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FEMA



American  
Red Cross

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APN: 127-202-10 TS No.: 22-03876CA TSG Order No.: 220481281-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 14, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 27, 2006 as Document No.: 2006000793692 of Official Records in the office of the Recorder of Orange County, California, executed by: Journey Dagatan Villareal, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: May 10, 2023 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No.: 22-03876CA The street address and other common designation, if any, of the real property described above is purported to be: 653 SOUTH GILBERT STREET, ANAHEIM, CA 92804. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale

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will be made in an "AS IS" condition, 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 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, to-wit: \$229,725.30 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

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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 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-03876CA. 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, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 22-03876CA 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 profes-

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sional immediately for advice regarding this potential right to purchase. File No.: 22-03876CA 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. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: April 5, 2023 By: Kellee Vollendorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0433345 To: INDEPENDENT 04/19/2023, 04/26/2023, 05/03/2023 Independent 4/19,26,5/3/23-129969

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: IMELDA IGNACIO SANTOS CASE NO. 30-2023-01318870-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 IMELDA IGNACIO SANTOS. A Petition for PROBATE has been filed by: KIRSTEN SANTOS in the Superior Court of California, County of ORANGE. The Petition for Probate requests that KIRSTEN SANTOS 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: MAY 24, 2023 at 1:30 PM in Dept. CM5, 3390 Harbor Blvd, Costa Mesa, CA 92626.**

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](http://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: CHRISTOPHER P. WALKER, ESQ. LAW OFFICE OF CHRISTOPHER P. WALKER, P.C. 505 S. VILLA REAL DR., STE 103, ANAHEIM HILLS, CA 92807. (714) 639-1990

**Buena Park/Anaheim Independent 4/19,4/21,4/26/2023-130042**

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000314

TO ALL INTERESTED PERSONS: Petitioner: STEPHANIE JOHNSON and NEDROY JOHNSON on behalf of EMERISSE VIVIANNE JOHNSON, a minor, filed a petition with this court for a decree changing names as follows: EMERISSE VIVIANNE JOHNSON to SOLEIL EMERISSE VIVIANNE JOHNSON. 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 peti-

tion 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** 05/31/2023, 1:30 p.m.

L74 REMOTE Orange County Superior Court

Family Law Court Operations

341 The City Drive Post Office Box 14170 Orange, CA 92863-1570

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: 04/14/2023 Judge Julie A. Palafox Judge of the Superior Court

**Independent 4/26,5/3,10,17/23-130108**

ANAHEIM UNION HIGH SCHOOL DISTRICT  
501 CRESCENT WAY  
ANAHEIM, CALIFORNIA 92801

### LEGAL NOTICE

### NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than 2:00 p.m. PST on Wednesday, May 10, 2023. The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhds.bonfirehub.com>

### Bid# 2023-35 MAINTENANCE VEHICLES

For assistance, please contact Todd Gangnath, Sr. Buyer at [gangnath\\_t@auhds.us](mailto:gangnath_t@auhds.us) or by phone at 714-999-3599.

The Governing Board of Trustees of the Anaheim Union High School District reserves the right to reject any and all bids receive in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Anaheim Union High School District

Brad Minami  
Director, Purchasing and Central Services  
**Buena Park Independent 4/26,5/3/2023-130325**