

END
FAMILY
FIRE

8 kids a day are accidentally killed
or injured by **FAMILY FIRE.**

FAMILY FIRE is a shooting involving an improperly
stored gun, often found in the home.

ENDFAMILYFIRE.org



Legals-IND

TS No.: 1955515CAD
TS No.: CA2100287021
APN: 036-212-02 Property
Address: 522 S
HELENA ST, ANAHEIM,
CA 92805 NOTICE OF
TRUSTEE'S SALE YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST,
DATED 05/21/2008. UN-
LESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-
LIC SALE. IF YOU NEED
AN EXPLANATION OF
THE NATURE OF THE
PROCEEDING AGAINST
YOU, YOU SHOULD
CONTACT A LAWYER.
On 02/16/2022 at 01:30
P.M., First American Title
Insurance Company, as
duly appointed Trustee under
and pursuant to Deed
of Trust recorded
05/30/2008, as Instrument
No. 2008000257477, in
book , page , of Official
Records in the office of the
County Recorder of OR-
ANGE County, State of
California. Executed by:
CHRISTINA M
POWDERLY, A MAR-
RIED WOMAN AS HER
SOLE AND SEPARATE
PROPERTY, AS SOLE
OWNER, WILL SELL AT
PUBLIC AUCTION TO
HIGHEST BIDDER FOR
CASH, CASHIER'S
CHECK/CASH EQUIVA-
LENT or other form of pay-
ment authorized by
2924h(b), (Payable at time
of sale in lawful money of
the United States) At the
North front entrance to the
County Courthouse at 700
Civic Center Drive West,
Santa Ana, CA 92701 All
right, title and interest con-
veyed to and now held by
it under said Deed of Trust
in the property situated in
said County and State de-
scribed as: AS MORE
FULLY DESCRIBED IN
THE ABOVE MEN-
TIONED DEED OF
TRUST APN# 036-212-02
The street address and

other common designa-
tion, if any, of the real
property described above
is purported to be: 522 S
HELENA ST, ANAHEIM,
CA 92805 The under-
signed Trustee disclaims
any liability for any incor-
rectness of the street ad-
dress and other common
designation, if any, shown
herein. Said sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by
said Deed of Trust, with in-
terest thereon, as provided
in said note(s), advances,
under the terms of said
Deed of Trust, fees, ex-
penses and advances at the
time of the initial publica-
tion of the Notice of Sale is \$
475,039.03. The benefi-
ciary under said Deed of
Trust has deposited all
documents evidencing the
obligations secured by the
Deed of Trust and has de-
clared all sums secured
thereby immediately due
and payable, and has
caused a written Notice of
Default and Election to
Sell to be executed. The
undersigned caused said
Notice of Default and Elec-
tion to Sell to be recorded
in the County where the
real property is located.
NOTICE TO POTENTIAL
BIDDERS: If you are con-
sidering bidding on this
property lien, you should
understand that there are
risks involved in bidding at
a trustee auction. You will
be bidding on a lien, not
on the property itself. Plac-
ing the highest bid at a

trustee auction does not
automatically entitle you to
free and clear ownership
of the property. You
should also be aware that
the lien being auctioned off
may be a junior lien. If you
are the highest bidder at
the auction, you are or
may be responsible for
paying off all liens senior
to the lien being auctioned
off, before you can re-
ceive clear title to the
property. You are encour-
aged to investigate the ex-
istence, priority, and size
of outstanding liens that
may exist on this property
by contacting the county
recorder's office or a title
insurance company, either
of which may charge you a
fee for this information. If
you consult either of these
resources, you should be
aware that the same
lender may hold more than
one mortgage or deed of
trust on the property. NO-
TICE TO PROPERTY
OWNER: The sale date
shown on this notice of
sale may be postponed
one or more times by the
mortgagee, beneficiary,
trustee, or a court, pursu-
ant to Section 2924g of the
California Civil Code. The
law requires that informa-
tion about trustee sale
postponements be made
available to you and to the
public, as a courtesy to
those not present at the
sale. If you wish to learn
whether your sale date has
been postponed, and
if applicable, the resched-
uled time and date for the
sale of this property, you
may call (916)939-0772 or
visit this internet website
<http://search.nationwide-posting.com/propertySearchTerms.aspx>, using
the file number assigned
to this case CA2100287021 Infor-
mation about postponements
that are very short in dura-
tion or that occur close in
time to the scheduled sale

