



End poverty.
Start getting kids
through high school.

77% of Littles reported doing
better in school because of their Big.
One-to-one mentoring works.

Even big change starts with
something little. Support kids in your
community at BigBrothersBigSisters.org.

T.S. No.: 2017-00018-
CA

A.P.N.:263-301-10
Property Address: 5091
Sharon Drive, La Palma, CA
90623

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL
CODE § 2923.3(a) and (d),
THE SUMMARY OF IN-
FORMATION REFERRED
TO BELOW IS NOT AT-
TACHED TO THE RE-
CORDED COPY OF THIS
DOCUMENT BUT ONLY
TO THE COPIES PROVID-
ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-
MARY OF THE INFORMA-
TION IN THIS DOCUMENT
ATTACHED

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 INFOR-
MACIÓN DE ESTE DOCU-
MENTO

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

IMPORTANT NOTICE TO
PROPERTY OWNER:
YOU ARE IN DEFAULT UN-
DER A DEED OF TRUST
DATED 09/22/2005. UN-
LESS YOU TAKE ACTION
TO PROTECT YOUR
PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLA-
NATION OF THE NATURE
OF THE PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER.

Trustor: Vishundyal R Mo-
habir, A Married Man as his
sole and separate property
Duly Appointed Trustee:
Western Progressive, LLC
Deed of Trust Recorded
09/30/2005 as Instrument
No. 2005000774021 in book
---, page--- and of Official
Records in the office of the
Recorder of Orange County,
California,
Date of Sale: 12/12/2022 at
09:00 AM
Place of Sale: AUC-
TION.COM ROOM, DOU-
BLETREE BY HILTON
HOTEL ANAHEIM – OR-
ANGE COUNTY, 100 THE
CITY DRIVE, ORANGE, CA
92868

Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 490,389.36

NOTICE OF TRUSTEE'S

SALE

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 FEDER-
AL CREDIT UNION, OR
A CHECK DRAWN BY A
STATE OR FEDERAL SAV-
INGS AND LOAN ASSO-
CIATION, A SAVINGS AS-
SOCIATION OR SAVINGS
BANK SPECIFIED IN SEC-
TION 5102 OF THE FINAN-
CIAL CODE AND AUTHO-
RIZED TO DO BUSINESS
IN THIS STATE:

All right, title, and interest
conveyed to and now held
by the trustee in the herein-
after described property un-
der and pursuant to a Deed
of Trust described as:

More fully described in said
Deed of Trust.

Street Address or other
common designation of
real property: 5091 Sharon
Drive, La Palma, CA 90623
A.P.N.: 263-301-10

The undersigned Trustee
disclaims any liability for any
incorrectness of the street
address or other common
designation, if any, shown
above.

The sale will be made, but
without covenant or war-
ranty, 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 rea-
sonable estimated costs, ex-
penses and advances at the
time of the initial publication
of the Notice of Sale is:
\$ 490,389.36.

Note: Because the Ben-
eficiary 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.

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 suc-
cessful bidder shall have no
further recourse.

The beneficiary of the Deed
of Trust has executed and

delivered to the undersigned
a written request to com-
mence foreclosure, and the
undersigned caused a No-
tice of Default and Election
to Sell to be recorded in the
county where the real prop-
erty is located.

NOTICE OF TRUSTEE'S SALE

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. 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 bid-
der 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 prop-
erty 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.

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, pursu-
ant to Section 2924g of the
California Civil Code. The
law requires that information
about trustee sale postpone-
ments be made available to
you and to the public, as a
courtesy to those not pres-
ent at the sale. If you wish
to learn whether your sale
date has been postponed,
and, if applicable, the re-
scheduled time and date for
the sale of this property, you
may call (866)-960-8299 or
visit this Internet Web site
[https://www.altisource.com/
loginpage.aspx](https://www.altisource.com/loginpage.aspx) using the
file number assigned to this
case 2017-00018-CA. In-
formation about postpone-
ments 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 In-
ternet Web site. The best
way to verify postponement
information is to attend the

scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You
may have a right to pur-
chase this property after the
trustee auction, if conducted
after January 1, 2021, pur-
suant 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 exercis-
ing 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](https://tracker.auction.com/sb1079),
using the file number as-
signed to this case 2017-
00018-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. Sec-
ond, you must send a written
notice of intent to place a bid
so that the trustee receives
it no more than 15 days af-
ter the trustee's sale. Third,
you must submit a bid, by
remitting the funds and af-
fidavit described in Section
2924m(c) of the Civil Code,
so that the trustee receives
it no more than 45 days af-
ter the trustee's sale. If you
think you may qualify as an
"eligible tenant buyer" or
"eligible bidder," you should
consider contacting an attor-
ney or appropriate real es-
tate professional immedi-
ately for advice regarding this
potential right to purchase.

Date: October 18, 2022
Western Progressive, LLC,
as Trustee for beneficiary
C/o 1500 Palma Drive, Suite
238
Ventura, CA 93003
Sale Information Line: (866)
960-8299 [https://www.alti-
source.com/loginpage.aspx](https://www.altisource.com/loginpage.aspx)

Trustee Sale Assistant

WESTERN PROGRES-
SIVE, LLC MAY BE ACT-
ING AS A DEBT COLLEC-
TOR ATTEMPTING TO
COLLECT A DEBT. ANY
INFORMATION OBTAINED
MAY BE USED FOR THAT
PURPOSE.

I n d e p e n d e n t
11/2,9,16/2022-124390

For all public
notices, call us for
information:
714.894.2575



CHANGING
YOUR
NAME
AND
NEED TO
PUBLISH?

