specific page or portion you want the Court to review. If you are using audio or video, you must upload it to Case Center in advance and be prepared to play the relevant portion.

Each party will have approximately half of the scheduled hearing time to present their case, including witnesses and exhibits.

II. COURTROOM TECHNOLOGY INFORMATION

In-Person Hearings

The courtroom has touchscreen computers for viewing and navigating your exhibits in Case Center.

Bring your Case Center username and password.

If you want to test your device or courtroom technology in advance, contact the division at DRJ19@bajzmc.maricopa.gov.

III. ACCOMMODATION / INTERPRETATION

The Court is committed to providing reasonable accommodations for persons with disabilities and language assistance for persons with limited English proficiency.

If you need an accommodation, contact the assigned division as soon as possible, and preferably at least three (3) business days before your hearing.

Interpreter services are also available at no cost, and in most languages. If you need an interpreter, please notify the Court as soon as possible, and preferably at least ten (10) days before the scheduled hearing.

Las solicitudes de intérprete pueden realizarse sin costo. Si necesita un

intérprete, notifique al Tribunal lo antes posible, y de preferencia al menos diez (10) días antes de la audiencia programada.

IV. FAILURE TO APPEAR

The parties are required to appear for the hearing. If only one party appears for the hearing and service was complete, then the Court may allow that party to present evidence and make arguments, and the Court may enter rulings without the other party's participation. If neither party appears for the hearing, then the Motion will be denied, and this Order will be vacated.

V. QUESTIONS

You can contact our chambers at DRJ19@bajzmc.maricopa.gov. Please do so at least five (5) business days before your scheduled hearing. Keep in mind that court staff are not permitted to give legal advice. If you have questions about what to file in your family court case, please make sure you've explored the resources, forms, and instructions available below.

June 15, 2026

Date

/s/Judge Elizabeth T. Binger

Maricopa County Superior Court

A copy of the Order to Appear and accompanying documents may be obtained by contacting Petitioner's attorney, Wees Law Firm, LLC, 1617 E. Plinchof Ave, Phoenix, AZ 85012, (602)288-1691.

7/10, 7/17, 7/24, 7/31/26

RR-4058771#

SUMMONS

CASE NUMBER: CV2026-026255

SUPERIOR COURT OF ARIZONA

IN MARICOPA COUNTY

ADAM HORN INVESTMENTS, LLC

Name of Plaintiff

AND

SHANTI CHIC LLC, et al.

Name of Defendant

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

FROM THE STATE OF ARIZONA TO: Shanti Chic LLC; 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

RECORDREPORTER.COM

LEGALADSTORE.COM

PUBLIC NOTICES

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 24, 2026

NANCY RODRIGUEZ
Clerk of Superior Court
By: D. VANN
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.

7/10, 7/17, 7/24, 7/31/26

RR-4058691#

DCS'S NOTICE OF HEARING ON DEPENDENCY PETITION NO. JD34844 R
(Honorable Jay Adleman)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of:
SOPHYA JULIANA SEGURA CHAVEZ
d.o.b. 12/03/2013
Person under 18 years of age.
TO: KARINA SEGURA CHAVEZ AND OLGA CHAVEZ, 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 14th 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 298-623-248#, before the Honorable Jay Adleman for the purpose of determining whether any parent or guardian named herein is contesting the allegations in the Petition.

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

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

5. Notice is given that DCS is proposing to substantiate any allegations of abuse and/or neglect contained in the dependency petition for placement in the DCS Central Registry. The DCS Central Registry is a confidential list of DCS findings that tracks abuse and neglect. If the court finds your child dependent based upon allegations of abuse and/or neglect contained in the dependency

petition, you will be placed in the DCS Central Registry. See A.R.S. § 8-804.

6. If you are receiving this Notice by publication, you may obtain a copy of the Dependency Petition, Notice of Hearing, and Temporary Orders by submitting a written request to: MICHAEL FITZGERALD, Office of the Attorney General, CFP/PSS, 2005 N. Central Ave. C007AG, Phoenix, Arizona 85004. The assigned case manager is Quetzalcoatl Rosales Reyes and may be reached by telephone at (602) 774-9513.

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

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

DATED this 6th day of July, 2026.

KRISTIN K. MAYES
Attorney General
MICHAEL FITZGERALD
Assistant Attorney General

7/10, 7/17, 7/24, 7/31/26

RR-4058689#

SUMMONS
CASE NUMBER: CV2026-020196
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

Sean Vincent Gray
Name of Plaintiff
AND
Suhail Enif Avalos Villegas, 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: Suhail Enif Avalos Villegas

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 14, 2026

NANCY RODRIGUEZ
Clerk of Superior Court
By: D. HILL
Deputy Clerk

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

A copy of the Summons and Complaint may be obtained by contacting Plaintiff's attorney, Jessica Zink, at Shapiro Law Team, 4203 E. Indian School Road, Suite 300, Phoenix, AZ 85018, (480)300-5405

7/10, 7/17, 7/24, 7/31/26

RR-4058463#

SUMMONS
CASE NO.: FN2026-000345
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

RAQUEL CORTES
Name of Petitioner / Party A
And
PEDRO CORTES SANTANA
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: PEDRO CORTES SANTANA

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

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

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

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

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

address listed at the top of the preceding page, or from the Clerk of Superior Court's Customer Service Center at: 601 West Jackson, Phoenix, Arizona 85003

18380 North 40th Street, Phoenix, Arizona 85032

222 East Javelina Avenue, Mesa, Arizona 85210

14264 West Tierra Buena Lane, Surprise, Arizona 85374.

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

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

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

SIGNED AND SEALED this date FEB -6 2026

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

7/10, 7/17, 7/24, 7/31/26

RR-4057428#

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. 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#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

**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'LOHIE FAITH LEWIS
d.o.b. 10/09/2015
KEAL'I'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
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

RECORDREPORTER.COM LEGALADSTORE.COM

PUBLIC NOTICES

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 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 summons 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 dependency adjudication, without good cause shown, may result in a finding that you have waived your legal rights and have admitted the allegations in the Petition. In addition, if you fail to appear without good cause, the hearing may go forward in your absence and may result in termination of your parental rights based upon the record and the evidence presented to the Court.

5. If you are receiving this Notice by publication, you may obtain a copy of the Petition for Termination of Parent-Child Relationship and Notice of Hearing

by submitting a written request to: 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

(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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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 Herely 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 Herely 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#

**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#

**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

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LEGALADSTORE.COM

PUBLIC NOTICES

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#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (NUMERO 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 o 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) 659-1771
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#

SUMMONS
CASE NUMBER: CV2026-011440
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Nicole Olivas
Name of Plaintiff
AND
Michael Jaime, 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: Michael Jaime
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 16, 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, Hesam Alagha, at Trial Lawyers of Arizona, 2600 N. Central Ave. Suite 900, Phoenix, AZ 85004, (602)572-1000
7/10, 7/17, 7/24, 7/31/26
RR-4050728#

GOVERNMENT

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless proposes to build a 39.3-foot light pole with telecommunication antennas at the approx. vicinity of 20240 North Scottsdale Healthcare Drive, Scottsdale, Maricopa County, AZ 85225 (lat: 33-40-17.031, long:-111-55-15.186). 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 Blackburn, t.blackbourn@trileaf.com, 2121 W Chandler Blvd, Suite 108, Chandler, AZ 85224, (480) 850-0575.*
7/10/26
RR-4059126#

In accordance with Sec. 106 of the Programmatic Agreement, AT&T PROPOSED MONOBROADLEAF at 14342 W HAPPY VALLEY RD., SURPRISE, AZ 85387. Please direct comments to Gavin L. at 818-391-0449 regarding the site AZL01645.
7/10/26
RR-4058836#

PROBATE

NOTICE TO CREDITORS
CASE NO. PB 2026-004684
(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 SOCRATES PAPADOPOULOS.
Deceased.
NOTICE IS HEREBY GIVEN that the undersigned has been appointed the Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within the time prescribed in A.R.S. § 14-3803 (within four months after the date of the first publication of this notice), or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at:
Stephanie Cynthia Papadopoulos, Personal Representative
c/o Maynard Cronin Erickson & Curran, P.L.C.
Attn: Daniel G. Cronin, Esq.
3200 North Central Avenue, Suite 1800
Phoenix, Arizona 85012
DATED this 3rd day of July, 2026.
/s/Stephanie Cynthia Papadopoulos
MAYNARD CRONIN ERICKSON & CURRAN, P.L.C.
By: /s/Daniel G. Cronin, Esq.
3200 N. Central Ave., Ste. 1800
Phoenix, Arizona 85012
Attorneys for the Personal Representative
7/10, 7/17, 7/24/26
RR-4059775#

NOTICE TO CREDITORS
CASE NO. PB2025-005823
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of: EILEEN MILLAR,
Deceased.
NOTICE IS HEREBY GIVEN that MARILYNN TOMASZ has been appointed as Personal Representative of the estate of EILEEN MILLAR. 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 following address:
Estate of Eileen Millar
c/o Christopher L. Raddatz, Esq.
Gammage & Burnham, P.L.C.
40 N. Central Avenue, 20th Floor
Phoenix, Arizona 85004
DATED this 2nd day of July, 2026.
GAMMAGE & BURNHAM, P.L.C.
By: /s/Christopher L. Raddatz
Christopher L. Raddatz
Mickell J. Summerhays
40 North Central Avenue
20th Floor
Phoenix, AZ 85004
Attorneys for Personal Representative
7/10, 7/17, 7/24/26
RR-4059307#

NOTICE TO CREDITORS
THE ENGLISH FAMILY LIVING TRUST NOTICE IS HEREBY GIVEN that pursuant to ARTICLE 3.3 of the English Family Living Trust, dated March 21, 1989 ("Trust"), upon death of surviving Trustor, KAREN ELIZABETH HULWICK, is appointed as Successor Trustee ("Trustee").
All persons having claims against the Trust are required to present their claims as follows:
Known creditors must present their claims within sixty (60) days after mailing or other delivery of this notice, whichever is later.
Creditors receiving notice by publication must present their claims within four (4) months after the date of the first publication of this notice.
Claims not timely presented may be forever barred as provided by Arizona law.
Claims must be presented by delivering or mailing a written statement of the claim to the Trustee at the following address:
The English Family Living Trust
c/o Karen Elizabeth Hulwick
1 Brassie Way
Columbine Valley, CO 80123
DATED this 2nd day of July, 2026
/s/Karen Elizabeth Hulwick
Karen Elizabeth Hulwick, Trustee
7/10, 7/17, 7/24/26
RR-4059305#

NOTICE TO CREDITORS
(for Publication)
In the Matter of the Elva Novak Trust, established October 1, 2007
NOTICE IS HEREBY GIVEN that Robin L. Roope is serving as the successor sole Trustee of the Elva Novak Trust, established October 1, 2007 (hereinafter the "Trust"), and that Elva Novak, who was the sole Settlor of the Trust (hereinafter the "Deceased Settlor"), died on June 2, 2026. All persons having claims against either the Deceased Settlor, the Deceased Settlor's estate, or the Trust, as the case may be, are required to present their claims within four (4) months from the date on which this Notice to Creditors is first published in Maricopa County, Arizona, or such claims will be forever barred pursuant to A.R.S. § 14-6103 and A.R.S. § 14-3801. Claims must be presented in accordance with A.R.S. § 14-6103(C) and A.R.S. § 14-3804 by delivering or mailing a written statement of the claim to the successor sole Trustee of the Trust, in care of the law firm of Charles F. Myers, P.A., at the following address:
Elva Novak Trust, established October 1, 2007
Robin L. Roope, successor sole Trustee
c/o Charles F. Myers, P.A.
3101 North Central Avenue, Suite 900
Phoenix, Arizona 85012-2600
DATED this 1st day of July, 2026.
Charles F. Myers, P.A.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

By: /s/Charles F. Myers, Esq., attorney
for Robyn Roope, as successor sole
Trustee of the Elva Novak Trust,
established October 1, 2007
7/10, 7/17, 7/24/26

RR-4059276#

NOTICE TO CREDITORS
NO. PB2026-004381
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA
In the Matter of the Estate of:
JOHN EDWARD RICE,

Deceased.
Notice is given that ANDREAS JAEGER
was appointed Personal Representative
of this estate. All persons having claims
against the estate must present their
claims within four (4) months after the
date of the first publication of this notice
or sixty (60) days after the date of mailing
or other delivery of this notice, whichever
is later, as prescribed in A.R.S. §14-
3801(A) or claims will be barred. Claims
must be presented by delivering or mailing
a written statement of the claim to the
Personal Representative, c/o
Morris Hall, PLLC, 1129 South Oakland,
Suite 102, Mesa, Arizona 85206.
DATED this 4th day of June, 2026.

