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NOTICE OF TRUSTEE'S SALE Title No. 8774535 ALS No. 2022-4169 YOU ARE IN DEFAULT OF A LIEN, DATED 05/11/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 05/24/2023, at 01:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and

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pursuant to a certain lien, recorded on 05/16/2022, as instrument number 2022000182626, of the official records of ORANGE County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 435 W CENTER STREET PROMENADE #211, ANAHEIM, CALIFORNIA 92805 Assessor's Parcel No. 938-233-40 The owner(s) of the real property is purported to be: ROBERT J.

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SANFILLIPO, JR., TRUSTEE OF THE ROBERT J. SANFILLIPO, JR. LIVING TRUST, DATED: NOVEMBER 29, 2011 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein; plus advances, if any, under the terms thereof and interest on such advances, plus the fees, charges, expenses of the Trustee and trust cre-

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ated by said lien. 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 \$15,509.66. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may

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be redeemed 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 ex-

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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 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

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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.nationwide-posting.com for information regarding the sale of this property, using the file number assigned to this case 2022-4169. 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

For all public notices, call us for information: 714.894.2575

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schedule 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 2022-4169 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: 04/17/2023 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 BY: MEGAN PAMULA, TRUSTEE OFFICER NPP0434055 To: INDEPENDENT 05/03/2023, 05/10/2023, 05/17/2023

I n d e p e n d e n t
5/3,10,17/23-130443

SUMMONS

(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
37-2021-00031402-CL-PA-CTL
NOTICE TO DEFENDANT:
(Aviso al Demandado):
JONATHAN SUAREZ; RAUL COREA JR; DOES 1 to 10, Inclusive YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
FARM BUREAU FINANCIAL SERVICES INC. dba WESTERN AG
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp),

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your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos eventos por imponer un gravamen sobre cualquier r e c u p e r a c i o n de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y

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direccion de la corte es): Superior Court of California, County of San Diego, 330 West Broadway, San Diego, CA 92101 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): JAY W. SMITH, ESQ., SBN:150113 and NANCY A. YOUNG, ESQ., SBN:183328, 6644 VALJEAN AVE #200, VAN NUYS, CA 91406. (T) 818-709-2556 (F) 818-709-2513 Date: 07/23/2021 Clerk, by (Secretario) R. Chanez Deputy (Adjunto) **NOTICE TO THE PERSON SERVED: You are served**

Independent
5/3,10,17,24/2023-130603

TSG No.: 170369714-CA-M S I T S No. : CA1700281653 APN: 135-347-05 Property Address: 3340 WEST OLINDA LANE ANAHEIM, CA 92804 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/12/2005. 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.** On 05/30/2023 at 12:00 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/21/2005, as Instrument No. 2005000849659, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: ISMAEL ROSAS RIVERA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND ISMAEL ROSAS RUBIO, A SINGLE MAN AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment 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, 700 Civic Center Drive West, Santa Ana, CA 92701 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 135-347-05 The street address and other common designation, if any, of the real property described above is purported to be: 3340 WEST OLINDA LANE, 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 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 said 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

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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 \$ 719,436.47. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared 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 Election to Sell to be recorded in the County where the real property is located. **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 1-866-539-4173 or visit this internet website <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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, 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 \$873,706.18 (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 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

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866-539-4173, or visit this internet website <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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, 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 \$873,706.18 (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 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

TS No: CA08001503-22-1 APN: 083-032-02 To No: 8780241 **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 December 22, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On June 26, 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 January 5, 2006 as Instrument No. 2006000009516, of official records in the Office of the Recorder of Orange County, California, executed by EDITH J. COMORRE, TRUSTEE OF THE EDITH J. COMORRE LIVING TRUST, DATED DECEMBER 14, 2005, as Trustor(s), in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B., A DELAWARE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, Cali-

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fornia describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 2306 EAST WARD TERRACE, ANAHEIM, CA 92806 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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. 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 \$873,706.18 (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 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

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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, CA08001503-22-1. 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 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 (916) 939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08001503-22-1 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: April 24, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08001503-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, 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 NPP0434254 To: INDEPENDENT 05/10/2023, 05/17/2023, 05/24/2023

I n d e p e n d e n t
5/10,17,24/23-130704

NOTICE OF PETITION TO

ADMINISTER ESTATE OF: NY THI SMITH CASE NO. 30-2023-01322903-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NY THI SMITH. A Petition for PROBATE has been filed by: SANDI MEDLIN aka SANDI LINH SMITH in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that SANDI MEDLIN aka SANDI LINH SMITH 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. 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: JUNE 08, 2023 at 1:30 PM in Dept. CM6, 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) 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: SUZANNE M. REHMANI, ESQ, REHMANI & ASSOCIATES, APC 14751 PLAZA DR., STE B, TUSTIN, CA 92780. (949) 202-1424

Buena Park/Anaheim Independent 5/10,5/12,5/17/2023-130779

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GERALDINE M. EACKER CASE NO. 30-2023-01320940

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GERALDINE M. EACKER, aka JERRY M. EACKER, aka GERALDINE MAE EACKER, aka JERRY EACKER. A Petition for PROBATE has been filed by: JOYCE E. SYSAK aka JOYCE M. SYSAK in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that JOYCE E. SYSAK aka JOYCE M. SYSAK 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 codicil 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. 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: 06/01/2023 at 1:30 PM in Dept. Cm06 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) 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 ap-

pointed 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.

