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TS No: CA07000152-23-1 APN: 363-313-01 TO No: 230041662-CA-VOI 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 August 11, 2017. 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 July 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 August 14, 2017 as Instrument No. 2017000342533, of official records in the Office of the Recorder of Orange County, California, executed by DORIS E. GATTI, TRUSTEE OF THE DORIS E. GATTI LIVING TRUST DATED SEPTEMBER 10, 2014, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHTECLENDING INC. 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 com-

mon designation, if any, of the real property described above is purported to be: 5927 E CALLE PRINCIPIA, ANAHEIM, CA 92807 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 \$679,589.87 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same 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

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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, CA07000152-23-1. 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 CA07000152-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 24, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000152-23-1 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 NPP0435666 To: INDEPENDENT 06/07/2023, 06/14/2023, 06/21/2023

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST Loan No.: PUKINI TRUST RESS Order No.: 2022-78123 A.P. NUMBER 358-243-08 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/21/2022, UNLESS YOU TAKE AC-

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TION 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 06/28/2023, at 01:30 P.M. of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, RESS Financial Corporation, a California corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by JOSHUA R. PUKINI TRUST DATED JUNE 27, 2013 recorded on 04/28/2022, in Book N/A of Official Records of ORANGE County, at page N/A, Recorder's Instrument No. 2022000162157, 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 11/23/2022 as Recorder's Instrument No. 2022000388972, 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 41 of Tract No. 8423, Map recorded in Book 383, Pages 8 & 9 of Misc. Maps. Refer to Deed of Trust for full Legal Description. The street address or other common designation of the real property hereinabove described is purported to be: 170 NORTH CIRCULO ROBEL, ANAHEIM, CA 92807. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$909,227.37. 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 re-

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sponsible 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 2022-78123. 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 for information regarding the trustee's sale, or visit this internet website [https://www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case 2022-78123 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. Dated: 05/24/2023 RESS Financial Corporation, a California corporation, as Trustee By: ANGELA GROVES, TRUSTEE SALE OFFICER 1780 Town and Country Drive, Suite 105, Norco, CA 92860-3618 (SEAL) Tel.: (951) 270-0164 or (800)343-7377 FAX: (951)270-2673 Trustee's Sale Information: (916)

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939-0772 or www.nationwideposting.com NPP0435666 To: INDEPENDENT 06/07/2023, 06/14/2023, 06/21/2023

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000475

TO ALL INTERESTED PERSONS: Petitioner: ARWEN KRISTI CHO and MATTHEW DAVIS on behalf of WYATT YOONCHUL CHO, a minor filed a petition with this court for a decree changing names as follows: WYATT YOONCHUL CHO to WYATT NILES DAVIS. 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

341 The City Drive South
Orange, CA 92868
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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: 05/24/2023
Judge Mary Kreber-Variapa
Judge of the Superior Court

BP/ANA Independent
5/31,6/7,14,21/23-131461

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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. Date of Sale: 07/11/2023 at 9:00 AM. Place of Sale: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. NOTICE is hereby given that First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (800) 251-8736, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan

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association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest now held under said NDA, to wit: Multiple Timeshare Estates as shown on Exhibit "A-1" (as described in the Declaration recorded on 08/19/1997 as Instrument No. 19970396357 as amended) located at 465 W. Orangewood Avenue, Anaheim, CA, 92802 with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on Schedule "1" attached hereto are in the County of Orange, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on Schedule "1" together with estimated expenses of the Trustee in the amount of \$600.00. The claimant, Dolphin's Cove Owner's Association, Inc., a California nonprofit mutual benefit corporation, under NDA delivered to Trustee a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. First American Title Insurance Company, a Nebraska Corporation, APN: See Schedule "1". Batch ID: Foreclosure HOA 125283-DC64-HOA. Schedule "1": Lien Recording Date and Reference: 03/03/2023; Inst: 2023000048801; NOD Recording Date and Reference: 03/09/2023; 2023000053302; Contract No., Owner(s), APN, Sum Due: 600001952, JACK L. REVLAND and GAIL REVLAND, 137-191-11, \$693.24; 600005763, KEITH ROBINSON and MIA MISHAWN ROBINSON, 137-191-11, \$1,156.70; 600010078, ALBERTINA J. DELAY and REUBEN P. DELAY, 137-191-11, \$1,021.65; 600010136, JOE S. JORDAN and DOROTHY M. JORDAN, 137-191-11, \$1,487.26; 600012710, JAMIL A. ALI and CONNIE L. ALI, 137-191-28, \$1,051.35; 600016869, OLIVER FULLER III and MARTHA FULLER, 137-191-28, \$1,151.37; 600020234, APRIL GILVEY AND THE UNRECORDED INTEREST OF THE SPOUSE OF APRIL GILVEY, 137-191-28, \$1,464.45; 600029672, LEGATHA BOYKIN BROWN, 137-191-11, \$1,151.37; 600031702, ALEJANDRO JOSE LEIVA and NORMA ZARINA LEIVA, 137-191-11, \$1,120.53; 600037451, CRAIG ALLAN BERGQUIST, 137-191-11, \$1,385.03; 600081798, NORMAN E. CHUDACOFF and NADINE E. CHUDACOFF, 137-191-11, \$1,051.35; 600084958, MARK STYRANKA, 137-191-11, \$1,762.55; 600086490, PATRICK L. GASTON and ROBIN C. GASTON, 137-191-28, \$1,151.37; 600087639, DORIS REED, 137-191-28, \$671.52; 600089049, PAUL K. HALL and MARGO R. HALL, 137-191-28, \$1,055.19; 600089213, AGNES L. JACOBS, 137-191-28, \$1,055.19; 600105027,

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THOMAS A REIS JR and MELANIE A REIS, 137-191-28, \$668.39; 600105969, CLAUDIA YECENIA FARFAN and ALMA VERONICA VIANA, 137-191-28, \$931.34; 600107056, OLIVER FULLER and MARTHA FULLER, 137-191-28, \$668.39; 600107924, ORLANDO T. GREEN and REBECCA TRINIDAD AND THE UNRECORDED INTEREST OF THE SPOUSE REBECCA TRINIDAD, 137-191-28, \$1,051.35; 600109649, MARIBELLE C. SOCORRO and FIDEL A. SOCORRO, 137-191-11, \$3,179.01; 600111116, NORMAN E. CHUDACOFF and NADINE E. CHUDACOFF, 137-191-11, \$931.34; 600162002, NORMA Z. LEIVA and ALEJANDRO J. LEIVA, 137-191-28, \$654.32; 600199228, RHONDA L. WILSON and E. DORIS WILSON, 137-191-28, \$668.39; 600199848, ARTIS E. DIXON and DEONNE L. DIXON, 137-191-28, \$668.39; 600202840, DAVE SEDDON AND THE UNRECORDED INTEREST OF THE SPOUSE OF DAVE SEDDON AND KATHERINE SEDDON AND THE UNRECORDED INTEREST OF THE SPOUSE OF KATHERINE SEDDON, 137-191-28, \$1,027.88; 600203400, PAULA F. SHORTER and ROBERT V. VARGAS, 137-191-28, \$1,040.49; 600205785, OSCAR BRUNER and SUSANA M. BRUNER, 137-191-28, \$1,254.60; 600209639, JAMES D. HENSON and FARALENE L. HENSON, 137-191-28, \$781.28; 600213318, JOHN LANE HART and TRACY EWING, 137-191-28, \$3,889.90; 600400071, CARLOS MORENO and TERESA D. MORENO, 137-191-28, \$668.39; 600400089, CRAIG S. LANCASTER and DORA M. GREEN, 137-191-28, \$732.27. Exhibit "A-1": Contract No., Undivided Interest, Unit Type, Use Period, Use Year, Interval Code No.: 600001952, 1/13872, One Bedroom "C", Floating High, Biennial Odd, D1101BD-420; 600005763, 1/6936, Two Bedroom "D", Floating High, Annual, D2152BD-45A; 600010078, 1/6936, One Bedroom "A", Floating High, Annual, D 2 5 0 1 B D - 3 9 A ; 600010136, 1/6936, Two Bedroom "D", Floating High, Annual, D2162BD-03A; 600012710, 1/6936, One Bedroom "B", Floating High, Annual, D 1 6 5 1 B D - 0 7 A ; 600016869, 1/6936, Two Bedroom "D", Floating High, Annual, D1792BD-39A; 600020234, 1/6936, Two Bedroom "D", Floating High, Annual, D 2 6 1 2 B D - 2 3 A ; 600029672, 1/6936, Two Bedroom "D", Floating High, Annual, D1412BD-05A; 600031702, 1/6936, Two Bedroom "D", Fixed Prime, Annual, D1162BD-30A; 600037451, 1/6936, Three Bedroom "F", Floating High, Annual, D 2 4 7 3 B D - 0 8 A ; 600081798, 1/6936, One Bedroom "B", Floating High, Annual, D1561BD-41A; 600084958, 1/6936, Three Bedroom "F", Floating High, Annual, D 2 1 4 3 B D - 0 4 A ; 600086490, 1/6936, Two Bedroom "D", Floating High, Annual, D1802BD-41A; 600087639, 1/13872, One Bedroom "C", Floating High, Biennial Odd, D 1 1 2 1 B D - 4 0 A ; 600089049, 1/6936, One Bedroom "B", Floating High, Annual, D1641BD-49A; 600089213, 1/6936, One Bedroom "B", Floating High, Annual,