For all public
notices, please
call us for
rates and
information:

(714)
894-2575

Legals-IND

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2022-01287903
TO ALL INTERESTED
PERSONS: Petitioner:
JENSON SHANG filed a
petition with this court for a
decree changing names
as follows: JENSON
SHANG to YUMING FAN.
THE COURT ORDERS
that all persons interested
in this matter shall appear
before this court at the
hearing indicated below to
show cause, if any, why
the petition for change of
name should not be granted.
Any person objecting to
the name changes described
above must file a written
objection that includes
the reasons for the objection
at least two court days
before the matter is scheduled
to be heard and

For all public
notices, call us for
information:
714.894.2575

Legals-IND

must appear at the hearing
to show cause why the
petition should not be
granted. If no written objection
is timely filed, the court
may grant the petition
without a hearing.
NOTICE OF HEARING
01/03/2023, 8:30 a.m.
D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
A copy of this Order to
Show Cause shall be published
at least once each week
for four successive weeks
prior to the date set for
hearing on the petition
in the following newspaper
of general circulation,
printed in this county:
Independent
Date: 10/25/2022
Judge Layne H Melzer
Judge of the Superior
Court
Anaheim Independent
11/2,9,16,23/22-124472

NOTICE OF PUBLIC
SALE OF
ABANDONED

T.S. No.: 2021-00118-CA
A.P.N.: 137-351-06
Property Address: 2141
SOUTH VERN STREET,
ANAHEIM, CA 92802

NOTICE OF TRUSTEE'S
SALE
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.

NOTE: THERE IS A SUMMARY
OF THE INFORMATION IN THIS
DOCUMENT ATTACHED

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 ĐẦY
LÀ BẢN TRÌNH BÀY TÓM
LƯỢC VÉ THÔNG TIN
TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO
PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
01/26/2007. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLANATION
OF THE PROCEEDING AGAINST
YOU, YOU SHOULD CONTACT A
LAWYER.

Trustor: ANA LIBIA GARCIA,
A MARRIED WOMAN,
AS HER SOLE AND SEPARATE
PROPERTY
Duly Appointed Trustee:
Western Progressive, LLC
Deed of Trust Recorded
02/01/2007 as Instrument
No. 2007000066830 in book
---, page--- and of Official
Records in the office of the
Recorder of Orange County,
California,
Date of Sale: 12/12/2022 at
03:00 PM
Place of Sale: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866

Estimated amount of unpaid
balance, reasonably estimated
costs and other charges: \$ 476,689.24

NOTICE OF TRUSTEE'S
SALE

Legals-IND

PROPERTY
NOTICE IS HEREBY GIVEN
that the undersigned intends
to sell at public auction pursuant
to Section 21700-21716 of the
Business & Professions Code,
Section 2328 of the UCC,
Section 535 of the Penal Code
and provisions of the Civil Code
of the State of California,
identified by the tenant name
and unit number. The units
listed below may or may not
have the following items:
furniture, tools, personal items,
household items, toys, clothes,
boxes and other misc. items.
D343 Richard Garcia Jr.
aka Richard Joseph Jr. Garcia,
B156 Claudia Orantes aka
Claudia Mariela Orantes.
Public sale by competitive
bidding on or after the 19th
of November 16, 2022 at
9:00am. The auction will be
held online at StorageTreasures.com
714-870-5130. The property owner
reserves the right to

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:

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:

More fully described in said
Deed of Trust.

Street Address or other common
designation of real property:
2141 SOUTH VERN STREET,
ANAHEIM, CA 92802
A.P.N.: 137-351-06

The undersigned Trustee
disclaims any liability for any
incorrectness of the street
address or other common
designation, if any, shown
above.

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:
\$ 476,689.24.

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.

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.

The beneficiary of the Deed of
Trust has executed and delivered
to the undersigned

Legals-IND

bid at any sale. All goods are
sold "as is" and must be removed
at the time of purchase. This is a
cash only sale. The sale is subject
to prior settlement between
landlord and tenant. A refundable
cleaning deposit in the amount of
one hundred (\$100) dollars is
required by all winning bidders.
The deposit is returned after all
goods are removed and unit left
clean. Fullerton Self Storage
Published November 2nd, and
November 9th, 2022
Anaheim Independent
11/2,9/2022-124511
**NOTICE OF NOMINEES FOR
PUBLIC OFFICE**

NOTICE IS HEREBY GIVEN
that the following persons have
been nominated for the offices
designated to be filled at the
General Municipal Election to be
held in the City of Buena Park
on Tuesday, November 8, 2022.

**FOR MEMBER OF THE CITY
COUNCIL – DISTRICT #1
VOTE FOR ONE**

Joyce Ahn
John Siebert
Kevin Rhee

**FOR MEMBER OF THE CITY
COUNCIL – DISTRICT #2
VOTE FOR ONE**

Jose Trinidad Castaneda
Carlos Franco
Myoung Soo "Michael" Han

Buena Park Independent
11/2/2022-124507

a written request to commence
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.

**NOTICE OF TRUSTEE'S
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
this 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 (866)-960-8299
or visit this Internet Web site
<https://www.altisource.com/LoginPage.aspx>
using the file number assigned
to this case 2021-00118-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.

Legals-IND
**NOTICE OF TRUSTEE'S
SALE**
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
(877)-518-5700, or visit this
internet website <https://www.realtybid.com/>, using
the file number assigned to this
case 2021-00118-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.

Date: October 19, 2022
Western Progressive, LLC,
as Trustee for beneficiary
C/o 1500 Palma Drive, Suite
237
Ventura, CA 93003
Sale Information Line: (866)
960-8299 <https://www.altisource.com/LoginPage.aspx>

Trustee Sale Assistant

**WESTERN PROGRESSIVE,
LLC MAY BE ACTING AS A
DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
MAY BE USED FOR THAT
PURPOSE.**

Independent
11/2,9,16/2022-124389