/s/Illegible
for MICHAEL A. HALLIDAY
MORRIS HALL, PLLC
1129 South Oakland, Suite 102
Mesa, Arizona 85206
7/10, 7/17, 7/24/26

RR-4059267#

NOTICE TO CREDITORS
THE SUSAN J. GROENEVELD TRUST
DATED OCTOBER 24, 2006, AS
AMENDED AND RESTATED
NOTICE IS HEREBY GIVEN that Susan
J. Groeneveld died on or about June 27,
2026. The undersigned is the Successor
Trustee of the Susan J. Groeneveld Trust
dated October 24, 2006, 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 Susan
J. Groeneveld, 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:

Todd Lindsay, Successor Trustee of
The Susan J. Groeneveld Trust dated
October 24, 2006 As amended and
restated
c/o Mushkattel, Gobbato & Kile, PLLC
15249 N. 99th Ave.
Sun City, Arizona 85351
DATED: 07/06/2026

By: /s/Todd Lindsay

7/10, 7/17, 7/24/26

RR-4059242#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2026-004587
IN THE SUPERIOR COURT OF THE
STATE OF ARIZONA
IN AND FOR THE COUNTY OF
MARICOPA

In the Matter of the Estate of
MARILYN A. KENNEDY,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:

1. Matthew S. Abney 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 Matthew
S. Abney, care of Ronald G. Compton of
Compton Law, P.C., 1423 S. Higley Rd.,
Ste. 112, Mesa, AZ 85206.
DATED this 9th day of June, 2026.
COMPTON LAW, P.C.

By: /s/Ronald G. Compton
1423 S. Higley Rd., Ste. 112
Mesa, AZ 85206
Counsel for Personal Representative
7/10, 7/17, 7/24/26

RR-4059229#

**NOTICE OF INITIAL HEARING
REGARDING: AMENDED PETITION
FOR FORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE**
CASE NO. PB2024-003895
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION

In the Matter of
RONALD NYBECK

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 RICHARD G.
NYBECK has filed the following:
AMENDED PETITION FOR FORMAL
APPOINTMENT OF PERSONAL
REPRESENTATIVE
2. COURT HEARING. An initial hearing
has been scheduled to consider the
Petition as follows:
DATE and TIME: Wednesday, August 19,
2026 at 10:30 AM
JUDICIAL OFFICER: Judge Kerstin
LeMaire
PLACE: 125 W. WASHINGTON
STREET, PHOENIX, AZ 85003 -
COURTROOM 104
TELEPHONE NO: (602) 506-8245
Pursuant to A.R.S. § 14-1306(A), if duly
demanded, a party is entitled to trial
by jury in any proceeding in which any
controverted question of fact arises as to
which any party has a constitutional right
to trial by jury.

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

3. COURT CONNECT / MICROSOFT
TEAMS
If you have a camera-enabled computer,
smartphone, or tablet device, you
should go to [tinyurl.com/jbazzmc-prb01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app)
a few minutes before the Initial
Hearing is scheduled to begin. For the
best experience, download and install
the Microsoft Teams application on a
camera-enabled computer, smartphone,
or tablet device using either of the
following methods prior to the time set for
the Initial Hearing:

Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but
do not want to install the Microsoft Teams
application, you may use a web browser
simply by typing tinyurl.com/jbazzmc-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>
7/10, 7/13, 7/15/26

RR-4059179#

**NOTICE TO CREDITORS FOR
PUBLICATION**
THE VINCENT E. AUGENSTEIN
REVOCABLE TRUST dated July 26,
2021

NOTICE IS GIVEN to all creditors of the
Trust that:

1. SHARON AUGENSTEIN is serving
as Successor Trustee of the VINCENT
E. AUGENSTEIN REVOCABLE TRUST
dated July 26, 2021 (herein, "Trust" or
"Trust Agreement").
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:
SHARON AUGENSTEIN
c/o ANDERSEN PLLC
attn: Samantha G. Stirling and Vivien
E. Reed
ANDERSEN PLLC
17015 N. Scottsdale Rd., Ste. 225
Scottsdale, AZ 85255

By: /s/Vivien E. Reed, Esq.
Attorneys for Sharon Augenstein,
Trustee

7/10, 7/17, 7/24/26

RR-4059177#

NOTICE TO CREDITORS
NO. PB2026-004680
(For Publication)
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of
Carolyn Jean Rippey

Deceased.
Notice is given that Sohnja Gibson was
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, c/o Justin C.
Call, Attorney at Law, Winsor Law Group,
1237 S. Val Vista Dr. Mesa, AZ 85204.
DATED: June 30, 2026

/s/Justin C. Call
Attorney for Personal Representative
7/10, 7/17, 7/24/26

RR-4059176#

**NOTICE TO CREDITORS
(FOR PUBLICATION)**

No. PB2026-003196
In re the Matter of the:
MARY MILDRED KELLER,
Deceased.

NOTICE IS HEREBY GIVEN pursuant
to A.R.S. §§ 14-6103 and 14-3801A that
Edward Allen Cafferata was appointed
as the Personal Representative of the
estate of Mary Mildred Keller on May 13,
2026. All persons having claims against
the Estate of Mary Mildred Keller 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 Richard A. Bachand,
BELLAH LAW, 5622 W. Glendale Ave.,
Glendale, AZ 85301.
DATED this 2nd day of July, 2026.

/s/Richard A. Bachand
Attorney for Personal Representative
7/10, 7/17, 7/24/26

RR-4059171#

**NOTICE TO CREDITORS OF
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE AND/
OR INFORMAL PROBATE OF A WILL**
CASE NUMBER: PB2025-008265
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of
Nicole Sue Evans
An Adult, deceased
NOTICE IS GIVEN THAT:

1. PERSONAL REPRESENTATIVE:
Richard Lance Baker has been
appointed Personal Representative of
this Estate on December 11, 2025.
Address: 7845 E. Sage Dr. Scottsdale,
AZ 85250
2. DEADLINE TO MAKE CLAIMS. All
persons having claims against the Estate
are required to present their claims within
four months after the date of the first
publication of this Notice or the claims
will be forever barred.
3. NOTICE OF CLAIMS: Claims must
be presented by delivering or mailing
a written statement of the claim to the
Personal Representative at 7845 E.
Sage Dr. Scottsdale, AZ 85250
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: July 6, 2026

/s/Richard Lance Baker
Personal Representative

7/10, 7/17, 7/24/26

RR-4059106#

NOTICE TO CREDITORS
Pursuant to A.R.S. §§14-6103 and
14-3801, NOTICE IS HEREBY GIVEN
that MELINDA JEANNE HELSTAB is the
surviving sole Trustee of THE HELSTAB
FAMILY LIVING TRUST created on
December 5, 2022, (the "Trust"). FRANK
XAVIER HELSTAB died on September
27, 2025. All persons having claims
against Frank Xavier Helstab or his trust
estate must present their claims within
four months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must be
presented by delivering or mailing a
written statement of the claim to the
Trustee, c/o LONGFELLOW LAW
GROUP, PLLC, 21090 N. Pima Road,
Scottsdale, AZ 85255.
DATED this 2nd day of July, 2026.

LONGFELLOW LAW GROUP, PLLC
BY: /s/Victoria F. Longfellow
Attorney for Sole Trustee

7/10, 7/17, 7/24/26

RR-4059062#

Notice To Creditors By Publication/Gary
M. Price
Keystone Law Firm 2701 W. Queen
Creek Rd., Ste. 3, Chandler, AZ 85248
Phone: 480-209-6942 Fax: 480-664-
7573 CourtDocket@KeystoneLawFirm.
com Francisco P. Sirvent, AZ #025001
Michelle L. Dexter, AZ #020538
Attorneys for Personal Representative,
Sunny M. Price In The Superior
Court Of The State Of Arizona In And
For The County Of Maricopa In The
Matter of the Estate of: Gary M. Price,
Deceased. No. PB2026-004591 Notice
To Creditors By Publication Notice Is
Given to all creditors of the Estate that:

1. Sunny M. Price has been appointed
and is authorized to act as Personal
Representative of the Estate without
restriction. 2. Claims against the Estate
of Gary M. Price, 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 Michelle L. Dexter, Keystone Law
Firm, 2701 W. Queen Creek Road, #3,
Chandler, Arizona 85248. Dated this 23rd
day of June, 2026. Keystone Law Firm
/s/ Michelle Dexter Francisco P. Sirvent
Michelle L. Dexter Attorneys for Personal
Representative The foregoing instrument,
entitled Proof Of Mailing, dated 23rd
day of June, 2026, consisting of two (2)
pages, and signed by Andrea Leyvas,
was Subscribed And Sworn To before me
this 23rd day of June, 2026, by Andrea
Leyvas. /s/ Michelle L. Dexter Notary

Public My Comm. Expires Mar 8, 2030
Keystone Law Firm /s/ Michelle L. Dexter
Francisco P. Sirvent Michelle L. Dexter
Attorneys for Personal Representative
Exhibit A Stephen W. Price and Sunny
M. Price as Trustee of the Gary M. Price
Living Trust dated July 5, 2022 465 W.
Gary Drive, Chandler, AZ 85225 Devisee
Sunny M. Price 465 W. Gary Drive
Chandler, AZ, 85225 Daughter
7/10, 7/17, 7/24/26

RR-4058996#

NOTICE TO CREDITORS
CASE NO. PB2026-004356
(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:
JOYCE ANN HUBBARD,

Deceased.
NOTICE IS HEREBY GIVEN that
RODNEY J. HUBBARD has been
appointed as Personal Representative
of this Estate. All persons having
claims against this Estate are required
to present their claims within four
(4) months after the date of the first
publication of this notice or the claims
will be forever barred. Claims must be
presented by delivering or mailing
a written statement of the claim to the
Personal Representative, c/o Caleb S.
Lihn, Esq. at Lihn Law Group, PLLC,
16165 North 83rd Avenue, Suite 120,
Peoria, AZ 85382.
RESPECTFULLY SUBMITTED this 6 day
of July, 2026.

LIHN LAW GROUP, PLLC
By: /s/Illegible
Caleb S. Lihn, Esq.
Rachael Mitchell, Esq.
Milca Altamirano, Esq.
16165 North 83rd Avenue, Suite 120
Peoria, Arizona 85382
Attorneys for Personal Representative
7/10, 7/17, 7/24/26

RR-4058980#

NOTICE TO CREDITORS
NO. PB2026-005015
(For Publication)
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of
JOHN J. FLECK,

Deceased.
NOTICE IS GIVEN to all creditors of the
Estate that:

1. Christopher Mann 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:
Christopher Mann c/o STARR LAW
FIRM, PLLC, 1110 E. Missouri Avenue,
Suite 160, Phoenix, Arizona 85014.
DATED this 2nd day of July, 2026.

