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Ad

	No.:	2017-00018-	SALE
CA			THE 1

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

本文件包含一个信息

注: 本文件也言一个信息 摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFOR-MACIÓN DE ESTE DOCU-MENTO 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 TRÔNG TÀI LIỆU NÀY

IMPORTANT NOTICE TO 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 PROCEFDING OF THE AGAINST SHOULD PROCEEDING YOU, YOU 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, California, Date of Sale: 12/12/2022 at 09:00 AM US:UU AM Place of Sale: A U C-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

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 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 ALITHO-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, expenses 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.

NOTICE OF TRUSTEE'S 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-orthus located 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 pot on the 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 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 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 postponements 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 bttps://www.altisource.com/ ments be made available to Visit this internet web site 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 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

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, puralter 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 at the trustee auction. If you are an "eligible bidder," you may be able to purchase the 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, using the file number asusing 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. 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 af-fidavit 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 attor-ney or appropriate real es-tate professional immediate-

scheduled sale.

Date: October 18, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238

ly for advice regarding this potential right to purchase.

Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRES 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.

Independent 11/2,9,16/2022-124390

For all public notices, call us for information: 714.894.2575

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NAME

AND

NEED TO

PUBLISH?

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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 gran-ted. Any person objecting to the name changes de scribed above must file a written objection that in-cludes the reasons for the

objection at least two court

days before the matter is scheduled to be heard and



must appear at the hear ing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the peti-tion 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 newspa-per of general circulation, printed in this county: Independent Date: 10/25/2022 Judge Lavne 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 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 TRUISTOR PURSUANT TO CIVII ED TO THE TRUSTOR.

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

: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 THỆO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỆ THÔNG TIN TIN TRÔNG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 01/26/2007. UN-DATED 01/26/2007. 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 OF THE PROCEEDING YOU, YOU CONTACT A AGAINST LAWYER.

Trustor: ANA LIBIA GAR-CIA, A MARRIED WOMAN, AS HER SOLE AND SEPA-

RATE 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

03:00 PM Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE-NUE, ORANGE, CA 92866

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

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL PUBLIC AUCTION HIGHEST BIDDER CASH, CASHIER'S AT TO FOR 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-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

Legals-IND

PROPERTY NOTICE IS HEREBY GIV

EN that the undersigned intends to sell at public auction pursuant to Sec-tion 21700-21716 of the

Business & Professions Code, Section 2328 of the UCC, Section 535 of the

Penal Code and provi-sions 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 fol-lowing items: furniture

lowing 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 Or-antes aka Claudia Mariela

Public sale by competitive bidding on or after the 19th of November 16, 2022 at 9:00am. The auction will

9:00am. The auction will be held online at Stor-ageTreasures.com 714-870-5130. The property owner reserves the right to

Orantes.

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

IN THIS STATE:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 2141 SOUTH VERN STREET, ANAHEIM, CA 02004 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, ex-penses and advances at the time of the initial publication of the Notice of Sale is: \$ 476,689.24

Note: Because the Bento 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

Legals-IND

bid at any sale. All goods are sold "as is" and must lars is required by all win-ning bidders. The deposit be removed at the time of purchase. This is a cash only sale. The sale is subare removed and unit left clean. Fullerton Self Storclean. Fullerton Self Stor-age Published November 2nd, and November 9th 2022 ject to prior settlement between landlord and ten-ant. A refundable cleaning deposit in the amount of

Anaheim Independent 11/2.9/2022-124511 one hundred (\$100) dol-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

a written request to commence 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 auc-

tion 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

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-

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_using_the

file number assigned to this case 2021-00118-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

ternet Web site. The best way to verify postponement information is to attend the

scheduled sale

TO POTENTIAL

NOTICE

Adria M. Jimenez, MMC

City Clerk Buena Park Independent 11/2/2022-124507

> 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 at the trustee auction. There are three steps to exercise 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 af-ter the trustee's sale. Third, vou 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 attorney or appropriate real es-tate professional immediate-ly for advice regarding this ly 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 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.

