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WE'RE



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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 AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT PUB-
LIC SALE. IF YOU NEED
AN EXPLANATION OF
THE NATURE OF THE
P R O C E E D I N G S
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 ap-
pointed Trustee under and
pursuant to a certain lien,
recorded on 05/16/2022,
as instrument number
2022000182626, of the of-
ficial records of ORANGE
County, California. WILL
SELL AT PUBLIC AUCTION
TO THE HIGHEST
BIDDER FOR LAWFUL
MONEY OF THE UNITED
S T A T E S , O R 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 desig-
nations, if any, of the real
property described above
is purported to be: 435 W
CENTER STREET PROM-
ENADE #211, ANAHEIM,
CALIFORNIA 92805 Ass-
essor's Parcel No. 938-
233-40 The owner(s) of
the real property is purpor-
ted to be: ROBERT J.
SANFILLIPO, JR.,
TRUSTEE OF THE
ROBERT J. SANFILLIPO,
JR. LIVING TRUST,
DATED: NOVEMBER 29,
2011 The undersigned
Trustee disclaims any liabil-
ity for any incorrectness

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of the street address and
other common designa-
tions, if any, shown herein.
Said sale will be made, but
without covenant or war-
ranty, expressed or im-
plied, regarding title, pos-
session or encumbrances,
to pay the remaining prin-
cipal sum of a note,
homeowner's assessment
or other obligation se-
cured by this lien, with in-
terest and other sum as
provided therein: plus ad-
vances, if any, under the
terms thereof and interest
on such advances, plus
fees, charges, expenses of
the Trustee and trust cre-
ated by said lien. The total
amount of the unpaid bal-
ance of the obligation se-
cured by the property to be
sold and reasonable es-
timated 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 as-
sociation, savings associ-
ation, or savings bank spe-
cified in section 5102 of
the Financial Code and
authorized to do business
in this state. The real prop-
erty described above is
being sold subject to the
right of redemption. The
redemption period within
which real property may
be redeemed ends 90
days after the sale. NO-
TICE 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

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be bidding on a lien, not
on the property itself. Pla-
cing 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 re-
ceive clear title to the
property. You are encour-
aged to investigate the ex-
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. NO-
TICE 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 informa-
tion 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 resched-
uled time and date for the
sale of this property, you
may call (916) 939-0772
(Nationwide Posting and
Publication) for informa-

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tion regarding the trustee's
sale or visit this internet
website www.nationwideposting.com for informa-
tion regarding the sale of
this property, using the file
number assigned to this
case 2022-4169. Informa-
tion about postponements
that are very short in du-
ration or that occur close in
time to the scheduled sale
may not immediately be
reflected in the telephone
information or on the inter-
net website. The best way
to verify postponement in-
formation is to attend the
schedule sale. NOTICE
TO TENANT: You may
have a right to purchase
this property after the
trustee auction pursuant to
Section 2924m of the Cali-
fornia Civil Code. If you
are an "eligible tenant buy-
er," 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 in-
tent to place a bid so that
the trustee receives it no
more than fifteen (15) days

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after the trustee's sale.
Third, you must submit a
bid so that the trustee re-
ceives 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 contact-
ing an attorney or approp-
iate real estate profes-
sional immediately for ad-
vice regarding this poten-
tial right to purchase. The
beneficiary of said Lien
hereto executed and deliv-
ered 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 re-
corded 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: INDE-
PENDENT 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)

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**FARM BUREAU FINAN-
CIAL SERVICES INC.**
dba WESTERN AG
NOTICE! You have been
sued. The court may de-
cide against you without
you being heard unless
you respond within 30
days. Read the informa-
tion below.
You have 30 calendar
days after this summons
and legal papers are
served on you to file a writ-
ten response at this court
and have a copy served
on the plaintiff. A letter or
phone call will not protect
you. Your written re-
sponse 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),
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 re-
sponse 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 re-
quirements. 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 af-
ford an attorney, you may
be eligible for free legal
services from a nonprofit
legal services program.
You can locate these non-
profit groups at the Califor-
nia Legal Services Web
site (www.lawhelpcalifor-