STARR LAW FIRM, PLLC
By: /s/ Brian S. Starr, Attorney for the
Personal Representative

7/10, 7/17, 7/24/26

RR-4058965#

**NOTICE TO CREDITORS BY
PUBLICATION**
NO. PB2026-004949
ARIZONA SUPERIOR COURT
MARICOPA COUNTY

In the Matter of the Estate of
JAMES A. TERRANO,

Deceased.
NOTICE IS HEREBY GIVEN to all
creditors of the Estate that:

1. DEBORAH K. LARSON 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
DEBORAH K. LARSON, care of M. Todd
Smith of DANA WHITING LAW, PLLC,

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.
DATED this 24 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
7/10, 7/17, 7/24/26

RR-4058963#

NOTICE TO CREDITORS BY PUBLICATION
NO. PB2026-004900
ARIZONA SUPERIOR COURT
MARICOPA COUNTY
In the Matter of the Estate of STEVEN BLAKE SIMMONS, Deceased.
NOTICE IS HEREBY GIVEN to all creditors of the Estate that:
1. TARA SIMMONS 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 TARA SIMMONS, care of M. Todd Smith of DANA WHITING LAW, PLLC, 8817 E. Bell Road, Suite 201, Scottsdale, AZ 85260.
DATED this 8 day of June, 2026.
DANA WHITING LAW, PLLC
By: /s/ M. Todd Smith
M. TODD SMITH
8817 E. Bell Road, Suite 201
Scottsdale, AZ 85260
Counsel for Personal Representative
7/10, 7/17, 7/24/26

RR-4058961#

NOTICE TO CREDITORS (FOR PUBLICATION)
CASE NO. PB2026-003769
STATE OF ARIZONA SUPERIOR COURT
COUNTY OF MARICOPA
In Re the Estate of: NORMA JEANNE BLACKMAN, Deceased.
NOTICE IS HEREBY GIVEN that BILLIE WAHL 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 20020 N. 44th Ave., Phoenix, AZ 85308.
DATED this 2nd day of July, 2026.
/s/BILLIE WAHL

RR-4058948#

NOTICE TO CREDITORS
CASE NO. PB2026-001416
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of CRAIG A. ALTLAND deceased
NOTICE IS GIVEN THAT:
1. Coventry, Vernon, & Roberts, LLC, License No. 20470 fka Childers & Berg, LLC, License No. 20470 has been appointed as Personal Representative of this estate.
2. Creditors of this estate must present their claims within four months after the date of the first publication of this notice or be forever barred.
3. Creditors may present their claims by either delivering or mailing a written statement of the claim to the Personal Representative at the address provided below, or by commencing a proceeding against the Personal Representative in the Superior Court of Maricopa County, Arizona.
Coventry, Vernon, & Roberts, LLC,
License No. 20470
fka Childers & Berg, LLC, License No. 20470
17215 N. 72nd Drive
Suite B-110
Glendale, AZ 85308
OR

c/o LINCOLN & LAUER, PLLC
3514 E. Indian School Road
Phoenix, AZ 85018
DATED this 2nd day of July, 2026.
LINCOLN & LAUER, PLLC
/s/MICHELLE M. LAUER
Attorney for Personal Representative
Coventry, Vernon & Roberts, LLC
7/10, 7/17, 7/24/26

RR-4058946#

NOTICE TO CREDITORS (FOR PUBLICATION)
In the Matter of the Trust of FAITH A. CUNNINGHAM and CHARLES A. CUNNINGHAM, Deceased.
Notice is given that Joel E. Cunningham was appointed as Succesor 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: 7/2/26.
By /s/Andre L. Pennington, Esq.
Attorneys for Joel E. Cunningham
7/10, 7/17, 7/24/26

RR-4058945#

NOTICE TO CREDITORS
NO. PB2026-004600
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of: JIMMIE FRANKLIN CLARK a/k/a JIM FRANKLIN CLARK, JIM F. CLARK, and JIM CLARK, Deceased.
NOTICE IS HEREBY GIVEN that DANIEL JAMES CLARK has been appointed Personal Representative of the above-named 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 at the following address:
DANIEL JAMES CLARK
Personal Representative
6957 South Kimberlee Way Chandler, AZ 85249
DATED this July 2nd 2026.
/s/Daniel James Clark
DANIEL JAMES CLARK, Personal Representative
7/10, 7/17, 7/24/26

RR-4058776#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS
CASE NO. PB2026-004864
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of JOURNEY LEONNA MAY
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 SABRNA LYNN PARKER has filed the following: PETITION FOR APPOINTMENT OF CONSERVATOR FOR MINOR AND APPROVAL OF SETTLEMENT OF DISTRIBUTION OF FUNDS
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Wednesday, July 22, 2026 at 11:00 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/jbazzmcprb01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:
Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>
If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmcprb01 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>
7/8, 7/10, 7/13/26

RR-4058774#

NOTICE OF NON-APPEARANCE HEARING REGARDING COUNTER-PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO.: PB2026-003152
(Tardy)
IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
In the Matter of the Estate of: JAMES ALLEN WESTERN, Deceased.
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 Counter-

Petition For Formal Probate Of Will And Appointment Of Personal Representative on file with the Court in the above-captioned matter, 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.
NOTICE IS GIVEN that DSP Fiduciary Services, LLC has filed with the above-named court a Counter-Petition for Formal Probate of Will and Appointment of Personal Representative ("Counter Petition"), a copy of which is on file with the Court in the above-captioned matter.
1. An initial hearing has been set to consider the Counter Petition on Thursday, July 30, 2026 at 9:30 a.m. before Judge Kirsten Lemaire, 125 W. Washington Street, Phoenix, AZ 85003, Courtroom 104 with telephone number (602) 506-8245.
Any interested person, including the Pelitioner and the Pelitioner's attorney, may attend the 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.
2. COURT CONNECT / MICROSOFT TEAMS. If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmcprb01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application by going 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/jbazzmcprb01 into your browser a few minutes before the Initial Hearing is scheduled to begin.
If you do not have a camera-enabled device, you can attend the Initial Hearing by phone by calling:
Courtroom Phone number: 1-917-781-4590
Courtroom Conference ID#: 818 562 090#
DATED this 2nd day of July 2026.
PROVIDENT LAW
/s/Bryan L. Eastin
16100 N. 71st Street, Suite 350
Scottsdale, AZ 85254
7/10, 7/17, 7/24/26

RR-4058726#

NOTICE TO CREDITORS
Pursuant to A.R.S. §§14-6103 and 14-3801, NOTICE IS HEREBY GIVEN that JAMIE PRATTE, is the designated Personal Representative of the Estate of Justin M. Pratte ("Estate") and the Successor Trustee of the JUSTIN M. PRATTE Trust dated January 10, 2017 ("Trust"). Justin M. Pratte died on June 6, 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 JAMIE PRATTE, c/o Laura M. Trujillo, Sacks Tierney P.A., 4250 N. Drinkwater Blvd, Fourth Floor, Scottsdale, AZ 85251.

DATED this 1st day of July 2026.
/s/Jamie Pratte
JAMIE PRATTE
Successor Trustee

7/10, 7/17, 7/24/26

RR-4058712#

NOTICE TO CREDITORS OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND/OR INFORMAL PROBATE OF A WILL
CASE NUMBER: PB2026-004767
SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY
In the Matter of the Estate of: DELILAH ANN STEPHENS an Adult, deceased
NOTICE IS GIVEN THAT:
1. Personal Representative: Yvette Stephens has been appointed Personal Representative of this Estate on June 24, 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 Yvette Stephens, PR, c/o Lisa Gervase, Gervase Law Firm PLLC 29455 N Cave Creek Rd, Ste 118154 Cave Creek, AZ 85331
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: July 2, 2026
/s/Lisa Gervase, Attorney for Yvette Stephens
Personal Representative

7/10, 7/17, 7/24/26

RR-4058410#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004928
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of MARY OSBORN

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 CUSTOM CARE & FINANCIAL SOLUTIONS, LLC has filed the following:
PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:
DATE and TIME: Monday, August 17, 2026 at 10:30 AM
JUDICIAL OFFICER: Judge Kerstin LeMaire

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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/jbazzmc-prb01](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-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>

7/8, 7/10, 7/13/26

RR-4058377#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR SURCHARGE AGAINST PREVIOUS PERSONAL REPRESENTATIVE, JACK SIMON

CASE NO. PB2022-091551
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
GLORIA SIMON

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 KATHERINE TROJAHN has filed the following:

PETITION FOR SURCHARGE AGAINST PREVIOUS PERSONAL REPRESENTATIVE, JACK SIMON

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

DATE and TIME: Tuesday, August 11, 2026 at 10:00 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/jbazzmc-prb02](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-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>

7/8, 7/10, 7/13/26

RR-4058251#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS AND APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2026-004507
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
In the Matter of
RICHARD H. LUDWIG

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 Margo Ludwig 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 11, 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/jbazzmc-prb04](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-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>

7/8, 7/10, 7/13/26

RR-4058106#

Notice Of Initial Hearing Regarding: Petition For Approval Of Accountings And Order Directing Trustee To Turn Over Beneficiary's Share Of Trust To Arizona Department Of Revenue Unclaimed Property Unit/Joseph C. Bicking Revocable Living Trust Dated August 18, 2016

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/30/2026 Probate Court Administration In the Matter of Joseph C. Bicking Revocable Living Trust Dated August 18, 2016 Case No. PB2026-004804 Notice Of Initial Hearing Regarding: Petition For Approval Of Accountings And Order Directing Trustee To Turn Over Beneficiary's Share Of Trust To Arizona Department

Of Revenue Unclaimed Property Unit 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 Ella Mae Schreiber has filed the following: Petition For Approval Of Accountings And Order Directing Trustee To Turn Over Beneficiary's Share Of Trust To Arizona Department Of Revenue Unclaimed Property Unit 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Tuesday, August 18, 2026 at 10:00 AM Judicial Officer: Commissioner Lindsay Kunaschek Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 301 Telephone No: (602) 372-0270 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to [tinyurl.com/jbazzmc-prb05](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-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>

7/8, 7/10, 7/13/26

RR-4058063#

Order Granting Permission For Supervised Administration/Nicole Heffington Paul E. Deloughery, # 022410 Cassandra L. Sundblad, #034631 Sudden Wealth Protection Law, PLC 7600 N. 15th St., Ste. 150 Phoenix, AZ 85020 Ph: (602) 443-4888 info@suddenwealthprotectionlaw.com Attorney for Shirley Chrisman Superior Court Of