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

NOTICE TO CONTRACTORS INVITING BIDS The Anaheim Union High School District ("District") in-vites sealed bids for a Contract for: BID No. 2023-10 Brookhurst JHS Fencing Project The District shall award the contract to the bidder sub mitting the lowest bid and is deemed responsible by the District. The District reserves the right after opening bids to reject any or all bids and/or waive any irregularity in a bid. Bids shall be valid for sixty (60) calendar days after

Each bid opening date. Each bid shall be submitted in a sealed envelope bear-ing on the outside the name of the Bidder and name of the project for which the bid is submitted accompanied by an acceptable form of security and filed with District Purchasing Department, 501 Crescent Way, Anaheim CA 92801 on or before **2:00 p.m. on November 22**, **2022**, at which time the bids will be opened and read aloud. Bids received after this date shall be returned un-opened. Bid packets can be obtained in the Facilities Office, phone (714) 999-2380 email keys_j@auhsd.us, after the job walk

ANAHEIM UNION HIGH SCHOOL DISTRICT

Ad 🖾

Atter the job walk. A mandatory job walk will be held starting at Brookhurst Junior High School, 601 N Brookhurst St, Anaheim CA 92801: November 10, 2022 at 9:30 a.m. Any bidder failing to attend the entire job walk and con-ference will be deemed a nonresponsive bidder and will

have its bid returned unopened. Each bid shall be accompanied by cash, a certified or cashier's check or bond secured from a surety company satisfactory to District, in an amount not less than 10% of the total bid submitted. The cash, check or bond will be declared forfeited if the successful bidder fails to Will be declared forhelied if the successful bidder fails to enter into a contract and provide the necessary bonds and certificate of insurance within ten (10) days after no-tice to do so. Following the award of the contract, Dis-trict will return the security of an unsuccessful bidder no later than sixty (60) days from the award date. The bid bond shall be made payable to District, ex-ecuted by the bidder as principal, in an amount not less than 10% of the maximum amount of the bid. If the con-tract price accessful bidder will

than 10% of the maximum amount of the bid. If the con-tract price exceeds \$25,000, the successful bidder will be required to furnish a Payment Bond and a Perform-ance Bond, both in an amount equal to 100% of the contract price. All bonds shall be secured from an admit-ted surety as defined in California Code of Civil Proced-ure Section 995.120, approved to conduct business in the State of California the State of California.

At the request and expense of the successful bidder, District will pay the amounts retained pursuant to the Contract Documents as security for the completion of the Work in compliance with the requirements of Public Contract Code Section 22300. Each bidder shall be a licensed contractor pursuant to

the Business and Professions Code and shall be li-censed in the following appropriate classification of con-tractor's license, <u>B or C-13</u>, for the work bid upon, and must maintain the license throughout the duration of the Contract

Must maintain the neeros anergy and the prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work applicable in this locality from the Direct-or of the Department of Industrial Relations for each creft classification or type of workman need to execute or of the Department of Industrial Relations for each craft, classification, or type of workman need to execute this contract and has a copy of these prevailing rates on file at its office. Any interested party may request a copy or obtain the information from <u>www.dir.ca.gov</u>. The suc-cessful bidder shall post a copy thereof at each job site. District hereby places the Contractor and any subcon-tractors on notice of the penalty provisions of Labor Code Section 1775 for failure to comply with prevailing wage laws. No bids shall be accepted from a contractor who is ineligible pursuant to Labor Code Sections 1777.1 and 1777.7. Contractors, and their subcontractors, shall be properly

1777.1 and 1777.7. Contractors, and their subcontractors, shall be properly registered with the Department of Industrial Relations (DIR) and qualified to perform public works in accord-ance with Labor Code sections 1725.5 and 1771.1, otherwise the District will not be able to award a contract to the contractor. The project will be subject to compliance monitoring and enforcement by the DIR.

Anaheim Independent 11/2,9/2022-124565

Signed: <u>Jennifer Keys</u> Procurement Contract Specialist

For all public notices, call us for information: 714.894.2575