Petitioner: JOYCE E. SYSAK aka JOYCE M. SYSAK, 2147 W CRONE AVE, ANAHEIM, CA 92804. (714) 719-6150

Anaheim Independent 5/10,17,24/2023-130785

Micro Electric Inc. Unit B10 at 5652 Firestone Warehousing LLC / ReadySpaces located at 5652 Firestone Blvd, South Gate CA 90280 will be sold to the highest bidder at www.storage-treasures.com on 4/22/23 at 12:00pm to satisfy the owner's lien for rent in accordance with CA law. All contents sold "as is" and by office only. Seller neither warrants title to any items sold and does not make any express or implied warranties to any item sold.

Independent 5/10,17/2023-130718

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01320657

TO ALL INTERESTED PERSONS: Petitioner: OLIVIA MARIE MELGOZA filed a petition with this court for a decree changing names as follows: OLIVIA MARIE MELGOZA to OLIVIA MARIE LOPEZ. 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 06/20/2023, 8:30 a.m. D-100 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: Independent

Date: 04/21/2023

Judge Walter P. Schwarm
Judge of the Superior Court

Independent 5/3,10,17,24/23-130389

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 VIVIENNE JOHNSON, a minor, filed a petition with this court for a decree changing names as follows: EMERISSE VIVIENNE JOHNSON to SOLEIL EMERISSE VIVIENNE 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 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 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

Public Notice of Sale and Abandoned Property

Notice is hereby given, the undersigned will sell at public auction, pursuant to section 1968 and or 21700 of the civil and business and professional codes of the state of California. The following properties to witness, identified by tenant name and unit number: Unit 599 Michael Pizano Household items, Unit 977 Michael Pizano Household items, Unit 979 Michael Pizano Household items, Unit 983 Michael Pizano Household items, Unit 608 Michael Pizano Household Items, Unit 779 Michael Pizano Household Items, Unit 226 Brock Bliss Household items. The sale will be by Online auction bids on Friday May 26, 2023 at StorageTreasures.com. Landlord reserves the right to a bid at the sale. All good (s) 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 (\$100) is required by all winning bidders. Landlord reserves the right to reject and all bids.

Anaheim Independent 5/10,17/2023-130786

Loan No.: Nguyen, Quan TS no. 2023-10618 APN: 082-361-19 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/20/2022, 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 5/31/2023, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Quan M. Nguyen and Phuong-Trang T. Nguyen, Husband and Wife as Joint Tenants recorded on 4/26/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000158207, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 1/30/2023 as Recorder's Instrument No. 2023000020400, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 119, Tract 1697, per Map, Book 59, Pages 43, 44 and 45 of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 1823 East Charlestown Drive, Anaheim, CA 92805. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$412,827.40. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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 be-

ing 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's 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 website www.nationwideposting.com, using the file number assigned to this case 2023-10618. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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, using the file number assigned to this case 2023-10618 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 or declaration 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. Dated: May 5, 2023 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 179 Niblick Road, #330, CA 93446 (SEAL) Tel.: (805) 296-3176 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0434788 T o : I N D E P E N D E N T 05/10/2023, 05/17/2023, 05/24/2023

Independent 5/10,17,24/23-130795

NOTICE OF PUBLIC SALE OF ABANDONED 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.

Christine Cromer, Omaha Ekott, Maria Teresa Lamas, Tracy Parent, Jason Reynolds
Public sale by competitive bidding on or after the 17th of May 2023 at 10:00am at 1919 W. Commonwealth Ave. in the City of Fullerton, County of Orange, State of California. All purchased items sold as is where is and must be removed at the time of sale. The property owner reserves the right to bid at any sale.

Auctioneer: STORAGE AUCTION EXPERTS
John Cardoza, CAI, BAS, CES
BOND# 5860870
Phone: 209-667-5797
Independent 5/3,10/2023-130495

NOTICE OF PUBLIC SALE

PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **MAY 25, 2023**, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE, CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT:

STORAGE ETC ANAHEIM 900 E. ORANGETHORPE AVE ANAHEIM, CA 92801 714-992-2874 TIME: 12:00 P.M.

THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:

"NATHANIEL SMITH" "JOSE LUIS VALDIVINOS SANCHEZ" "YASMIN VERA"

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE.

DATED THIS **"MAY 3RD, 2023 AND MAY 10th, 2023"** BY STORAGE ETC PROPERTY MANAGEMENT, LLC.

2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,

(323) 852-1400,
05/3/2023, 05/10/2023
Anaheim Independent 5/3,10/2023-130636