Arizona, Maricopa County In the Matter of the Estate of: Nicole Heffington, Deceased. No. PB2025-007902 Order Granting Petition For Supervised Administration This matter came before the Court on June 15, 2026, at 1:30 p.m., before Commissioner Joshua Yost, on the Petition for Supervised Administration filed by Petitioner Shirley Chrisman. Petitioner appeared through counsel, Paul E. Deloughery. Personal Representative Dwayne Steelman did not appear. The Court considered the Petition, the record, the status of service, and the statements made at the hearing. Findings The Court finds as follows: 1. Notice of the hearing on the Petition for Supervised Administration was issued and filed on May 5, 2026, setting the hearing for June 15, 2026, before Commissioner Joshua Yost. 2. The Court finds that service on Dwayne Allen Steelman, the currently-appointed personal representative of the Estate, was completed and was sufficient for purposes of the June 15, 2026 hearing. 3. The Court further finds that, until Dwayne Allen Steelman appears in this matter, Petitioner may continue to serve him in the same manner previously approved by the Court for service of the June 15, 2026 hearing. 4. The Petition alleges, among other things, that supervised administration is necessary to protect the Estate, creditors, and interested persons; to require accounting for Estate assets and transactions; and to allow Court review of the administration of the Estate. 5. Good cause appearing, supervised administration is necessary and appropriate under A.R.S. § 14-3502 and applicable Arizona probate law. It Is Ordered: A. The Petition for Supervised Administration is Granted. B. The Estate of Nicole Heffington shall proceed under supervised administration until further order of the Court. C. Dwayne Allen Steelman, as personal representative, shall not access, withdraw, transfer, spend, disburse, encumber, sell, dispose of, or otherwise use any Estate funds, accounts, property, or assets except upon further order of the Court. D. Dwayne Allen Steelman shall not take money out of any Estate account, account held in the Decedent's name, or account containing Estate assets, except upon further order of the Court. E. Dwayne Allen Steelman shall preserve all Estate assets, financial records, account statements, transaction records, sale records, receipts, and other documents relating to the Estate and shall not destroy, conceal, alter, or dispose of any such records. F. Dwayne Allen Steelman shall appear before this Court for a status conference on July 23, 2026, at 3:30 p.m., to explain the status of the probate administration and his handling of Estate assets. G. No later than seven calendar days before the July 23, 2026 status conference, Dwayne Allen Steelman shall provide to Petitioner's counsel, Paul E. Deloughery, copies of the following documents and information: i. A detailed accounting of all Estate assets as of the Decedent's date of death; ii. A list of all creditors of the Estate or the Decedent that he has paid, including the name of each creditor, the amount paid, the date of payment, and the source of funds used for payment; iii. A list of all creditors of the Estate or the Decedent that he has not paid, including the name of each creditor, the amount claimed or owed, and the reason each creditor has not been paid; iv. Complete account statements from the Decedent's date of death to the present for all Estate accounts, accounts held in the Decedent's name, accounts into which Estate funds were deposited, and any accounts from which Estate assets were used, transferred, withdrawn, or disbursed; v. Documentation showing how Estate assets were used, transferred, withdrawn, disbursed, sold, or otherwise disposed of from the Decedent's date of death to the present; and vi. The HUD-1 Settlement Statement, closing statement,

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PUBLIC NOTICES

or other final settlement statement from the sale of the Decedent's residence. H. Petitioner may continue to serve Dwayne Allen Steelman in the same manner previously approved by the Court for service of the June 15, 2026 hearing, unless and until the Court orders otherwise or Dwayne Allen Steelman appears and provides updated contact information for service. I. Signed this 16 day of June, 2026. /s/ Joshua Yost Commissioner of the Superior Court 7/8, 7/10, 7/13/26

RR-4058062#

NOTICE OF INITIAL HEARING
REGARDING: PETITION FOR
PERMANENT APPOINTMENT OF
GUARDIAN AND CONSERVATOR FOR
AN ADULT
CASE NO. PB2026-003001
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
Cody Santacrose

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 KIRSTINA COURTNEY and MICHAEL COURTNEY has filed the following:

PETITION FOR PERMANENT APPOINTMENT OF GUARDIAN AND CONSERVATOR FOR AN ADULT

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

DATE and TIME: Wednesday, July 29, 2026 at 8:30 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.

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/jbazzmc-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/jbazzmc-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> 7/6, 7/8, 7/10/26

RR-4057952#

Notice Of Initial Hearing Regarding: Petition For The Sale Of Two Real Properties And Confirmation Of Sales/ Sherry Melva Perez

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/29/2026 Probate Court Administration In the Matter of Sherry Melva Perez Case No. PB2025-002636 Notice Of Initial Hearing

Regarding: Petition For The Sale Of Two Real Properties And Confirmation Of Sales

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 Genevieve Renee Gonzalez has filed the following: Petition For The Sale Of Two Real Properties And Confirmation Of Sales 2. Court Hearing. An initial hearing has been scheduled to consider the Petition as follows: Date and Time: Wednesday, September 16, 2026 at 10:00 AM Judicial Officer: Judge Andrew Russell Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 202 Telephone No: (602) 372-0382 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any controverted question of fact arises as to which any party has a

constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 4 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Request To Confirm / Approve Sale Of Real Property. The Petition requests that the Court confirm (approve) the sale of real property. Pursuant to Rule 16(d)(1), Arizona Rules of Probate procedure, the following information is provided: A. The name and telephone number of the petitioner or the petitioner's attorney are as follows: Name: Rita A Daninger Phone: (623) 815-8069 B. As set forth in the Petition, the proposed sales price of the real property is: Proposed Sales Price: \$315,000.00 C. At the initial hearing, the court may consider other bids. 4. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-prb03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazzmc-prb03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 885 933 309# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect> 7/8, 7/10, 7/13/26

RR-4057630#

Notice Of Initial Hearing Regarding: Petition To Set Aside Informal Probate Of Will And Removal Of Personal Representative And Petition For Adjudication Of Intestacy, Determination Of Heirs And Appointment Of Personal Representative/Marian Dole

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/24/2026 Probate Court Administration In the Matter of Marian Dole Case No. PB2025-004736 Notice Of Initial Hearing Regarding: Petition To Set Aside Informal Probate Of Will And Removal Of Personal Representative And Petition For Adjudication Of Intestacy, Determination Of Heirs And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title

14, Arizona Revised Statutes. 1. Notice is given that Jennifer M. Kramer has filed the following: Petition To Set Aside Informal Probate Of Will And Removal Of Personal Representative And 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 11, 2026 at 10:30 AM Judicial Officer: Judge Kerstin LeMaire Place: 125 W. Washington Street, Phoenix, AZ 85003 - Courtroom 104 Telephone No: (602) 506-8245 Pursuant to A.R.S. § 14-1306(A), if duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has a constitutional right to trial by jury. Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. Court Connect / Microsoft Teams If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazzmc-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/jbazzmc-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> 7/6, 7/8, 7/10/26

RR-4057607#

Amended Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative/Mary Ann Reif

Superior Court Of Arizona In Maricopa County Issued And Filed: 6/18/2026 Probate Court Administration In the Matter of Mary Ann Reif Case No. PB2026-003350 Amended Notice Of Initial Hearing Regarding: Petition For Formal Probate Of Will And Appointment Of Personal Representative Warning This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing except as provided in A.R.S. § 14-5401(D). However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date Or you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition unless otherwise prohibited by law and without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand

for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that Jennifer M Stupski 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: Monday, July 20, 2026 at 9:30 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/jbazzmc-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/jbazzmc-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> 7/6, 7/8, 7/10/26

RR-4057603#

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

CASE NO. PB2026-003702
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION

In the Matter of

FAHEEM ALAVI

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.

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

1. Notice is given that OMAR J. ALAVI has filed the following:
PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Tuesday, July 28, 2026 at 10:00 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/jbazzmc-pbc04 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

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

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

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

Courtroom Conference ID#: 728 539 63#
 For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

7/6, 7/8, 7/10/26

RR-4057443#

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

CASE NO. PB2026-002448

SUPERIOR COURT OF ARIZONA
 IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
 In the Matter of
 Valerie Hayes

WARNING

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

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

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

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

1. Notice is given that William Duffy Hayes has filed the following:

PETITION FOR FORMAL PROBATE AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Tuesday, August 11, 2026 at 1:30 PM

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/jbazzmc-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/jbazzmc-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>

7/6, 7/8, 7/10/26

RR-4057429#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR APPROVAL OF DISTRIBUTION, ORDER FOR COMPLETE SETTLEMENT AND CLOSURE OF THE ESTATE AND FINAL DISCHARGE OF PERSONAL REPRESENTATIVE

CASE NO. PB2024-000773

SUPERIOR COURT OF ARIZONA
 IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
 In the Matter of
 BERNARD TURNER

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 SHERRY TURNER has filed the following:

PETITION FOR APPROVAL OF DISTRIBUTION, ORDER FOR COMPLETE SETTLEMENT AND CLOSURE OF THE ESTATE AND FINAL DISCHARGE OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Monday, August 10, 2026 at 10:15 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/jbazzmc-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/jbazzmc-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>

7/6, 7/8, 7/10/26

RR-4057418#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2026-004688

SUPERIOR COURT OF ARIZONA
 IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
 In the Matter of
 ARLENE MACIAS

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 THOMAS VOGTLANDER 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 11, 2026 at 10:15 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/jbazzmc-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/jbazzmc-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>

7/6, 7/8, 7/10/26

RR-4057092#

NOTICE OF INITIAL HEARING REGARDING: JOINT PETITION FOR APPROVAL OF SETTLEMENT AGREEMENT, FORMAL PROBATE OF WILL, AND APPOINTMENT OF PERSONAL REPRESENTATIVE

CASE NO. PB2025-004812

SUPERIOR COURT OF ARIZONA
 IN MARICOPA COUNTY

PROBATE COURT ADMINISTRATION
 In the Matter of
 JULIO MEZA

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 THE GIDEON'S INTERNATIONAL; EAST VALLEY FIDUCIARY SERVICE, INC.; STEPHANIE MOORE WHITE; PETER GARCIA-MEZA; JACQUELINE has filed the following:

JOINT PETITION FOR APPROVAL OF SETTLEMENT AGREEMENT, 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 22, 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.

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

3. COURT CONNECT / MICROSOFT TEAMS

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

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PUBLIC NOTICES

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/jbzmcrpb05 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> 7/6, 7/8, 7/10/26

RR-4057090#

NOTICE OF INITIAL HEARING REGARDING: VERIFIED PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004502
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
ZAKARIA GENDI

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 ZAHIA KIROLOSS has filed the following:

VERIFIED PETITION FOR ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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

DATE and TIME: Tuesday, August 18, 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/jbzmcrpb07 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/jbzmcrpb07 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> 7/6, 7/8, 7/10/26

RR-4057000#

NOTICE OF HEARING REGARDING PETITION FOR PERMANENT APPOINTMENT OF GUARDIANS FOR AN ADULT
CASE NO. PB2026-004815
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY

In the Matter of
JOHN DOE PURPORTED FATHER OF:
DULCE MARIA BAHENA

WARNING

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

You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must contact the division assigned to the case at the time of the hearing using the following instructions: At least 30 minutes before the time of the hearing, call the assigned Judicial Officer's division at the phone number listed below and request instructions on how to appear electronically at the hearing. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

(1) the court may grant the relief requested in the petition without further proceedings; and

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

1. Notice is given that ROSA BAHENA AGUILAR and KAREN B. TRUJILLO BAHENA 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: Wednesday, September 2, 2026 at 9:00 AM

PLACE: 125 W. Washington St. Phoenix, AZ 85003 - courtroom 303

JUDICIAL OFFICER: Judge Kevin Wein

TELEPHONE NO: (602) 506-7618

DATED: 06/24/2026

/s/Karen Trujillo /s/Rossa B
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.
7/6, 7/8, 7/10/26

RR-4056941#

NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL PROBATE OF A WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE
CASE NO. PB2026-004412
SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
PROBATE COURT ADMINISTRATION
In the Matter of
FREDERICK L. SELINSKY

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 CHERYLYN FISHER SELINSKY has filed the following:

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

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

DATE and TIME: Tuesday, July 14, 2026 at 10:45 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/jbzmcrpb05 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/jbzmcrpb05 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> 7/6, 7/8, 7/10/26

RR-4056851#

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.