may not immediately be
reflected in the telephone
information or on the Inter-
net Website. The best way
to verify postponement in-
formation is to attend the
scheduled sale. NOTICE
TO TENANT: You may
have a right to purchase
this property after the
trustee auction if conduc-
ted after January 1, 2021,
pursuant to Section 2924m
of the California Civil
Code. If you are an "eli-
gible tenant buyer," you
can purchase the property
if you match the last and
highest bid placed at the
trustee auction. If you are
an "eligible bidder," you
may be able to purchase
the property if you exceed
the last and highest bid
placed at the trustee auc-
tion. There are three steps
to exercising this right of
purchase. First, 48 hours
after the date of the trust-
ee sale, you can call
(916)939-0772, or visit this
internet website
<http://search.nationwide-posting.com/propertySearchTerms.aspx>, using
the file number assigned
to this case CA2100287021 to find the
date on which the trustee's
sale was held, the amount
of the last and highest bid,
and the address of the
trustee. Second, you must
send a written notice of in-
tent to place a bid so that
the trustee receives it no
more than 15 days after
the trustee's sale. Third,
you must submit a bid, by
remitting the funds and af-
fidavit described in Sec-
tion 2924m(c) of the Civil
Code, so that the trustee
receives it no more than
45 days after the trustee's
sale. If you think you may
qualify as an "eligible ten-
ant buyer" or "eligible bid-
der," you should consider
contacting an attorney or
appropriate real estate
professional immediately
for advice regarding this

potential right to purchase.
If the sale is set aside for
any reason, the Pur-
chaser at the sale shall be
entitled only to a return of
the deposit paid. The Pur-
chaser shall have no fur-
ther recourse against the
Mortgagor, the Mortgagee
or the Mortgagee's attor-
ney. Date: First American
Title Insurance Company
4795 Regent Blvd, Mail
Code 1011-F Irving, TX
75063 First American Title
Insurance Company MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPT-
ING TO COLLECT A
DEBT. ANY INFORMA-
TION OBTAINED MAY BE
USED FOR THAT PUR-
POSE FOR TRUSTEES
SALE INFORMATION
PLEASE CALL (916)939-
0772NPP0398232 To: IN-
DEPENDENT 01/26/2022,
02/02/2022, 02/09/2022
**Anaheim Independent
1/26,2/2,9/22-114355**
APN: 128-142-16 TS No:
CA08000318-19-1 To No:
190884952 NOTICE OF
TRUSTEE'S SALE (The
above statement is made
pursuant to CA Civil Code
Section 2923.3(d)(1). The
Summary will be provided
to Trustor(s) and/or ves-
ted owner(s) only, pursu-
ant to CA Civil Code Sec-
tion 2923.3(d)(2).) YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST
DATED January 9, 2006.
UNLESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-
LIC SALE. IF YOU NEED
AN EXPLANATION OF
THE NATURE OF THE
P R O C E E D I N G S
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. On February
25, 2022 at 09:00 AM,
Auction.com Room,
Doubletree by Hilton Hotel
Anaheim - Orange County,
100 The City Drive, Or-
ange, CA 92868, MTC Fin-