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D 1 6 3 1 B D - 5 1 A ; 600105027, 1/13872, One Bedroom "B", Floating High, Biennial Odd, D 1 1 8 1 B D - 1 4 O ; 600105969, 1/6936, One Bedroom "A", Floating High, Annual, D2331BD-29A; 600107056, 1/13872, One Bedroom "B", Floating High, Biennial Odd, D 2 0 3 1 B D - 4 9 O ; 600107924, 1/6936, One Bedroom "B", Floating High, Annual, D1201BD-29A; 600109649, 1/6936, Three Bedroom "F", Floating High, Annual, D 2 7 0 3 B D - 2 5 A ; 600111116, 1/6936, One Bedroom "A", Floating High, Annual, D2321BD-06A; 600162002, 1/13872, One Bedroom "B", Floating High, Biennial Even, D 1 1 8 1 B D - 1 3 E ; 600199228, 1/13872, One Bedroom "B", Floating High, Biennial Even, D 2 6 5 1 B D - 0 2 E ; 600199848, 1/13872, One Bedroom "B", Floating High, Biennial Even, D 1 7 8 1 B D - 4 9 E ; 600202840, 1/6936, One Bedroom "C", Floating High, Annual, D111BD-35A; 600203400, 1/6936, Two Bedroom "D", Floating High, Annual, D 2 0 7 2 B D - 2 7 A ; 600205785, 1/6936, Two Bedroom "E", Floating High, Annual, D1582BD-22A; 600209639, 1/13872, Two Bedroom "E", Floating High, Biennial Odd, D 1 5 8 2 B D - 5 0 O ; 600213318, 1/13872, Two Bedroom "E", Floating High, Biennial Odd, D 2 2 2 2 B D - 2 0 O ; 600400071, 1/13872, One Bedroom "B", Floating High, Biennial Even, D 1 1 8 1 B D - 4 1 E ; 600400089, 1/13872, Two Bedroom "D", Floating High, Biennial Even, D2592BD-01E.

Anaheim Independent
6/21,28,7/5/23-132001

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01330370

TO ALL INTERESTED PERSONS: Petitioner: ERNESTINA ESTHER LOEWENBERG filed a petition with this court for a decree changing names as follows: ERNESTINA ESTHER LOEWENBERG to TINA ESTHER LOEWENBERG. 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
08/03/2023, 8:30 a.m.