/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 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 TO CREDITORS OF THE SURVIVOR'S TRUST FOR THE BENEFIT OF ERMA L. TAYLOR CREATED UNDER THE TAYLOR FAMILY TRUST D DOCTOR 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 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#

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 DEL MARICOPA
ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: 9:15AM

FUNCIONARIO JUDICIAL: el juez comisionado Jeffrey Altieri
UBICACIÓN: 125 W. WASHINGTON STREET, PHOENIX, AZ 85003 - COURTROOM 207

NUM. 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/jbazzmc-pbc03](https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app) 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/jbazzmc-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#

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/Shaina 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 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
ALLOCO 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

RECORDREPORTER.COM
LEGALADSTORE.COM

PUBLIC NOTICES

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 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 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#

**PUBLIC AUCTION/
SALES**

**NOTICE OF SALE AT PUBLIC
AUCTION**

The following-described personal property of BBGM/ARCHITECTS & INTERIORS, INC. d/b/a Monogram its

tenant(s) or subtenant(s), will be sold by Landlord, WHITESTONE MARKET STREET AT DC RANCH, LLC, pursuant to A.R.S. §§ 33-361, 33-362 and 33-1023, or otherwise, at public auction to the highest bidder, at 20645 North Pima Road, Suite N-200, Scottsdale, Arizona 85255 on Thursday, July 16, 2026 at 11:00 a.m., and the proceeds will be applied to the payment of rent and other charges owing and due:
All goods, furniture, equipment, inventory, supplies and other personal property located at 20645 North Pima Road, Suite N-200, Scottsdale, Arizona 85255 that is moveable (i.e. not bolted, nailed, built-in, screwed in, wired, or plumbed into the walls, ceiling, or floor).
The sale shall be made for cash, payable at the time of sale, without any covenant or warranty, express or implied, regarding title, possession or encumbrances.
DATED This 7th day of July, 2026.

SANFORD J. GERMAINE, P.C.
By: /s/Sanford J. Germaine
Sanford J. Germaine
4634 North 44th Street
Phoenix, Arizona 85018
(602) 953-5588
(602) 953-5590 fax
sgermaine@germaine-law.com
Attorneys for Landlord

7/10, 7/13/26

RR-4059780#

**NOTICE OF SALE AT PUBLIC
AUCTION**

The following-described personal property of TERRITORIAL L&L CONSTRUCTION, LLC its tenant(s) or subtenant(s), will be sold by Landlord, MAXIMUM MANAGEMENT CORPORATION, pursuant to A.R.S. §§ 33-361, 33-362 and 33-1023, or otherwise, at public auction to the highest bidder, at 3744 West Roanoke, Suite 16, Phoenix, Arizona 85009 on Thursday, July 16, 2026 at 10:00 a.m., and the proceeds will be applied to the payment of rent and other charges owing and due:
All goods, furniture, equipment, inventory, supplies and other personal property located at 3744 West Roanoke, Suite 16, Phoenix, Arizona 85009 that is moveable (i.e. not bolted, nailed, built-in, screwed in, wired, or plumbed into the walls, ceiling, or floor).

The sale shall be made for cash, payable at the time of sale, without any covenant or warranty, express or implied, regarding title, possession or encumbrances.
DATED This 7th day of July, 2026.

SANFORD J. GERMAINE, P.C.
By: /s/Sanford J. Germaine
Sanford J. Germaine
4634 North 44th Street
Phoenix, Arizona 85018
(602) 953-5588
(602) 953-5590 fax
sgermaine@germaine-law.com
Attorneys for Landlord

7/10, 7/13/26

RR-4059779#

**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: BUDDY
Body Style: 12 X 39 MH
Model Year: 1971
VIN: BCS12405
Date and Time of Sale: 7/31/26 10:00:00 AM
Location of Sale: Space No. 40
BREIT GLENHAVEN MHC, LLC
B R E I T G L E N H A V E N E S T A T E S 2 3 4 5 E. M A I N S T R E E T MESA, AZ 85213
Name of landlord: BREIT GLENHAVEN MHC, LLC
Amount of Claimed Lien: \$6,250.00 as of July 31, 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: May 1, 2025
Name(s) of Tenant(s): MATTHEW DELEPLANQUE
Said Personal Property is located at the address shown above as the Location of Sale. The above-described Personal Property shall be offered for sale pursuant to A.R.S. § 33-1023. Proceeds from the sale will be applied to costs of sale and to the Landlord's Lien, and any remaining money will be disposed of as provided in A.R.S. § 33-1023.
BREIT GLENHAVEN MHC, LLC
By: /s/illegalible
Park Manager
DATED: June 29, 2026
7/10, 7/17/26

7/10, 7/17/26

RR-4059303#

**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: ROYAL
Body Style: 12 X 60 MH
Model Year: 1970
V I N : 3 6 1 5 X
VIN: 3615U
Date and Time of Sale: 7/31/26 10:00:00 AM
Location of Sale: Space No. 136
CPI MONTECITO OWNER, LLC
S A G E P O I N T 2727 E. UNIVERSITY DRIVE TEMPE, AZ 85288
Name of landlord: CPI MONTECITO OWNER, LLC
Amount of Claimed Lien: \$6,908.13 as of July 31, 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): ROMELIA RODRIGUEZ SOTELO
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 MONTECITO OWNER, LLC
By: /s/illegalible

Park Manager
DATED: June 29, 2026
7/10, 7/17/26

RR-4059302#

**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: CHAMPION
Body Style: 12 X 60 MH
Model Year: 1972
VIN: 093966S4015
Date and Time of Sale: 7/31/26 10:00:00 AM
Location of Sale: Space No. 100
3711 PARTNERSHIP, LLC
SUNRISE VISTA MOBILE HOME PARK 300 S. VAL VISTA DRIVE MESA, AZ 85204
Name of landlord: 3711 PARTNERSHIP, LLC
Amount of Claimed Lien: \$4,630.00 as of July 31, 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: June 1, 2021
Name(s) of Tenant(s): KAREN ANN WOOLBRIGHT
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.
3711 PARTNERSHIP, LLC
By: /s/illegalible
Park Manager
DATED: June 29, 2026
7/10, 7/17/26

RR-4059299#

**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: SPRINGBROOK
Body Style: 16 X 60 MH
Model Year: 1995
VIN: 35760386H
Date and Time of Sale: 7/31/26 10:00:00 AM
Location of Sale: Space No. 82
HOLIDAY SPA LIMITED PARTNERSHIP
H O L I D A Y S P A M H C 10401 N. CAVE CREEK ROAD PHOENIX, AZ 85020
Name of landlord: HOLIDAY SPA LIMITED PARTNERSHIP
Amount of Claimed Lien: \$9,804.00 as of July 31, 2026
The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued

identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.
Date of Rental Agreement: September 1, 2010
Name(s) of Tenant(s): JAMES ALLEN MASID
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/illegalible
Park Manager
DATED: June 29, 2026
7/10, 7/17/26

RR-4059292#

**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: MAGNOLIA
Body Style: 12 X 60 MH
Model Year: 1972
VIN: GARFXCMMG13802
Date and Time of Sale: 7/31/26 10:00:01 AM
Location of Sale: Space No. 151
CHAPARRAL A MHP LLC
C H A P A R R A L V I L L A G E 400 W BASELINE ROAD TEMPE, AZ 85283
Name of landlord: CHAPARRAL A MHP LLC
Amount of Claimed Lien: \$6,780.00 as of July 31, 2026
The Personal Property will be sold "as is," where is, with all faults and no warranties. No one may enter the Vehicle/Mobile Home. Buyer purchases the Personal Property subject to any liens with priority over the Landlord's Lien and at their own risk. To bid, bidder must provide valid government-issued identification and must deposit with the auctioneer a \$5,000.00 cashier's check payable to the Landlord named above and sign and agree to the terms of sale. Terms of Sale will be provided upon request and/or at the sale. High bidder is responsible for space rent from and after date of sale and must either qualify to reside in the mobile home park in which the Personal Property is located and sign a Rental Agreement, or sign a storage agreement and pay monthly space rent to store the Personal Property in the park.
Date of Rental Agreement: October 1, 2006
Name(s) of Tenant(s): SANDRA G ANGULO ROCHIN
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.
CHAPARRAL A MHP LLC
By: /s/illegalible
Park Manager
DATED: June 29, 2026
7/10, 7/17/26

RR-4059286#

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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

Notice Of Trustee's Sale

Recorded: 06/30/2026 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 February 25, 2023 Revolving Credit Deed of Trust recorded March 2, 2023 as Sequence No. 20230610431, records of Pima County, Arizona, at public auction to the highest bidder: Sale Date and Time: October 1, 2026 at 10:00 a.m. Sale Location: Steps Outside The East Entrance Pima County Superior Court 110 West Congress Street Tucson, AZ 85701 Legal Description: Lot 268, Of Sherwood Village Terrace, According To The Plat Of Record In The Office Of The County Recorder, Pima County, Arizona In Book 14 Of Maps At Page 81. Original Principal Balance: \$30,000.00 Purported Street Address: 7958 E. 19th Pl. Tucson, AZ 85710 Tax Parcel Number: 134-11-0380 Name and Address of Current Beneficiary: Vantage West Credit Union P.O. Box 15115 Tucson, AZ 85708-0115 Name and Address of Original Trustor: Tammie Jo Chenoweth 7958 E. 19th Pl. Tucson, AZ 85710 Name and Current Address of Current Trustors: Tammie Jo Chenoweth 7958 E. 19th Pl. Tucson, AZ 85710 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: Teresa Kendall) 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 30, 2026. /s/ Robert C. Williams Successor Trustee State Of Arizona) ss. County of Maricopa) The foregoing Notice of Trustee's Sale was acknowledged before me on June 30, 2026, by Robert C. Williams, Successor Trustee. (Seal and Expiration Date) /s/ Stefanie L. Beck Notary Public Expires February 23, 2029 7/10, 7/17, 7/24, 7/31/26

RR-4058994#

File # 26-030348 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on July 22, 2022 in Instrument No. 20220591548 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on October 8, 2026. Lot 119, of Laveen Farms Unit 3, according to the Plat of Record in the Office of the County Recorder in Maricopa County, Arizona, in Book 770 of Maps, page 33 of Official Records Purported Street address: 7446 West Carter Road, Laveen, AZ 85339 Tax Parcel # 104-84-460 0 Original Principal Balance \$425,823.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, in c/o M & T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, NY 14203-1495. Name and Address of Original Trustor: Akobasingiza Uwiringiyimana, 7446 West Carter Road, Laveen, AZ 85339 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: June 30, 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 WASHINGTON } } ss. COUNTY OF CLARK } The foregoing instrument was acknowledged before me on June 30, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Kira Lynch NOTARY PUBLIC My Commission Expires: October 6, 2028. 7/10, 7/17, 7/24, 7/31/26

RR-4058610#

TS#: 148293-AZ Order #: 260175049-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 11/4/2024 and recorded on 11/8/2024, as Instrument No. 20240599721, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 5, KNOELL NORTH NINE, UNIT I-AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 172 OF MAPS, PAGE 15, COUNTY ASSESSOR'S TAX PARCEL NUMBER: 207-04-009 STREET ADDRESS OR

IDENTIFIABLE LOCATION: 17244 N 29TH AVE PHOENIX, AZ 85053-2026 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: 10/8/2026 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: ANGEL DELAPAZ 17244 N 29TH AVE PHOENIX, AZ 85053-2026 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$424,563.00 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: 6/29/2026 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 JUN 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. 7/10, 7/17, 7/24, 7/31/26

RR-4058596#

TS#: 150316-AZ Order #: 101-10872887 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 9/19/2023 and recorded on 9/27/2023, as Instrument No. 20230503970, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 14, OF VILLAGE AT SUNDANCE PARCEL 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER

OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1564 OF MAPS, PAGE 14. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 504-63-791 STREET ADDRESS OR IDENTIFIABLE LOCATION: 24331 W CONCORDA DR BUCKEYE, AZ 85326 In accordance with A.R.S. § 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Real Property, at the County Courthouse, or at a specific place of business of the Trustee. Sale Date: 10/8/2026 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: LAUREN M JOE 24331 W CONCORDA DR BUCKEYE, AZ 85326 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$376,062.00 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: 6/30/2026 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 06/30/26 before me, Anhara Verduzco-Alejo 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. ANHARA VERDUZCO-ALEJO My Comm. Expires Oct 27, 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. 7/10, 7/17, 7/24, 7/31/26