[nia.org](http://www.lawhelpcalifor-)), the California
Courts Online Self-Help
Center (www.courtinfo.ca.gov/selfhelp), or by con-
tacting your local court of
county bar association.
NOTE: The court has a
statutory lien for waived
fees and costs on any set-
tlement or arbitration
award of \$10,000.00 or
more in a civil case. The
court's lien must be paid
before the court will dis-
miss the case.
AVISO! Lo han de-
mandado. Si no responde
dentro de 30 dias, la corte
puede decidir en su con-
tra sin escuchar su ver-
sion. Lea la informacion a
continuacion.
Tiene 30 dias de calen-
dario despues de que le
entreguen esta citacion y
papeles legales para
presentar una respuesta
por escrito en esta corte y
formularlo que usted
copia al demandante. Una
carta o una llamada tele-
fonica no lo protegen. Su
respuesta por escrito tiene
que estar en formato legal
correcto si desea que pro-
cesen su caso en la corte.
Es posible que haya un
formulario que usted
pueda usar su repuesta.
Puede encontrar estos for-
mularios de la corte y mas
informacion en el Centro
de Ayuda de las Cortes
de California ([www.su-
corte.ca.gov](http://www.su-
corte.ca.gov)), en la bibli-
oteca de leyes de su
condado o en la corte que
le quede mas cerca. Si no
puede pagar la cuota de
presentacion, pida al sec-
retario de la corte que le
de un formulario de exen-
cion de pago de cuotas. Si
no presenta su respuesta
a tiempo, puede perder el

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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 extras por imponer un gravamen sobre cualquier recuperacion 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 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-CAMSI TS 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

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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 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

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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 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 if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0433502 To: INDEPENDENT 05/10/2023, 05/17/2023, 05/24/2023 **Independent** **5/10,17,24/23-130703**

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,

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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, California 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 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 con-

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vey 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 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

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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 **Independent** **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

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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**

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**

Legals-IND**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 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

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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

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 oblig-

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ations 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 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'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 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

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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 To: INDEPENDENT 05/10/2023, 05/17/2023, 05/24/2023
Independent 5/10,17,24/23-130795

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. 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

Legals-IND

APN: 073-352-13 TS No.: 22-03890CA TSG Order No.: 220483275-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 5, 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 December 12, 2006 as Document No.: 2006000828403 of Official Records in the office of the Recorder of Orange County, California, executed by: Constantino Ocampo, 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: June 7, 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.: 22-03890CA The street address and other common designation, if any, of the real property described above is purported to be: 1460 E Pinewood Ave, Anaheim, CA 92805-1244. 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 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: \$94,472.03 (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 re-

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ceive 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, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-03890CA. 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. 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 22-03890CA 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. 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. File No.: 22-03890CA 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 or Call: (916) 939-0772. Dated: May 5, 2023 By: Trixie Obnimaga Foreclosure Associate Affinia Default Services, LLC 301 E.

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Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0434751 To: INDEPENDENT 05/17/2023, 05/24/2023, 05/31/2023
Independent 5/17,24,31/23-130940

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 all bids.

Anaheim Independent 5/10,17/2023-130786

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000958

TO ALL INTERESTED PERSONS: Petitioner: JENNIFER A. LEMON on behalf of HEAVEN KATALIYA ANN AGUSTIN and MASON ALEXANDER AVELINO AGUSTIN, two minors, filed a petition with this court for a decree changing names as follows: a) HEAVEN KATALIYA ANN AGUSTIN to HEAVEN KATALIYA ANN LEMON, b) MASON ALEXANDER AVELINO AGUSTIN to MASON ALEXANDER AVELINO LEMON. 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 07/26/2023, 8:30 a.m. L74 REMOTE Orange County Superior Court

Lamoreaux Justice Center
341 The City Drive S
Orange, CA 92868
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: Anaheim Independent
Date: 05/12/2023
Supervising Judge Julie A. Palafox
Judge of the Superior Court
BP/ANA Independent 5/17,5/24,5/31,6/7/23-131038