



“EVERY MORNING MY HUMAN SHAVES OFF HIS FACE FUR, HE’S FUNNY LIKE THAT.”

-TUCK
adopted 05-04-11

A PERSON
IS THE BEST
THING TO HAPPEN
TO A SHELTER PET



adopt

theshelterpetproject.org



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APN: 938-682-62 TS No: CA07001202-22-1 TO No: 8779092 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 vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 14, 2008. 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 PROCEEDINGS AGAINST YOU, YOU

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SHOULD CONTACT A LAWYER. On March 15, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 25, 2008 as Instrument No. 2008000137072, of official records in the Office of the Recorder of Orange County, California, executed by BEVERLIE N HOFFNER, AN UNMARRIED WOMAN, as Trustor(s), in favor of COUNTRYWIDE BANK, FSB as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable

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at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/28TH INTEREST IN AN TO LOT 2 OF TRACT NO. 9855, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 512, PAGE(S) 25 THROUGH 26, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE

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RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD. PARCEL 2: UNIT 42, AS SHOWN AND DEFINED ON THE AFOREMENTIONED CONDOMINIUM PLAN. PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS LOCATED IN PHASES OF DEVELOPMENT ANNEXED TO PHASE 2: AS DEFINED IN THE DECLARATION RECORDED FEBRUARY 14, 1984 AS INSTRUMENT NO. 84-61345, OFFICIAL RECORDS, AND THE NOTICE RECORDED JUNE 20, 1984 AS INSTRUMENT NO. 84-254496, OFFICIAL RECORDS, SUCH EASEMENT IS APPURTENANT TO PARCEL 1 AND

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2 DESCRIBED ABOVE AND SHALL BECOME EFFECTIVE AS TO EACH OF SAID PHASES UPON THE CLOSE OF ESCROW FOR THE SALE OF A CONDOMINIUM IN EACH SUCH PHASE. THE COMMON AREAS REFERRED TO HEREIN AS TO EACH OF SAID PHASES SHALL BE DESCRIBED IN THE NOTICE OF ADDITION OF TERRITORY AND CONDOMINIUM PLAN OR PLANS FOR EACH OF SAID PHASES, EXCEPTING THEREFROM ANY RESIDENTIAL BUILDINGS THEREON AND ANY PORTION THEREOF WHICH MAY BE DESIGNATED AS RESTRICTED COMMON AREAS IN A NOTICE OF ADDITION OF TERRITORY COVERING SAID

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PHASES. PARCEL 4: AN EXCLUSIVE EASEMENT APPURTENANT TO PARCELS 1 AND 2 DESCRIBED ABOVE, FOR USE FOR YARD PURPOSES, OVER THAT PORTION OF LOT 2 OF TRACT NO. 9855 DEFINED AS RESTRICTED COMMON AREAS IN THE DECLARATION OF NOTICE, AND DESCRIBED AND ASSIGNED IN THE CONDOMINIUM PLAN. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 777 STONE HARBOR CIR UNIT 42, LA HABRA, CA 90631 The undersigned Trustee disclaims any liability for any incorrectness of the street address and

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other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$279,711.41

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(Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable 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 property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07001202-22-1. 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 Website. The best way to verify postponement in-

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formation 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07001202-22-1 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, 2023 MTC Financial Inc. dba Trustee Corps T S No. CA07001202-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0420301 TO: BUENA PARK / ANAHEIM INDEPENDENT 01/20/2023, 01/27/2023, 02/03/2023 **Buena Park/Independent 1/20,27,2/3/23-126941**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
REBECCA M. ARBALLO AKA REBECCA MALDONADO ARBALLO CASE NO. 30-2023-01302489-PR-PL-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of REBECCA M. ARBALLO AKA REBECCA MALDONADO ARBALLO. A PETITION FOR PROBATE has been filed by CHARLES E. ARBALLO in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that CHARLES E. ARBALLO be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Be-

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fore taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/02/23 at 1:30PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 **NOTICE IN PROBATE CASES** The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner **ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 1/27, 2/3, 2/10/23 CNS-3662973#**
BUENA PARK INDEPENDENT Buena Park Independent 1/27,2/3,10/2023-127053