RR-4058594#

TS#: 148565-AZ Order #: 260193286-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 1/17/2025 and recorded on 1/23/2025, as Instrument No. 20250037419, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 86, OF MOUNTAINWOOD PARCEL F, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 887 OF MAPS, PAGE 24. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 304-85-373 STREET ADDRESS OR IDENTIFIABLE LOCATION: 2202 E GILLCREST RD GILBERT, AZ 85298-9760 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: 10/8/2026 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: VERONICA M COLONNA 2202 E GILLCREST RD GILBERT, AZ 85298-9760 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$277,167.00 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: 6/29/2026 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 JUN 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. 7/10, 7/17, 7/24, 7/31/26

RR-4058593#

Notice Of Trustee's Sale

Recorded: 06/29/2026 The trust property legally described below will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on September 20, 2018, at Sequence Number 20182630470 in the Office of the Pima County Recorder, at public auction to the highest bidder. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE, OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED

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PUBLIC NOTICES

DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to be held at the Law Offices of Gust Rosenfeld located at 1 South Church Avenue, Suite 1900, Tucson, Arizona. The said public auction will occur on October 1, 2026, at 11:30 a.m. of said day. The land which will be sold at the said Trustee Sale is located in Pima County, Arizona, and is legally described as follows: Lot 24, Block 29, of Pueblo Gardens, according to Book 8 of Maps, Page 84, records of Pima County, Arizona. Tax Parcel No.: 130-05-6160 Also Known As: 2326 S. Sawtelle Avenue Tucson, AZ 85713 Original Note Amount: \$151,050.00 Name and Address of Current Beneficiary: Pima Federal Credit Union P.O. Box 50267 Tucson, AZ 85703-1267 Names and Address of Trustors: Alexazndra Cruz (also known as Alexandra Cruz) Patrick Castro 2326 S. Sawtelle Avenue Tucson, AZ 85713 Name and Address of Successor Trustee: Gerard R. O'Meara, Esq. 1 South Church Avenue, Suite 1900 Tucson, Arizona 85701-1627 Manner of Successor Trustee Qualification: Member of State Bar of Arizona A.R.S. § 33-803(A)(2) Said sale will be made for cash, 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, namely, \$133,268.00, with interest thereon as provided in said note, late charges, advances, if any, under the terms of said Deed of Trust, interest on advances, if any, fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. Dated: June 29, 2026. /s/ Gerard R. O'Meara Successor Trustee State Of Arizona)) ss: County of Pima) Acknowledged before me on the 29th day of June, 2026, by Gerard R. O'Meara, as Successor Trustee. /s/ Terri Klein Notary Public My Comm. Expires Sep 6, 2026
7/10, 7/17, 7/24, 7/31/26

RR-4058067#

TS#: 149873-AZ Order #: 260271294-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 1/23/2024 and recorded on 1/30/2024, as Instrument No. 20240047830, in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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, MOUNTAIN VISTA RANCH PARCEL 14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, IN BOOK 476 OF MAPS, PAGE 16 AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 4, 1999 IN 99-0920097 OF OFFICIAL RECORDS. COUNTY ASSESSOR'S TAX PARCEL NUMBER: 501-93-5400 STREET ADDRESS OR IDENTIFIABLE LOCATION: 16242 W YOUNG ST SURPRISE, AZ 85374 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:

10/1/2026 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 C KELLETT, AN UNMARRIED MAN AND KATY LAUREN STAGG, AN UNMARRIED WOMAN. 432 OAKWOOD PLACE SW, CALGARY, AL 85374 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$200,000.00 CURRENT BENEFICIARY: U.S. BANK TRUST NATIONAL ASSOCIATION, ACTING NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF OAKMONT MORTGAGE TRUST 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.STOXPOSTING.COM Automated Sale Line: (844) 477-7869 Dated: 6/25/2026 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 25 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.
7/10, 7/17, 7/24, 7/31/26

RR-4057678#

File # 26-030234 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on November 16, 2022 in Instrument No. 20220841605 in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME ON THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder at the Main Entrance to the Superior Court Building, 201 W. Jefferson St., Phoenix, AZ 85003 at 10:00 AM on October 8, 2026: Lot 8, of Final Plat for Bethany Ranch, according to the Plat of Record in the Office of the County Recorder of Maricopa County,

Arizona, recorded in Book 1402 of Maps, Page 27 Purported Street address: 5751 North 71st Drive, Glendale, AZ 85303 Tax Parcel # 144-21-605 Original Principal Balance \$393,855.00 Name and Address of Beneficiary: Lakeview Loan Servicing, LLC, in c/o Rocket Mortgage, LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019. Name and Address of Original Trustor: David Mignogna and Yvette Mignogna, husband and wife, 2212 N 18th St Apt 1, Phoenix, AZ 85006 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: June 26, 2026 Jason P. Sherman, Trustee Manner of Trustee Qualification: The Trustee qualifies pursuant to A.R.S. § 33-803(A) (2) as a member of the State Bar of Arizona. Name of Trustee's Regulator: The Trustee's Regulator is the State Bar of Arizona. STATE OF WASHINGTON } } ss. COUNTY OF CLARK } The foregoing instrument was acknowledged before me on June 26, 2026, by Jason P. Sherman, a member of the State Bar of Arizona, as Trustee. Kira Lynch NOTARY PUBLIC My Commission Expires: October 6, 2028.
7/10, 7/17, 7/24, 7/31/26

RR-4057624#

TS/File 100687 Notice Of Trustee's Sale Recorded: 05/27/2026 The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust recorded on 1/29/2026, in 2026-0054644 in the Office of the County Recorder of Maricopa County, Arizona - NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 8/27/2026 at 11:00 A.M. of said day: Apartment D, Building 81, of Quatros III, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 164 of Maps, Page 47, and in Book 168 of Maps, Page 46; Together With said Apartment's respective patio, air conditioning unit, parking space, storage area, stairway and balcony, if any, and together with a undivided 1/76th interest in the general common elements and the limited common elements of said project, as shown on said and asset forth in Declaration of Horizontal Property Regime recorded August 10, 1973 in Docket 10262, page 1039. Purported Property Address: 2132 W. Glenrosa Ave., Unit 81D, Phoenix, AZ 85015 Tax Parcel Number: 154-16-098 Original Principal Balance: \$110,000.00 Original/Current Beneficiary: EZ Homes, Inc. 2200 E. Camelback Rd., Ste. 216, Phoenix, AZ 85016 Original/Current Trustor: Paulina Rosales, a single woman 4611 W. Tryan Lane, Laveen, AZ 85339 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 27, 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 27, 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
7/10, 7/17, 7/24, 7/31/26

RR-4057344#

File No. 6836-TS Notice Of Trustee's Sale Recorded: 06/15/2026 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated December 20, 2022, and recorded on December 22, 2022, in Instrument Number 20220908037, records of Maricopa 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 at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on September 17, 2026, at the hour of 11:30 o'clock in the morning of said day. The property to be sold is situated in Maricopa County, Arizona, and is described as follows: Lot 256, of Maryvale Park Number Two (Amended), according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 54 of Maps, Page 7 and Amended in Book 56 of Maps, Page 23 of official records. Property Address: 3029 West Montebello Avenue Phoenix, Arizona 85017 Tax Parcel Number: 153-14-014 Original Principal Balance: \$73,000.00 Original Trustor: Narciso Gutierrez Lopez Maria Nevarez Olivas 3029 W. Montebello Ave. Phoenix, AZ 85017 Current Beneficiary: Lucia Alberta Noyola 14001 N. 34th Street Phoenix, Az 85032 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 15th day of 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 15th 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
7/10, 7/17, 7/24, 7/31/26

RR-4057343#

File No. MACU v Shields, Brian C Notice Of Trustee Sale For sale information, please contact: www.mkconsultantsinc.com or 877-440-4460 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 dated September 14, 2021 and recorded on September 22, 2021 in Instrument Number 20211023797, in the records of Maricopa County, Arizona. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction to the highest bidder, at the main entrance of the Superior Court Building, 201 West Jefferson, Phoenix, Arizona, on September 29, 2026, at the hour of 11:30 A.M. of said day: Lot 80, The Re-Plat Of A Portion Of The Master Plat Of Marbella Vineyards Phase 2A, According To Book 1140 Of Maps, Page 2, Records Of Maricopa County, Arizona. Tax Parcel Number: 304-88-237 Original Principal Balance: \$112,000.00 Purported street address: 3383 E Myrtabel Way Gilbert, AZ 85298 Take note that all interests in the trust property subordinate in priority to said Deed of Trust may be subject to being terminated by the Trustee's Sale. Beneficiary: Mountain America Federal Credit Union 9800 S Monroe St. Sandy, UT 84070 The Successor Trustee qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a member of the State Bar of Arizona, as regulated by the State Bar of Arizona, as required by Arizona Revised Statutes Section 33-803, Subsection A. Mountain America Federal Credit Union P.O. Box 2331 Sandy, UT 84091 Dated: June 4, 2026 Brian C Shields 3383 E Myrtabel Way Gilbert, AZ 85298 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
7/10, 7/17, 7/24, 7/31/26

RR-4057342#

File No. 6833-TS Notice Of Trustee's Sale Recorded: 06/15/2026 The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated January 3, 2022, and recorded on January 19, 2022, in Instrument Number 20220190921, 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 17, 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: 18535 South Sierrita Mountain Road Tucson, Arizona 85736 Tax Parcel Number: 301-35-002P Original Principal Balance: \$15,000.00 Original Trustor: Abraham Diaz 656 N. Belvedere Ave. Tucson, AZ 85757 Current Trustor: Abraham Diaz 15023 S. Placita Tierra Linda Sahuarita, AZ 85629 Current Beneficiary: Manny Aquino, Jr. 5424 S. Rose Pine Road Tucson, AZ 85746 Trustee: Jeffrey S. Katz, Attorney at Law a Member of the State Bar of Arizona 2823 E. Speedway Blvd., Suite 201 Tucson, AZ 85716 (520) 745-9200 Dated this 15th day of 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 15th 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 I: The East Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 33, Township 17 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona. Except All coal and other minerals as reserved in the Patent from the United States of America. Parcel II: A 30.00 foot wide easement for ingress and egress lying in the Southeast Quarter of Section 28 and the North Half of Section 33, Township 17 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, the sidelines lying 15.00 feet on each side of the following described centerline; Commencing at the Southeast corner of said Section 28; Thence South 89 degrees 58 minutes 37 seconds West, 1593.08 feet upon the South line thereof to the Point Of Beginning at point "A"; Thence North 29 degrees 04 minutes 58 seconds East, 50.55 feet; Thence North 43 degrees 30 minutes 21 seconds East, 82.96 feet; Thence North 31 degrees 41 minutes 37 seconds East, 29.69 feet; Thence North 09 degrees 14 minutes 19 seconds West, 35.24 feet; Thence North 23 degrees 51 minutes 38 seconds West, 129.83 feet; Thence North 23 degrees 35 minutes 57 seconds East, 51.80 feet to the Point Of Terminus on the North line of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 28; Beginning at the aforementioned Point "A" on the North line of said Section 33; Thence South 29 degrees 04 minutes 58 seconds West, 31.20 feet; Thence South 44 degrees 19 minutes 05 seconds West, 83.46 feet; Thence South 03 degrees 14 minutes 25 seconds West, 31.19 feet; Thence South 32 degrees 20 minutes 40 seconds East, 85.96 feet; Thence South 62 degrees 52 minutes 12 seconds East, 101.66 feet; Thence South 40 degrees 06 minutes 36 seconds West, 35.57 feet; Thence South 38 degrees 43 minutes 41 seconds West, 121.44 feet; Thence South 38 degrees 43 minutes 41 seconds West, 35.65 feet; Thence North 85 degrees 19 minutes 33 seconds West, 32.38 feet; Thence North 58 degrees 55 minutes 56 seconds West, 71.69 feet; Thence North 89 degrees 00 minutes 25 seconds West, 93.99 feet; Thence North 87 degrees 34 minutes 04 seconds West, 29.75 feet; Thence North 59 degrees 48 seconds West, 143.79 feet; Thence