ancial Inc. dba Trustee
Corps, as the duly Appoi-
nted Trustee, under and
pursuant to the power of
sale contained in that cer-
tain Deed of Trust Recor-
ded on January 18, 2006
as Instrument No.
2006000035589, of offi-
cial records in the Office
of the Recorder of Orange
County, California, ex-
ecuted by BASEL SAAD
HASSOUNEH, A MAR-
RIED MAN AS HIS SOLE
AND SEPARATE PROP-
ERTY, as Trustor(s), in fa-
vor of MORTGAGE ELEC-
TRONIC REGISTRATION
SYSTEMS, INC., as Bene-
ficiary, as nominee for
ZERO DOWN MORT-
GAGE, A DIVISION OF
METROCITIES MORT-
GAGE LLC as Beneficiary,
WILL SELL AT PUBLIC
AUCTION TO THE
HIGHEST BIDDER, in law-
ful money of the United
States, all payable at the
time of sale, that certain
property situated in said
County, California describ-
ing the land therein as: AS
MORE FULLY DE-
SCRIBED IN SAID DEED
OF TRUST The property
heretofore described is be-
ing sold "as is". The street
address and other com-
mon designation, if any,
of the real property de-
scribed above is purpor-
ted to be: 1903 W WIL-
LOW AVE, ANAHEIM, CA
92804 The undersigned
Trustee disclaims any liab-
ility for any incorrectness
of the street address and
other common designa-
tion, if any, shown herein.
Said sale will be made
without covenant or war-
ranty, express or implied,
regarding title, possession,
or encumbrances, to pay
the remaining principal
sum of the Note(s) se-
cured by said Deed of
Trust, with interest there-

on, as provided in said
Note(s), advances if any,
under the terms of the
Deed of Trust, estimated
fees, charges and ex-
penses of the Trustee and
of the trusts created by
said Deed of Trust. The
total amount of the unpaid
balance of the obligations
secured by the property to
be sold and reasonable
estimated costs, ex-
penses and advances at
the time of the initial pub-
lication of this Notice of
Trustee's Sale is estim-
ated to be \$424,152.99
(Estimated). However, pre-
payment premiums, ac-
crued interest and ad-
vances will increase this
figure prior to sale. Benefi-
ciary's bid at said sale may
include all or part of said
amount. In addition to
cash, the Trustee will ac-
cept a cashier's check
drawn on a state or nation-
al bank, a check drawn by
a state or federal credit
union or a check drawn by
a state or federal savings
and loan association, sav-
ings association or sav-
ings bank specified in Sec-
tion 5102 of the California
Financial Code and au-
thorized to do business in
California, or other such
funds as may be accept-
able to the Trustee. In the
event tender other than
cash is accepted, the
Trustee may withhold the
issuance of the Trustee's
Deed Upon Sale until
funds become available to
the payee or endorsee as
a matter of right. The prop-
erty offered for sale ex-
cludes all funds held on
account by the property re-
ceiver, if applicable. If the
Trustee is unable to con-
vey title for any reason,
the successful bidder's
sole and exclusive reme-
dy shall be the return of
monies paid to the Trust-
ee and the successful bid-
der shall have no further
recourse. Notice to Poten-

Legals-IND

ties Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Web site address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA08000318-19-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website <https://tracker.auction.com/sb1079/>, using the file number assigned to this case CA08000318-19-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after

the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 13, 2022 MTC Financial Inc. dba Trustee Corp s T S No. CA08000318-19-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Cathe Cole-Sherburn, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0398346 To: INDEPENDENT 01/26/2022, 02/02/2022, 02/09/2022 **Anaheim Independent 1/26,2/2,9/22-114356**

T.S. No. 17-0716-11 Notice Of Trustee's Sale A.P.N. 241-055-08 You Are In Default Under A Deed Of Trust Dated 11/22/2006. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Michael Brookhyser And Deborah Brookhyser, Husband And Wife Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 12/4/2006 as Instrument No. 2006000812190 of Official Records in the office of the Recorder of Orange County, California, Street Address or other common designation of real property: 5301 Myra Avenue Cypress, California 90630 A.P.N.: 241-055-08 Date of Sale: 2/17/2022 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$578,917.00, estimated The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by send-

ing a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Website www.Xome.com, using the file number assigned to this case 17-0716-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case 17-0716-11 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contact-

ing an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 1/18/2022 The Wolf Firm, A Law Corporation 1851 East 1st Street, Suite 100 Santa Ana, California 92705 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 758-8052 www.Xome.com Sindy Clements, Foreclosure Officer Please Be Advised That The Wolf Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt. Any Information You Provide May Be Used For That Purpose.