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01302548
TO ALL INTERESTED PERSONS: Petitioner: MEGAN ASHLEY SCHMIDT-WEYMANS filed a petition with this court for a decree changing names as follows: MEGAN ASHLEY

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SCHMIDT-WEYMANS to MEGAN ASHLEY PRESTI. 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 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 03/15/2023, 8:30 a.m. D100 REMOTE Orange County Superior Court 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: Buena Park/Anaheim Independent Date: 01/20/2023 Judge Layne Melzer Judge of the Superior Court **Buena Park/Anaheim Independent 1/27,2/3,10,17/23-127123**

NOTICE
Notice is hereby given per Section 21700 et seq. Of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct a public lien sale of the personal Property described below at 12:30 p.m. On February 14th, 2023. The undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number Juan A. Ramirez B024 Ebony Smith B032 Edith Gonzalez Garcia B200 Luis M. Rosales B297 Cesilia M. Ruiz G020 A Remodeled Home LLC c/o Robert Fragosio G045 Jose L. Garcia U243 Juan Carlos Tapia U266 Reyna Maya B275 2/3, 2/10/23 **CNS-3664181#**
BUENA PARK INDEPENDENT Buena Park Independent 2/3,10/2023-127135

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
BETTY BURTON AKA BETTY M. BURTON AKA BETTY MARIE BURTON CASE NO. 30-2022-01284175-PR-LA-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BETTY BURTON AKA BETTY M. BURTON AKA BETTY MARIE BURTON.

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A PETITION FOR PROBATE has been filed by WAYNE NIELSEN in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that WAYNE NIELSEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/16/23 at 1:30PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 **NOTICE IN PROBATE CASES** The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner **ROBERT L. COHEN, ESQ. - SBN 150913 LAW OFFICES OF ROBERT L. COHEN 8081 ORANGETHORPE AVE BUENA PARK CA 90621 2/3, 2/10, 2/17/23 CNS-3664589#**

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BUENA PARK INDEPENDENT Buena Park Independent 2/3,10,17/2023-127259

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash at www.storage-treasures.com by CubeSmart to satisfy a lien on February 16, 2023 at the approximate times listed below for each CubeSmart facility: 1:00PM- 4200 N. Harbor Blvd. Fullerton, CA. 92835; Ruisto Verastegui, Michelle Idalene Ramirez, Art Palacios, Marcelo Alejandro Sarabia 2/3, 2/10/23 **CNS-3664772#**
BUENA PARK INDEPENDENT Buena Park Independent 2/3,10/2023-127255

EVERGREEN STORAGE, wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on the 20th day of February 2023, at 10:00 AM, on the premises where said property has been stored and which are located at Buena Park Self Storage, 7111 McNeil Lane, City of Buena Park, County of Orange, State of California, the following personal property including furniture, clothing, tools and/or other household items stored by the following persons: **TENANT / UNIT#**
Frank Reynolds 46 Omar Ruiz 71 Micheil McMahon 111 Diana Rojas 117 Eduardo Angeles 125 Sevan Canty 170 Anthony Ball 183 Brandon Dayton 352

O'Brien's Auctions Bond#64819405 Owner reserves the right to bid at sale. Purchases may only be made with cash. All goods are sold "as is" and must be paid for and removed at the time of the sale. Sales are subject to prior cancellation in the event of settlement between owner and obligated party. Dated this February 01 & February 08, 2023 Buena Park Self Storage 714-736-5426 **Buena Park Independent 2/3,10/2023-127357**

NOTICE OF PUBLIC LIEN SALE
Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **February 14th, 2023** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

A-AMERICAN SELF STORAGE Via StorageTreasures.com @ 3:00 pm, at 7282 Walnut Ave Buena Park, CA 90620 714-994-2900

STORED BY THE FOLLOWING PERSONS:
Ruth Rodriguez Cory Edds Earl F. Marchbank William Kimbley Douglas Molina Lillian Sepulveda

All sales are subject to prior or cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022 **Buena Park Independent 2/3,10/2023-127507**

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Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc., belonging to the following:
Bertha Martinez Christopher Pickerel Michelle Mc Cabe Steven Sherman Kevin Chavez Auction by StorageTreasures.com 480-397-6503 2/3, 2/10/23 **CNS-3665240#**
BUENA PARK INDEPENDENT Buena Park Independent 2/3,10/2023-127303