North 48 degrees 33 minutes 25 seconds West, 65.28 feet; Thence North 78 degrees 50 minutes 33 seconds West, 211.08 feet; Thence South 64 degrees 42 minutes 04 seconds West, 36.60 feet; Thence South 25 degrees 30 minutes 30 seconds West, 47.81 feet; Thence South 06 degrees 55 minutes 00 seconds West, 109.74 feet; Thence South 28 degrees 35 minutes 25 seconds West, 55.57 feet; Thence South 51 degrees 28 minutes 59 seconds West, 119.29 feet; Thence South 24 degrees 31 minutes 50 seconds West, 291.39 feet; Thence South 30 degrees 55 minutes 45 seconds West, 124.27 feet; Thence South 14econds West, 124.27 feet; Thence South 14 degrees 04 minutes 54 seconds West, 167.87 feet; Thence South 27 degrees 36 minutes 20 seconds West, 72.56 feet; Thence South 54 degrees 56 minutes 29 seconds West, 38.76 feet; Thence South 85 degrees 24 minutes 55 seconds West, 33.50 feet; Thence North 89 degrees 17 minutes 56 seconds West, 96.32 feet; Thence South 66 degrees 47 minutes 56 seconds West, 52.28 feet; Thence South 89 degrees 07 minutes 02 seconds West, 72.70 feet; Thence North 16 degrees 15 minutes 37 seconds West, 170.07 feet; Thence North 48 degrees 55 minutes 53 seconds West, 473.62 feet; Thence North 33 degrees 53 minutes 21 seconds West, 53.91 feet; Thence North 9 degrees 27 minutes 27 seconds West, 285.86 feet; Thence North 18 degrees 16 minutes 57 seconds East, 88.76 feet; Thence North 07 degrees 13 minutes 58 seconds East, 143.35 feet; Thence North 00 degrees 34 minutes 08 seconds West, 144.74 feet to the Point Of Terminus on the North Line of said Section 33. Parcel III: A 30.00 foot wide easement for ingress and egress lying in the Southeast Quarter of Section 28 and the North Half of Section 33, Township 17 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, the sidelines lying 15.00 feet on each side of the following described centerline; Commencing at the Southeast corner of said Section 28; Thence South 89 degrees 58 minutes 37 seconds West, 1593.08 feet upon the South line thereof to the Point Of Beginning at Point "A"; Thence North 29 degrees 04 minutes 58 seconds East, 50.55 feet; Thence North 43 degrees 30 minutes 21 seconds East, 82.96 feet; Thence North 31 degrees 41 minutes 37 seconds East, 29.69 feet; Thence North 09 degrees 14 minutes 19 seconds West, 35.24 feet; Thence North 23 degrees 51 minutes 38 seconds West, 129.83 feet; Thence North 23 degrees 35 minutes 57 seconds East, 51.80 feet to the Point Of Terminus on the North line of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 28; Beginning at the aforementioned Point "A" on the North line of said Section 33; Thence South 29 degrees 04 minutes 58 seconds West, 31.20 feet; Thence South 44 degrees 19 minutes 05 seconds West, 83.46 feet; Thence South 03 degrees 14 minutes 25 seconds West, 31.19 feet; Thence South 32 degrees 20 minutes 40 seconds East, 85.96 feet; Thence South 62 degrees 52 minutes 12 seconds East, 101.66 feet; Thence South 40 degrees 06 minutes 36 seconds West, 35.57 feet; Thence South 38 degrees 43 minutes 41 seconds West, 121.44 feet; Thence South 38 degrees 43 minutes 41 seconds West, 35.65 feet; Thence North 85 degrees 19 minutes 33 seconds West, 32.38 feet; Thence North 58 degrees 55 minutes 56 seconds West, 71.69 feet; Thence North 89 degrees 00 minutes 25 seconds West, 91.90 feet; Thence South 12 degrees 06 minutes 36 seconds West, 35.57 feet; Thence South 38 degrees 57 minutes 50 seconds East, 111.31 feet; Thence South 17 degrees 32 minutes 21 seconds East, 143.51 feet; Thence South 08 degrees 33 minutes 48 seconds West, 7.68 feet to the Point Of Terminus. Except any portion lying within Parcel II above. 7/10, 7/17, 7/24, 7/31/26

RR-4057341#

TS#: 24-12970 Loan #: *****8298 Order #: 240655083-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 4/20/2023 and recorded on 4/25/2023 as Instrument # 20230210892 , in the office of the County Recorder of Maricopa County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR 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 10/13/2026 at 12:00 PM of said day: LOT 87, OF 83RD AVENUE AND THUNDERBIRD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 370 OF MAPS, PAGE 22. 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: 8241 W RUE DE LAMOUR PEORIA, Arizona 85381 A.P.N.: 231-15-087 aka 231-15-087 9 Original Principal Balance: \$25,747.50 Name and address of original trustor: (as shown on the Deed of Trust) TRACI DEAN 8241 W RUE DE LAMOUR PEORIA, AZ 85381 Name and address of beneficiary: (as of recording of Notice of Sale) MEB Loan Trust VIII 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: 6/22/2026 MICHELLE R. GHIDOTTI, ATTORNEY AT LAW Michelle R. Ghidotti, Esq. PPP #26-06830 7/10, 7/17, 7/24, 7/31/26

RR-4055900#

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 Fenty 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

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PUBLIC NOTICES

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 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 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 2032770198, 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#: 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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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#

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 26-076

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 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 Pursant 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 ronaherb@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#

Notice of Trustee's Sale Recorded on: 6/4/2026 TS No.: AZ-24-996008-CL Order No. : FIN-24008571 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/24/2021 and recorded 6/3/2021 as Instrument No. 20210616296 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: 9/10/2026 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 683, Hohokam Foothills, according to the Book 240 of Maps, Page 21 and Affidavit of Correction recorded in Docket 16089, Page 1134, records of Maricopa County, Arizona. Purported Street Address: 548 E GLENCOVE ST, MESA, AZ 85203 Tax Parcel Number: 136-26-743 Original Principal Balance: \$113,500.00 Name and Address of Current Beneficiary: loanDepot.com, LLC C/O loanDepot.com, LLC 6531 Irvine Center Drive Suite 100 Irvine, CA 92618 Name(s) and Address(s) of Original Trustor(s): Robert W. Marler, an unmarried man 548 E Glencove St., 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-24-996008-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-996008-CL Dated: 6/4/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 6/4/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),

and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315385 7/10/2026 7/17/2026 7/24/2026 7/31/2026 7/10, 7/17, 7/24, 7/31/26

RR-4051770#

Notice of Trustee's Sale Recorded on: 6/4/2026 TS No.: AZ-26-1053097-CL Order No. : 260247421-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 5/2/2024 and recorded 5/3/2024 as Instrument No. 20240236073 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: 9/10/2026 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 691, SIENNA VISTA, ACCORDING TO BOOK 681 OF MAPS, PAGE 38, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2004-0574217, DOCUMENT NO. 2004-0583603, DOCUMENT NO. 2004-1081197, DOCUMENT NO. 2004-1081198, DOCUMENT NO. 2004-1084481, DOCUMENT NO. 2004-1084482, DOCUMENT NO. 2004-1084483, AND DOCUMENT NO. 2005-1099437, RECORDS OF MARICOPA COUNTY, ARIZONA. Purported Street Address: 7123 W PIONEER ST, PHOENIX, AZ 85043 Tax Parcel Number: 104-55-717 9 Original Principal Balance: \$281,840.00 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): SAMEEN MUJTABA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY 12175 W MCDOWELL RD APARTMENT 2213, AVONDALE, AZ 85392 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-26-1053097-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-26-1053097-CL Dated: 6/4/2026 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A

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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 6/4/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315388 7/10/2026 7/17/2026 7/24/2026 7/31/2026 7/10, 7/17, 7/24, 7/31/26

RR-4051769#

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 Craig Polsinelli PC One E. Washington St., Ste. 1200 Phoenix,

AZ 85004 (602) 650-2000 Dated this 22 day of May, 2026 /s/ John Craig, Successor Trustee State of Arizona) ss County of Maricopa) On this 22nd day of May, 2026, before me, Notary Public, personally appeared John Craig 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#

Notice of Trustee's Sale Recorded on: 5/28/2026 TS No.: AZ-26-1052409-NJ Order No.: FIN-26011275 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/1/2022 and recorded 6/6/2022 as Instrument No. 20220477819 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: 9/1/2026 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: Unit 281, of Anasazi Village Condominiums, according to Declaration of Horizontal Property Regime recorded in recording No. 1983-73812 and amended in 1984-120421, 1986-101970, 1988-465614 and 1993-47351, and per Map of records in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 264 of Maps, Page 27. Together with a proportionate interest in and to the Common Areas, as set forth in said Declaration of Horizontal Property. Purported Street Address: 4303 E CACTUS RD APARTMENT 135, PHOENIX, AZ 85032 Tax Parcel Number: 167-27-544 Original Principal Balance: \$298,716.00 Name and Address of Current Beneficiary: Axos Bank C/O Axos Bank PO Box 401420 Las Vegas, NV 89140 Name(s) and Address(s) of Original Trustor(s): Duane C. Granquist and Carole Jean Granquist, husband and wife as joint tenants with right of survivorship 4303 E CACTUS RD APARTMENT 135, PHOENIX, AZ

85032 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-26-1052409-NJ The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-26-1052409-NJ Dated: 5/27/2026 QUALITY LOAN SERVICE CORPORATION By: Maria Cecilia De Jesus, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 5/27/2026 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 #0315243 7/3/2026 7/10/2026 7/17/2026 7/24/2026 7/6, 7/10, 7/17, 7/24/26

RR-4049695#

Notice of Trustee's Sale Recorded on: 5/28/2026 TS No.: AZ-25-1028213-SH Order No.: EOR20251103-9147647 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/6/2021 and recorded 10/7/2021 as Instrument No. 20211084497 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 94, OF GRAYFOX AT LAS SENDAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,

RECORDED IN BOOK 529 OF MAPS, PAGE 46. Purported Street Address: 7363 E NANCE ST, MESA, AZ 85207 Tax Parcel Number: 219-25-562 Original Principal Balance: \$536,000.00 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): KIMBERLY M HOSTE AND RANDY R HOSTE, WIFE AND HUSBAND AS COMMUNITY PROPERTY 7363 E NANCE 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: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1028213-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-25-1028213-SH Dated: 5/28/2026 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 5/28/2026 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 #0315242 7/3/2026 7/10/2026 7/17/2026 7/24/2026 7/6, 7/10, 7/17, 7/24/26

RR-4049694#

Notice of Trustee's Sale Recorded on: 5/22/2026 TS No.: AZ-26-1054408-SH Order No.: 2664010AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/13/2023 and recorded 3/14/2023 as Instrument No. 20230127224 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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 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: APT UNIT 573 HALLCRAFT VILLAS WEST FIVE, A CONDOMINIUM, PER MAP RECORDED IN BOOK 144 OF MAPS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY. TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES AS SET FORTH IN DECLARATION OF HORIZONTAL PROPERTIES REGIME RECORDED FEBRUARY 23, 1972 IN DOCKET 9256, PAGE 647, RECORDS OF MARICOPA COUNTY, ARIZONA Purported Street Address: 5233 N 42ND LN, PHOENIX, AZ 85019 Tax Parcel Number: 145-27-618 Original Principal Balance: \$146,250.00 Name and Address of Current Beneficiary: Pacific Asset Holding, LLC C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): CAPITAL TRISTATE LLC, AN ARIZONA LIMITED LIABILITY COMPANY 5233 N 42ND LN., PHOENIX, AZ 85019 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-26-1054408-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-26-1054408-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 #0315136 6/26/2026 7/3/2026 7/10/2026 7/17/2026 6/26, 7/6, 7/10, 7/17/26