Anaheim Independent 1/26,2/2,9/2022-114360

NOTICE OF TRUSTEE'S SALE Under a Notice of Delinquent Assessment Lien APN: 930-146-60 T.S. No.: 2021-456824 YOU ARE IN DEFAULT UNDER A NOTICE OF ASSESSMENT LIEN (CIVIL CODE SECTION 5740) RECORDED 12/12/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN THAT ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 12/12/2019 as Instrument No. 2019000521897 in the Official Records of the County Recorder of ORANGE County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on April 16, 2021, as Instrument No. 2021000259373 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on May 24, 1995 as Instrument No. 95-0221342. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 02/16/2022, at 01:30PM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, at: the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" LEGAL DESCRIPTION All that certain real property situated in the County of ORANGE, State of CALIFORNIA, described as follows: PACE 1 : Unit No. 60, Consisting Of Certain Airspace And Surface Elements, As Shown And Described In The Condominium Plan For Renaissance Townshomes-Phase 10, Recorded November 21, 1995 As Instrument No. 1995-0516953 Of Official Records Of Orange County, California, Which Unit Is Located On Lot 3 Of Tract No. 14917, As Shown On A Map Recorded In Book 720 Pages 6 Through 9 Inclusive Of Miscellaneous

Maps, Records Of Orange County, California. PARCEL 2: An Undivided One/Eights (1/8th) Fee Simple Interest As A Tenant In Common In And To Module A As Shown On The Plan, Defined As "Common Area" In The Declaration Of Covenants, Conditions, Restrictions, And Reservations Of Easements For Renaissance Townshomes, Recorded May 24, 1995 As Instrument No. 95-0221343, And In The Notice Of Annexation For Phase 10 Of Renaissance Townshomes, Recorded November 21, 1995 As Instrument No. 1995-0516955 (Collectively The "Declaration"), Both Of Official Records Of Orange County, California. PARCEL 3: Non-Exclusive Easements For Access, Ingress, Use, Enjoyment, Drainage, Encroachment, Support, Maintenance And Repairs, All As Described In The Declaration, And In The Master Declaration Of Covenants, Conditions, Restrictions, And Reservations Of Easements For California Renaissance Recorded June 16, 1995 As Instrument No. 95-0256800, And In The Notice Of Annexation For California Renaissance Recorded November 21, 1995 As Instrument No. 1995-0516954, All Of Official Records Of Orange County, California (Collectively, The "Master Declaration"). PARCEL 4: Exclusive Use Easements Appurtenant To Parcels 1 And 2 Described Above, For Use For Front Yard, Porch And Courtyard Purposes, As Shown And Assigned In The Plan. Assessor Parcel No(s): 930-14-660 The record owners of which are DAVID B. RUVALCABA AND ELBA LETICIA RUVALCABA, HUSBAND AND WIFE AS JOINT TENANTS ("Owners"). Street address or other common designation of Property to be sold: 1135 E. BROADWAY STREET, ANAHEIM, CA 92805, APN: 930-146-60. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. Name and Address of Creditor Association at whose request the sale is being conducted: California Renaissance Master Association ALTERRA ASSESSMENT RECOVERY, LLC 27101 Puerta Real, Suite 250, Mission Viejo, CA 92691 (888) 818-5949 www.nationwideposting.com The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. The total amount of the unpaid balance of the obligation secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of initial publication of the Notice of Sale is \$17,640.83. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. 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. Said sale will be made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A non-judicial foreclosure by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Web site <http://www.nationwideposting.com>, using the file number assigned to this case 2021-456824. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site <http://www.nationwideposting.com>. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the Civil Code. If you are an "eligible tenant buyer," you

can purchase the property if you match the last and highest bid at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee sale, you can call (916) 939-0772, or visit this internet website <http://www.nationwideposting.com>, using the file number assigned to this case [2021-456824] to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 12/29/2021 California Renaissance Master Association a California corporation By: STEVEN J. TINNELLY, ESQ., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for CALIFORNIA RENAISSANCE MASTER ASSOCIATION NPP0397816 To: INDEPENDENT 01/26/2022, 02/02/2022, 02/09/2022 **Anaheim Independent 1/26,2/2,9/22-114398**