D100 REMOTE
Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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

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<p>Date: 06/12/2023 Judge Layne Melzer Court of the Superior Court</p> <p>BP/ANA Independent 6/21,28,7/5,12/23-132075</p> <hr/> <p>T.S. No.: 201-019185 Title Order No. 91220242 APN: 365-511-39 & 365-511-38</p> <p>Property Address: 1001 SOUTH MONTVALE COURT, ANAHEIM, CA 92808</p> <p>NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/18/2016. 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. A public auction sale of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: BLACK OAK GROUP, LLC Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC.</p> <p>Recorded 12/11/2016, as Instrument No. 2016000608115, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/12/2023 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701</p> <p>Amount of unpaid balance and other charges: \$273,159.28 (estimated as of the first publication date) Street Address or other common designation of real property: 1001 SOUTH MONTVALE COURT ANAHEIM, CA 92808 A.P.N.: 365-511-39 & 365-511-38 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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. If no street address or other common designation is shown, directions to the location of the property may be obtained by send-</p>	<p>ing a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. 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</p> <p>T.S. No.: 230306077 Notice of Trustee's Sale Loan No.: Bagelli Order No. 8782846 APN: 090-285-03 Property Address: 12162 Burns Drive Garden Grove, CA 92840 You Are In Default Under A Deed Of Trust Dated 7/9/2019. 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. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Bagelli, Inc., A California Corporation</p> <p>Duly Appointed Trustee: Geraci Law Firm Recorded 7/16/2019 as Instrument No. 2019000254540 in book __, page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/17/2023 at 3:00 PM Place of Sale: on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA</p> <p>Amount of unpaid balance and other charges: \$891,452.88 Street Address or other common designation of real property: 12162 Burns Drive Garden Grove, CA 92840 A.P.N.: 090-285-03 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common</p>	<p>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 bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/14/2023 Geraci Law Firm by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (949) 954-6092 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer</p> <p>Anaheim Independent 6/21,28,7/5/2023-132123</p>	<p>designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the</p> <p>T.S. No.: 2023-00290-CA</p> <p>A.P.N.:017-363-45 Property Address: 920 DONNYBROOK AVENUE, LA HABRA, CA 90631</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.</p> <p>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</p> <p>注：本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÍNH BÀY TỌA LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</p> <p>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/30/2005. 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.</p> <p>Trustor: GREGORY E TAYLOR, AN UNMARRIED MAN</p> <p>Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/06/2005 as Instrument No. 2005000521700 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 07/12/2023 at 03:00 PM</p> <p>Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866</p> <p>Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 605,399.54</p> <p>NOTICE OF TRUSTEE'S SALE</p>	<p>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 (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 230306077. Information</p> <p>THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:</p> <p>All right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described as:</p> <p>More fully described in said Deed of Trust.</p> <p>Street Address or other common designation of real property: 920 DONNYBROOK AVENUE, LA HABRA, CA 90631 A.P.N.: 017-363-45</p> <p>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</p> <p>The 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 the 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: \$ 605,399.54.</p> <p>Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.</p> <p>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.</p> <p>The beneficiary of the Deed of Trust has executed and</p>	<p>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 Web site. 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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2023-00290-CA. 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 Web site. The best way to verify postponement information is to attend the</p> <p>delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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 this property.</p> <p>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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2023-00290-CA. 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 Web site. The best way to verify postponement information is to attend the</p>	<p>to this case 230306077 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/14/2023 Geraci Law Firm by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (949) 954-6092 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer</p> <p>Anaheim Independent 6/21,28,7/5/2023-132123</p> <p>scheduled sale.</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2023-00290-CA 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.</p> <p>Date: June 1, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx</p> <p>Trustee Sale Assistant</p> <p>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</p> <p>I n d e p e n d e n t 6/14,21,28/2023-131850</p>	