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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 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 the 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

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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 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.

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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, 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 LANEHART 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

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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, D2501BD-39A; 600010136, 1/6936, Two Bedroom "D", Floating High, Annual, D2162BD-03A; 600012710, 1/6936, One Bedroom "B", Floating High, Annual, D1651BD-07A; 600016869, 1/6936, Two Bedroom "D", Floating High, Annual, D1792BD-39A; 600020234, 1/6936, Two Bedroom "D", Floating High, Annual, D2612BD-23A; 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, D2473BD-08A; 600081798, 1/6936, One Bedroom "B", Floating High, Annual, D1561BD-41A; 600084958, 1/6936, Three Bedroom "F", Floating High, Annual, D2143BD-04A; 600086490, 1/6936, Two Bedroom "D", Floating High, Annual, D1802BD-41A; 600087639, 1/13872, One Bedroom "C", Floating High, Biennial Odd, D1121BD-44O; 600089049, 1/6936, One Bedroom "B", Floating High, Annual, D1641BD-49A; 600089213, 1/6936, One Bedroom "B", Floating High, Annual, D1631BD-51A; 600105027, 1/13872, One Bedroom "B", Floating High, Biennial Odd, D1181BD-14O; 600105969, 1/6936, One Bedroom "A", Floating High, Annual, D2331BD-29A; 600107056, 1/13872, One Bedroom "B", Floating High, Biennial Odd, D2031BD-49O; 600107924, 1/6936, One Bedroom "B", Floating High, Annual, D1201BD-29A; 600109649, 1/6936, Three Bedroom "F", Floating High, Annual, D2703BD-25A; 600111116, 1/6936, One Bedroom "A", Floating High, Annual, D2321BD-06A; 600162002, 1/13872, One Bedroom "B", Floating High, Biennial Even, D1181BD-13E; 600199228, 1/13872, One

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Bedroom "B", Floating High, Biennial Even, D2651BD-02E; 600199848, 1/13872, One Bedroom "B", Floating High, Biennial Even, D1781BD-49E; 600202840, 1/6936, One Bedroom "C", Floating High, Annual, D1111BD-35A; 600203400, 1/6936, Two Bedroom "D", Floating High, Annual, D2072BD-27A; 600205785, 1/6936, Two Bedroom "E", Floating High, Annual, D1582BD-22A; 600209639, 1/13872, Two Bedroom "E", Floating High, Biennial Odd, D1582BD-50O; 600213318, 1/13872, Two Bedroom "E", Floating High, Biennial Odd, D2222BD-20O; 600400071, 1/13872, One Bedroom "B", Floating High, Biennial Even, D1181BD-41E; 600400089, 1/13872, Two Bedroom "D", Floating High, Biennial Even, D2592BD-01E.

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

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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.

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NOTICE OF HEARING
08/03/2023, 8:30 a.m.
D100 REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701

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(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: 06/12/2023 Judge Layne Melzer Judge of the Superior Court

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BP/ANA Independent
6/21,28,7/5,12/23-132075

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T.S. No.: 201-019185 Title Order No. 91220242 APN: 365-511-39 & 365-511-38 Property Address: 1001 SOUTH MONTVALE COURT, ANAHEIM, CA 92808 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

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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. Recorded 12/1/2016, 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. 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 sending 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 in-

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<p>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 http://www.nationwideposting.com/, using the file number assigned to this case 201-019185. 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 http://www.nationwideposting.com/, using the file number assigned to this case 201-019185 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 PLM LOAN MANAGEMENT SER-</p>	<p>VICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth Godbey, Vice President NPP0436494 To: INDEPENDENT 06/21/2023, 06/28/2023, 07/05/2023 I n d e p e n d e n t 6/21,28,7/5/23-132902</p> <p>File No: 48081347 Notice Of Sale Of Collateral TO: Estate of Jerry N. Camp and Estate of Chong S. Camp, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1999 Oakmanor Limited Mobile Home which is located at 501 E. Orangethorpe Ave, Space 30 aka 501 E. Orangethorpe Ave Magnolia, Space 30, Anaheim, CA 92801, and registered with the Department of Housing and Community Development under Decal No. LAZ9707 and the following Serial and Label/Insignia Number(s): Serial Number(s) 7B710796LA 7B710796LB Label/Insignia Number(s) ULI485082 ULI485081 The Undersigned Will Sell Said Collateral On July 19, 2023, At 3:00 P.M., at front steps to the entrance of the Civic Center, 300 East Chapman Avenue, Orange, CA 92866. Such sale is being made by reason of your default on February 13, 2023 under that certain Security Agreement dated July 14, 1999, between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$31,856.37 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Idea Law Group, PC, 1651 E. 4th Street, Suite 124, Santa Ana, CA 92701, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this</p>	<p>property, you may call (877) 440-4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case 48081347. 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. Dated: June 13, 2023 21st Mortgage Corporation By: /s/ Kayo Manson-Tompkins, Esq. Idea Law Group, PC, as Agent, Tel: 877-353-2146 Anaheim Independent 6/28/2023-132223</p> <p>T.S. No.: 23-8602 Loan No.: *****8267 APN: 126-082-08 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/9/2022. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a 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: Maria Chicas an Unmarried Woman Duly Appointed Trustee: Prestige Default Services, LLC Recorded 6/17/2022 as Instrument No. 2022000219237 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/20/2023 at 12:00 PM Place of Sale: At the north front entrance to the county courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$859,000.72 Street Address or other common designation of real property: 2844 WEST ROWLAND CIRCLE ANAHEIM California 92804 A.P.N.: 126-082-08 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common 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 county recorder's office or a title insurance company, either of which may charge you a fee for this information. If</p>	<p>ciary 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 county recorder's office or a title insurance company, either of which may charge you a fee for this information. If</p> <p>T.S. No.: 2023-00290-CA 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 INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM 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 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 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>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. All checks payable to Prestige Default Services, LLC. 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) 539-4173 or visit this Internet Website https://www.servicelinkauction.com, using the file number assigned to this case 23-8602. Information about postponements that are very short</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 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 hereinafter 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>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) 539-4173, or visit this Internet Website https://www.servicelinkauction.com, using the file number assigned to this case 23-8602 to</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>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: 6/19/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (866) 539-4173 Patricia Sanchez, Trustee Sale Officer NPP0436639 To: INDEPENDENT 06/28/2023, 07/05/2023, 07/12/2023 I n d e p e n d e n t 6/28,7/5,12/23-132355</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>	