RR-4047957#

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

602-417-9900

PUBLIC NOTICES

FAX 602-417-9910

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: \$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: 5/15/2026 TS No.: AZ-26-1051835-AB Order No.: FIN-26010409 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 4/23/2024 and recorded 4/25/2024 as Instrument No. 20240215863 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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 3, Block 5, Saguaro Tract, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 27 of Maps, Page 7. Except any minerals previously reserved or excepted therefrom. Purported Street Address: 341 W MOHAVE ST, PHOENIX, AZ 85003 Tax Parcel Number: 112-37-104 Original Principal Balance: \$262,500.00 Name and Address of Current Beneficiary: CITIBANK, N.A., not in its individual capacity but solely as Trustee for Morgan Stanley Residential Mortgage Loan Trust 2024-NQM3 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): Vargas Brothers Investments LLC, an Arizona limited liability company 3370 N. HAYDEN RD, SCOTTSDALE, AZ 85251 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-26-1051835-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-26-1051835-AB Dated: 5/15/2026 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 5/15/2026 before me, A. Pilgram a notary public, personally appeared Jasam Gaoiran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the

foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315037 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4046313#

Notice of Trustee's Sale Recorded on: 5/15/2026 TS No.: AZ-25-1032592-SH Order No.: FIN-25022146 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/25/2022 and recorded 3/28/2022 as Instrument No. 20220271419 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: Parcel No. 1: The North 100 feet of the South 140 feet of that part of the Northeast quarter of the Southeast quarter of Section 28, Township 3 North Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning on the East line of said Southeast quarter 645.8 feet South of the Northeast corner of said Southeast quarter; Thence West 663.54 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of the Southeast quarter of said Section 28; Thence South 322.90 feet to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 28 being the true point of beginning of the parcel herein described; Thence South 324.75 feet along the West line of the Southeast quarter of the Northeast quarter of the Southeast quarter to the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 28; Thence North parallel to the West line of said Northeast quarter of the Southeast quarter 259.75 feet to a point; Thence West parallel to the South line of said Southeast quarter a distance of 75 feet to a point; Thence North 65 feet; Thence East parallel with the South line of said Southeast quarter of said Section 28 a distance of 232.31 feet; Except the East 85 feet of said North 100 feet of the South 140 feet thereof Parcel No. 2: That portion of Section 28, Township 3 North Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows: The North 10 feet of the South 40 feet of the following: Beginning 645.8 feet South of the Northeast corner of the Southeast quarter; Thence West 663.54 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of the Southeast quarter; Thence South 322.90 feet to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of the Southeast quarter to the true point of beginning; Thence South 324.75 feet to the Southeast corner of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 28; Thence West 156.08 feet; Thence North 259.75 feet; Thence West 75 feet; Thence North 65 feet; Thence East 232.31 feet to the true point of beginning. Except the East 85 feet thereof. Purported Street Address: 1438 E HATCHER RD, PHOENIX, AZ 85020 Tax Parcel Number: 159-

32-035J Original Principal Balance: \$266,000.00 Name and Address of Current Beneficiary: Freedom Mortgage Corporation C/O Freedom Mortgage Corporation P.O. Box 50428 Indianapolis, IN 46250-0401 Name(s) and Address(s) of Original Trustor(s): Joseph De Leon, an unmarried man 1438 E Hatcher Rd., Phoenix, AZ 85020 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-25-1032592-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-25-1032592-SH Dated: 5/15/2026 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 5/15/2026 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 #0315036 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4046312#

Notice of Trustee's Sale Recorded on: 5/15/2026 TS No.: AZ-26-1053261-SH Order No.: FIN-26012991 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/15/2023 and recorded 8/16/2023 as Instrument No. 20230429100 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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 463, Sweetwater Subdivision Unit Four, according to Book 138 of Maps, Page 4, records of Maricopa County,

Arizona. Purported Street Address: 3730 W COLUMBINE DR, PHOENIX, AZ 85029 Tax Parcel Number: 149-31-165 Original Principal Balance: \$363,298.00 Name and Address of Current Beneficiary: Click N' Close, Inc. C/O Click N' Close, Inc. FKA Mid America Mortgage, Inc. 15301 Spectrum Dr Ste. 405 Addison, TX 75001 Name(s) and Address(s) of Original Trustor(s): JOSE A. GONZALEZ MARTINEZ AND FAITH GONZALEZ, HUSBAND AND WIFE 3730 W Columbine Dr., Phoenix, AZ 85029 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053261-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-26-1053261-SH Dated: 5/15/2026 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 5/15/2026 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 #0315039 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4046311#

Notice of Trustee's Sale Recorded on: 5/15/2026 TS No.: AZ-26-1053447-SH Order No.: 2661938AZD The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/29/2023 and recorded 6/30/2023 as Instrument No. 20230343926 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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

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PUBLIC NOTICES

the Superior Court Building, located at 201 West Jefferson, Phoenix, AZ 85003 Legal Description: The North 376 feet of the East 231 feet of the West 1650 feet of the North half of the Northeast Quarter of Section 12, Township 1 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona; EXCEPT any portion which lies Northerly of the following described line: COMMENCING at the Northeast corner of the Northeast Quarter of Section 12, Township 1 North, Range 5 East, Gila and Salt River, Meridian, Maricopa County, Arizona; Thence South 89 degrees 06 minutes 01 second West (an assumed bearing), along the North line of the Northeast Quarter of Section 12, for a distance of 1418.97 feet; Thence South 00 degrees 53 minutes 59 seconds East, perpendicular to the North line of said Northeast Quarter of Section 12, for a distance of 67.00 feet to the POINT OF BEGINNING; Thence North 44 degrees 06 minutes 01 second East for a distance of 12.63 feet; Thence North 82 degrees 31 minutes 17 seconds East for a distance of 26.77 feet; Thence North 89 degrees 06 minutes 01 second East, along a line 55.00 feet South of and parallel with the North line of said Northeast Quarter of Section 12, for a distance of 153.11 feet; Thence South 00 degrees 53 minutes 59 seconds East, perpendicular to the North line of said Northeast Quarter of Section 12 for a distance of 7.00 feet; Thence North 89 degrees 06 minutes 01 second East, along a line 62 feet South of and parallel with the North line of said Northeast Quarter of Section 12, for a distance of 25.60 feet; Thence North 00 degrees 53 minutes 59 seconds West, perpendicular of the North line of said Northeast Quarter of Section 12, for a distance of 5.51 feet; Thence South 88 degrees 29 minutes 04 seconds East for a distance of 107.94 feet; Thence North 84 degrees 28 minutes 32 seconds East for a distance of 41.34 feet; Thence South 88 degrees 29 minutes 56 seconds for a distance of 95.70 feet; Thence North 82 degrees 53 minutes 56 seconds East for a distance of 62.17 feet, and said line there terminating. Purported Street Address: 1821 E MCKELLIPS RD, MESA, AZ 85203 Tax Parcel Number: 136-27-065A Original Principal Balance: \$848,400.00 Name and Address of Current Beneficiary: Citibank, N.A., as trustee for CMLTI Asset Trust C/O Fay Servicing, LLC 1601 LBJ Freeway Suite 150 Farmers Branch, TX 75234 Name(s) and Address(s) of Original Trustor(s): JOHN CONOVER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY 1453 EAST IVYGLEN STREET, MESA, AZ 85203-3352 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.nationwideposting.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053447-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-26-1053447-SH Dated: 5/15/2026 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 5/15/2026 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 #0315040 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4046310#

Notice of Trustee's Sale Recorded on: 5/15/2026 TS No.: AZ-26-1052645-SH Order No. : FIN-26011692 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 6/11/2020 and recorded 6/11/2020 as Instrument No. 20200507155 and modified as per Modification Agreement recorded 6/23/2025 as Instrument No. 20250358279 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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 425, Sweetwater Subdivision Unit Four, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 138 of Maps, Page 4. Purported Street Address: 3714 W WINDROSE DR, PHOENIX, AZ 85029 Tax Parcel Number: 149-28-056 Original Principal Balance: \$227,950.00 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): DAVID JOSHUA SANDERS, A SINGLE MAN 3714 W Windrose Dr, Phoenix, AZ 85029 Name and Address of Trustee/Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1052645-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-26-1052645-SH Dated: 5/15/2026 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 5/15/2026 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 #0315038 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4046309#

Notice of Trustee's Sale Recorded on: 5/14/2026 TS No.: AZ-26-1052978-BF Order No. : FIN-26012255 The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 11/4/2019 and recorded 11/7/2019 as Instrument No. 20190897424 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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: UNIT 170, OF SHADOW OAK, ACCORDING TO THE DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MAY 20, 1984 AS 84-232151 AND DECLARATION OF ANNEXATION RECORDED AS 84-247064 AND AS 84-358526 AND AS 84-282182, ALL OF OFFICIAL RECORDS AND PER MAP RECORDED AUGUST 25, 1983 BOOK 256 OF MAPS, PAGE 21, THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION OF HORIZONTAL PROPERTY REGIME AND AS SHOWN ON SAID PLAT. Purported Street Address: 5960 W OREGON AVE 170, GLENDALE, AZ 85301 Tax Parcel Number: 144-28-227 Original Principal Balance: \$100,783.00 Name and Address of Current Beneficiary: Lakeview Loan Servicing, LLC C/O LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Name(s) and Address(s) of Original Trustor(s): Elijah

K Womack, an unmarried man 5960 W OREGON AVE UNIT 170, GLENDALE, AZ 85301 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1052978-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-26-1052978-BF Dated: 5/14/2026 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 5/14/2026 before me, A. Pilgram a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315012 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4045671#

Notice of Trustee's Sale Recorded on: 5/14/2026 TS No.: AZ-26-1053304-BF Order No. : 260261420-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/27/2006 and recorded 7/31/2006 as Instrument No. 20061020234 and modified as per Modification Agreement recorded 11/19/2018 as Instrument No. 20180855287 in the office of the County Recorder of MARICOPA County, Arizona. Notice! If you believe there is a defense to the trustee sale or if you have an objection to the trustee sale, you must file an action and obtain a court order pursuant to rule 65, Arizona rules of civil procedure, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or 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 803, BETHANY HEIGHTS FOUR, ACCORDING TO BOOK 162 OF MAPS, PAGE 33, RECORDS OF

MARICOPA COUNTY, ARIZONA. Purported Street Address: 5708 N 48TH LN, GLENDALE, AZ 85301 Tax Parcel Number: 145-01-305 0 Original Principal Balance: \$205,600.00 Name and Address of Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 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): HARVEY BRADLEY AND WYNDIE BRADLEY, HUSBAND AND WIFE 5708 NORTH 48TH LANE, GLENDALE, AZ 85301 Name and Address of Trustee/ Agent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 800-280-2832 Login to: www.auction.com Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 AZ-26-1053304-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-26-1053304-BF Dated: 5/14/2026 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 5/14/2026 before me, A. Pilgram a notary public, personally appeared Adriana Banuelos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature A. Pilgram Commission No. 2517622 NOTARY PUBLIC - California San Diego County My Comm. Expires 5/14/2029 IDSPub #0315015 6/19/2026 6/26/2026 7/3/2026 7/10/2026 6/19, 6/26, 7/6, 7/10/26

RR-4045667#

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#