NOTICE OF TRUSTEE'S SALE T.S. No.: 21-0054 Loan No.: *****545 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/29/2004 AND MORE FULLY DESCRIBED BELOW. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: MILDRED E. DECASTRO, AN UNMARRIED MAN Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 02/01/2017 as Instrument No. 2017000046438 in book --, at Page -- of Official Re-

Legals-IND

Anaheim Independent
1/26,2/2,9/22-114405

Loan No.: 14226 - Dove
TS no. 2021-10256 APN:
083-394-16 NOTICE OF
TRUSTEE'S SALE UNDER
DEED OF TRUST YOU ARE
IN DEFAULT UNDER A DEED
OF TRUST, DATED 9/17/2020,
UNLESS YOU TAKE ACTION TO
PROTECT YOUR PROPERTY, IT
MAY BE SOLD AT A PUBLIC
SALE. IF YOU NEED AN
EXPLANATION OF THE NATURE
OF THE PROCEEDING AGAINST
YOU, YOU SHOULD CONTACT A
LAWYER. NOTICE IS
HEREBY GIVEN, that on
2/16/2022, at 1:30 PM of
said day, At the North front
entrance to the County
Courthouse at 700 Civic

02/09/2022
Anaheim Independent
1/26,2/2,9/22-114428

**NOTICE OF TRUSTEE'S
SALE Title No. 8761095
ALS No. 2019-4684 YOU
ARE IN DEFAULT OF A
LIEN, DATED 03/18/2020.
UNLESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT**

you consult either of the resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case 2019-4684. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2019-4684 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (45) days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The beneficiary of said Lien hereto executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 01/07/2022 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: MEGAN PAMULA, TRUSTEE OFFICER NPP0398551 To: INDEPENDENT 01/26/2022, 02/02/2022 02/09/2022

**FICTITIOUS BUSINESS
NAME STATEMENT
NO. 20226626026**
WE REALTY, Located at:
2369 N RIVERSIDE DR,
SANTA ANA, CA 92706.
County: Orange. This is a
New Statement. Registr-
trant(s): REYNALDO
REYES, 2369 N RIVER-
SIDE DR, SANTA ANA,
CA 92706. Have you start-
ed doing business yet?
NO. This business is con-
ducted by: INDIVIDUAL.
Registrant(s): /s/ REYN-
ALDO REYES. I declare
that all information in this
statement is true and cor-
rect. (A registrant who de-
clares as true information
which he or she knows to
be false is guilty of a
crime.) This statement was
filed with the County Clerk
of Orange County on
1/27/2022.

