

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 FINAN-
CIAL SERVICES INC.
dba WESTERN AG
NOTICE! You have been
sued. The court may de-
cide against you without
your 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.lawhelpcalifornia.org), 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
hacer que se entregue una
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.sucorte.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 se-
cretario 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
caso por incumplimiento y
la corte le podra quitar su
suelo, dinero y bienes sin
mas advertencia.

Hay otros requisitos le-
gales. 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 le-
gales gratuitos de un pro-
grama de servicios le-
gales sin fines de lucro.
Puede encontrar estos
grupos sin fines de lucro
en el sitio web de Califor-
nia Legal Services,
(www.lawhelpcalifornia.org)
, en el Centro de Ayuda
de las Cortes de Califor-
nia, (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 ex-
tensos por imponer un
gravamen sobre cualquier
recuperacion de
\$10,000.00 o mas de val-
or 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 Califor-
nia, 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 attor-
ney, is (El nombre,
direccion y el numero del
telefono del abogado del
demandante, o del de-
mandante 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 PER-
SON SERVED: You are
served

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

TSG No.: 170369714-CA-
MSI 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 UN-
DER A DEED OF TRUST,
DATED 10/12/2005. UN-
LESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-
LIC 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-
suly appointed Trustee un-
der 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 OR-
ANGE County, State of
California. Executed by:
ISMAEL ROSAS RIVERA,
A MARRIED MAN AS HIS
SOLE AND SEPARATE
PROPERTY AND IS-
MAEL ROSAS RUBIO, A
SINGLE MAN AS JOINT
TENANTS, WILL SELL AT
PUBLIC AUCTION TO
HIGHEST BIDDER FOR
CASH, CASHIER'S
CHECK/CASH EQUIVA-
LENT or other form of pay-
ment 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 con-
veyed to and now held by
it under said Deed of Trust
in the property situated in
said County and State de-
scribed as: AS MORE
FULLY DESCRIBED IN
THE ABOVE MEN-
TIONED DEED OF
TRUST APN# 135-347-05
The street address and
other common designa-
tion, if any, of the real
property described above
is purported to be: 3340
WEST OLINDA LANE,
ANAHEIM, CA 92804 The
undersigned Trustee dis-
claims any liability for any
incorrectness of the street
address and other com-
mon designation, if any,
shown herein. Said sale
will be made, but without
covenant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by
said Deed of Trust, with in-
terest thereon, as provided
in said note(s), advances,
under the terms of said

Smokey Says...

MAKE IT YOUR
GOAL
TO EXTINGUISH
HOT
COALS



IF IT'S TOO HOT TO TOUCH,



IT'S TOO HOT TO LEAVE

SMOKEYBEAR.COM



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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 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 auc-

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tion. 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 Mortgagor, 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

I n d e p e n d e n t
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, 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 SUNDIARY OF INDYMAC BANK, F.S.B., A DELAWARE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST

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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, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$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

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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 written notice of intent to place a bid so that the trustee receives it no more than 45 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

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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 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

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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

I n d e p e n d e n t
5/10,17,24/23-130795

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 Pine-wood 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,

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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 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, (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. 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 22-03890CA to find the date on which the trustee's sale was held, the amount of the last and highest bid,

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

I n d e p e n d e n t
5/17,24,31/23-130940

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 23-0134 Loan No.: COVARRUBIAS Other: 05947689 APN: 071-406-22 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/08/2018. 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 Law Offices of Richard G. Witkin APC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by HORACIO COVARRUBIAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY recorded 04/03/2018 as Instrument No. 2018000116851 in book n.a., page n.a. of Official Records in the office of the County Recorder of ORANGE County, State of California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 2/14/2023 in Book n.a., Page n.a., as Instrument No. 2023000031759 of said Official Records, WILL SELL on 06/14/2023 at 01:30 PM At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 herein-after described: more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 2419 W. GREENBRIER AVENUE, ANAHEIM, CA 92801 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the

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property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$110,905.50 *The actual opening bid may be more or less than this estimate. (NOTE: If there is any type of pre-payment premium or other fee or charge that, under the terms of the secured obligation, becomes due on the date of sale, said fee or charges IS included in the above estimate). 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 Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. 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 (916) 939-0772 or visit this Internet Website WWW.NATIONWIDEPOSTING.COM, using the file number assigned to this case 23-0134. Inform-

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ation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website WWW.NATIONWIDEPOSTING.COM, using the file number assigned to this case 23-0134 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. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDEPOSTING.COM OR CALL (916) 939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after

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consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. This communication may be considered as being from a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. Date: 05/15/2023 Law Offices of Richard G. Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 BY: APRIL WITKIN TRUSTEE OFFICER NPP0435152 To: INDEPENDENT 05/24/2023, 05/31/2023, 06/07/2023

I n d e p e n d e n t
5/24,31,6/7/23-131121

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

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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. 30-2023-01324667
TO ALL INTERESTED PERSONS: Petitioner: KIANOOSH NAVAYAZDAN filed a petition with this court for a decree changing names as follows: KIANOOSH NAVAYAZDAN to KIANA NAVAYAZDAN. 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
07/06/2023, 8:30 a.m.
D100 REMOTE
Orange County Superior Court
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent Date: 05/11/2023 Judge Layne Melzer Judge of the Superior Court
BP/ANA Independent
5/24,31,6/7,14/23-131109