**Buena Park/Anaheim
Independent
2/2,9,16,23/22-114790**

T.S. No. 17-0398-11
Notice Of Trustee's Sale
A.P.N. 353-432-03 You
Are In Default Under A
Deed Of Trust Dated
6/3/2004. Unless You
Take Action To Protect
Your Property, It May Be
Sold At A Public Sale. If
You Need An Explanation
Of The Nature Of The Pro-
ceeding Against You, You
Should Contact A Lawyer.
A public auction sale to the
highest bidder for cash,
cashier's check drawn on a
state or national bank,
check drawn by a state or
federal credit union, or a
check drawn by a state or
federal savings and loan
association, or savings as-
sociation, or savings bank
specified in Section 5102
of the Financial Code and
authorized to do business
in this state will be held by
the duly appointed trustee
as shown below, of all
right, title, and interest
conveyed to and now held
by the trustee in the here-
inafter described property
under and pursuant to a
Deed of Trust described
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with in-
terest and late charges
thereon, as provided in the
note(s), advances, under
the terms of the Deed of
Trust, interest thereon,
fees, charges and ex-
penses of the Trustee for
the total amount (at the
time of the initial publica-
tion of the Notice of Sale)
reasonably estimated to
be set forth below. The
amount may be greater on
the day of sale. Trustor:
Fred C. Martinez, And Di-
anne J. Martinez, Hus-
band And Wife As Joint
Tenants Duly Appointed
Trustee: The Wolf Firm, A
Law Corporation Recorded
6/9/2004 as Instru-
ment No. 2004000522393
of Official Records in the
office of the Recorder of
Orange County, California,
Street Address or other
common designation of
real property: 5390 Los
Monteros Yorba Linda CA
92887 A.P.N.: 353-432-03
Date of Sale: 3/7/2022 at
9:00 AM Place of Sale: In
the Auction.com room,
Doubletree by Hilton Hotel
Anaheim - Orange
County, 100 The City
Drive, Orange, CA 92868
Amount of unpaid balance
and other charges:
\$725,633.27, estimated
The undersigned Trustee
disclaims any liability for
any incorrectness of the
street address or other
common designation, if
any, shown above. If no
street address or other
common designation is

Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p>may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.</p> <p>Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 or visit this Internet Website www.auction.com, using the file number assigned to this case 17-0398-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 17-0398-11 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contact-</p>	<p>ing an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 1/28/2022The Wolf Firm, A Law Corporation 1851 East 1st Street, Suite 100 Santa Ana, California 92705 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 2 8 0 - 2 8 3 2 www.auction.com Cindy Clements, Foreclosure Officer Please Be Advised That The Wolf Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt. Any Information You Provide May Be Used For That Purpose.</p> <p>Anaheim Independent 2/9,16,23/2022-114948</p>	<p>Notice is hereby given pursuant to section 3071 of the civil code of the state of California that Brookhurst Tow will sell at public auction at 1165 N. Knollwood Cir. Anaheim, CA 92801 at 10:00 am on Wednesday, February 23, 2022.</p> <p>1) 2006 TOYOTA SCION LICENSE PLATE: 5 R P M 4 9 8 VIN: JTKDE177960089760 2) 2014 NISSAN SENTRA LICENSE PLATE: 7 J X W 4 0 7 VIN: 3N1AB7AP5EL695835 3) 2000 TOYOTA AVALON LICENSE PLATE: 5YNB751 VIN: 4T1BF28B6YU076931 4) 2006 BMW 325I LICENSE PLATE: 8BLC765 VIN: WBAVB135X6KX38959</p> <p>Anaheim/Buena Park Independent 2/9/2022-114984</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226625129</p> <p>ALPHA HOMES, Located at: 13210 HARBOR BLVD, #236, GARDEN GROVE, CA 92843. County: Orange. This is a New Statement. Registrant(s): TDL PROPERTIES INC, 13210 HARBOR BLVD, #236, GARDEN GROVE, CA 92843. Have you started doing business yet? YES, 01/01/2014. This business is conducted by: CORPORATION. Registrant(s): /s/ DORIT HARRELL, TREASURER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 1/18/2022.</p> <p>Buena Park/Anaheim Independent 1/26,2/2,9,16/22-114404</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226626045</p> <p>RJ TILE INSTALLATION, Located at: 2333 PARK ROSE AVE, DUARTE, CA 91010. County: Orange. This is a New Statement. Registrant(s): MARGARITA CHAVARIN MIRELES, 2333 PARK ROSE AVE, DUARTE, CA 91010. Have you started doing business yet? NO. This business is conducted by: I N D I V I D U A L . Registrant(s): /s/ MARGARITA CHAVARIN MIRELES. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 1/27/2022.</p> <p>Buena Park/Anaheim Independent 2/2,9,16,23/22-114759</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226626630</p> <p>BEACH PLUMBING, Located at: 10532 WALKER ST STE A, CYPRESS, CA 90630-9063. County: Orange. This is a New Statement. Registrant(s): EFFICIENT PLUMBING INC, 10532 WALKER ST STE A, CYPRESS, CA 90630. Have you started doing business yet? 02/04/2016. This business is conducted by: CORPORATION. Registrant(s): /s/ FABIAN LOMELI, CHIEF FINANCIAL OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 2/02/2022.</p> <p>Buena Park/Anaheim Independent 2/9,16,23,3/2/22-114967</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226625274</p> <p>GOLDEN STATE PROPERTIES, Located at: 7943 E SANTA CRUZ AVE, ORANGE, CA 92869. County: Orange. This is a New Statement. Registrant(s): PACIFIC RENTAL PROPERTIES LLC, 8502 E CHAPMAN AVE 412, ORANGE, CA 92869. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ SOHAIL SIMJEE, MANAGING MEMBER/MANAGER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 1/19/2022.</p> <p>Buena Park/Anaheim Independent 1/26,2/2,9,16/22-114390</p>	<p>NOTICE OF TRUSTEE'S SALE</p> <p>NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case 2019-03283-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.</p> <p>Date: January 25, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx</p> <p>Trustee Sale Assistant</p> <p>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</p> <p>Anaheim Independent 2/9,16,23/2022-114963</p>
	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20216623790</p> <p>ANAHEIM HEALTH AND WELLNESS, Located at: 5 0 1 N O R T H BROOKHURST ST STE 303, ANAHEIM, CA 92801. County: Orange. This is a New Statement. Registrant(s): STEPHEN SOONG HEALTH CENTER, 5404 WHITSETT AVE. STE 88, VALLEY VILLAGE, CA 91607. Have you started doing business yet? YES, 06/01/2021. This business is conducted by: CORPORATION Registrant(s): /s/ STEPHEN SOONG, CHIEF EXECUTIVE OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/30/2021.</p> <p>Buena Park/Anaheim Independent 1/19,26,2/2,9/22-114233</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226626854</p> <p>BETHEHEM (TREE OF LIFE), Located at: 8438 MERCURY DR, BUENA PARK, CA 90620. County: Orange. This is a Change, previous No. 2 0 2 1 6 6 1 3 2 7 . Registrant(s): RASHID MUH JUMA, 8438 MERCURY DR, BUENA PARK, CA 90620. Have you started doing business yet? YES, 10/05/2011. This business is conducted by: I N D I V I D U A L . Registrant(s): /s/ RASHID JUMA aka RICHARD TUMA, CHIEF OPERATING OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 2/04/2022.</p> <p>Buena Park/Anaheim Independent 2/9,16,23,3/2/22-115070</p>	<p>T.S. No.: 2019-03283-CA</p> <p>A.P.N.:127-204-21 Property Address: 703 South ROANNE Street, Anaheim, CA 92804-3408</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.</p> <p>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</p> <p>注：本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</p> <p>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/06/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.</p> <p>Trustor: JOHN J PRUNCHAK, A SINGLE MAN AND STACY I RICHARDSON, A SINGLE WOMAN, AS JOINT TENANTS Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 12/16/2005 as Instrument No. 2005001008700 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 03/21/2022 at 09:00 AM Place of Sale: A U C T I O N . C O M R O O M , D O U B L E T R E E B Y H I L T O N H O T E L A N A H E I M - O R A N G E C O U N T Y , 1 0 0 T H E C I T Y D R I V E , O R A N G E , C A 9 2 8 6 8 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 455,398.62</p> <p>NOTICE OF TRUSTEE'S SALE</p>	<p>THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:</p> <p>All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:</p> <p>More fully described in said Deed of Trust.</p> <p>Street Address or other common designation of real property: 703 South ROANNE Street, Anaheim, CA 92804-3408 A.P.N.: 127-204-21</p> <p>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</p> <p>The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 455,398.62.</p> <p>Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.</p> <p>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.</p> <p>The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to com-</p>	<p>mence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.</p> <p>NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx using the file number assigned to this case 2019-03283-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.</p>		