# END AMILY FIRE

# 8 kids a day are accidentally killed or injured by FAMILY FIRE.

FAMILY FIRE is a shooting involving an improperly stored gun, often found in the home.

# **ENDFAMILYFIRE.org**

#### Legals-IND

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST Loan No.: 202183/NGUYEN RESS 202183/NGUYEN RESS Order No.: 2022-78110 A.P. NUMBER 126-161-10 YOU ARE IN DEFAULT UNDER A DEED OF T R U S T, D A T E D 12/09/2021, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS

## Legals-IND

HEREBY GIVEN, that on 08/07/2023, at 01:30 P.M. of said day, At the North of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, RESS Financial Corpora-tion, a California corpora-tion, as duly appointed Trustee under and pursu-ant to the power of sale conferred in that certain Deed of Trust executed by WINNIE NGUYEN, AN UNMARRIED WOMAN re-WINNIE NGUYEN, AN UNMARRIED WOMAN re-corded on 12/14/2021, in Book n/a of Official Re-cords of ORANGE County, at page n/a, Recorder's Instrument No. 2021000750062, by reas-on of a breach or default in payment or performance of the obligations secured

#### Legals-IND

thereby, including that breach or default, Notice of which was recorded 9/6/2022 as Recorder's In-9/6/2022 as Recorder's In-strument No. 2022000298601, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUC-TION TO THE HIGHEST BIDDER FOR CASH, law-ful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank. or a state or national bank. or a state of national bank, of the equivalent thereof drawn on any other finan-cial institution specified in section 5102 of the Califor-nia Financial Code, au-thorized to do business in the State of California ALL the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real prop-

#### Legals-IND

erty situated in said County and State, de-scribed as follows: Lot 10 of Tract 5108, per Map re-corded in Book 194, Pages 3 and 4 of Misc Maps. Refer to Deed of Trust for full Legal De-scription. The street ad-dress or other common designation of the real property hereinabove de-scribed is purported to be: 618 SOUTH VICKI LANE, ANAHEIM, CA 92804. The undersigned disclaims all liability for any incorrect-ness in said street ad-dress or other common designation. Said sale will be made without warranty, overces or implied reard be made without warranty. express or implied regard-ing title, possession, or other encumbrances, to satisfy the unpaid obliga-

### Legals-IND

secured by said tions Deed of Trust, with in-terest and other sums as provided therein; plus adprovided therein, plus ad-vances, 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 obligtotal amount of said oblig-ations at the time of initial publication of this Notice is \$741,133.42. In the event that the deed of trust de-scribed in this Notice of Trustee's Sale is secured by real property contain-ing from one to four single-family residences, the following notices, the lor provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If

### Legals-IND

you are considering bid-ding on this property lien, you should understand that there are risks inthat there are risks in-volved in bidding at a trust-ee auction. You will be bid-ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automat-ically entitle you to free and clear ownership of the property. You should also be aware that the lien be-ing auctioned off may be a ing auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be re-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

# 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 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 post-poned one or more times by the mortgagee, benefi-ciary, trustee, or a court pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponetrustee's sale postpone-

Legals-IND

size of outstanding liens

#### Legals-IND

ments 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 post-poned, 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.naing the file number as-signed to this case 2022-78110. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflec-ted in the telephone information or on the inter-net 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 buy-er," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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 for informa-tion regarding the sale of this property, using the file number assigned to this case 2022-78110 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 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 contactshould consider contact-ing an attorney or appro-priate real estate profes-sional immediately for ad-vice regarding this poten-tial right to purchase. tial right to purchase. Dated: 06/30/2023 RESS Financial Corporation, California corporation, a 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) 939-0772 or www.nation-939-0772 or WWW.nation-wideposting.com NPP0437242 To: INDE-PENDENT 07/12/2023, 07/19/2023, 07/26/2023 Independent 7/12,19,26/23-132772

FICTITIOUS BUSINESS NAME STATEMENT

NO. 20236664532 THROUGH HOME INSPECTIONS, Located at: 2929 WESTMINSTER AVE #2999 WESTMINSTER AVE #2999, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Regis-Registrant(s): SEE IT THROUGH HOME IN-, 2929 SPECTIONS LLC, 2929 WESTMINSTER AVE #2999, SEAL BEACH, CA 90740. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABIL-ITY CO, Registrant(s); /s/ ITY CO. Registrant(s): /s/ MICHAEL MEZA, CHIEF EXECUTIVE OFFICER. I

declare that all informa-

#### Legals-IND

Legals-IND

HEREIN IS SITUATED IN

tion in this statement is true and correct. (A registrant who declares as true he o information which she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 06/01/2023. BP/A Independent 7/12,19,26,8/3/23-132867

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 UN-DER A DEED OF TRUST DATED 11/18/2016. 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. 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 feder-al savings and loan association, or savings associ-ation, or savings bank spe-cified 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, ex-pressed or implied, regardant or ing title, possession, or en-cumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with in-terest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and ex-penses of the Trustee for fees the total amount (at the time of the initial publica-tion 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, ELC Duly Appointed Trust-ee: PLM LOAN MANAGE-MENT 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: 8/9/2023 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 nd other charges: 279,682.79 (estimated as and of the first publication date) Street Address or other common designa-tion of real property: 1001 tion of real property: 1001 SOUTH MONTVALE SOUTH MONTVALE COURT ANAHEIM, CA 92808 A PORTION OF THE PROPERTY MAY CA THE PROPERTY MAY NOT HAVE A COMMON ADDRESS; FOR DIREC-TIONS TO THE PROP-ERTY, PLEASE SUBMIT A WRITTEN REQUEST WITHIN TEN DAYS OF THE INITIAL PUBLICA-TION TO; MALBA IN-VESTMENTS, INC., C/O PLM LOAN MANAGE-MENT SERVICES, INC.; 5446 THORNWOOD DRIVE, 2ND FLOOR, SAN JOSE, CA 95123 THE LAND REFERRED TO

THE STATE OF CALI-FORNIA, COUNTY OF ORANGE, AND IS DE-SCRIBED AS FOLLOWS PARCEL 1: LOT 128 OF TRACT NO. 12701 AS SHOWN ON A MAP RE-CORDED IN BOOK 640, PAGES 25 THROUGH 36 PAGES 25 THROUGH 36 INCLUSIVE OF MISCEL-LANEOUS MAPS, RE-CORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THERE-FROM ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL GEOTHERMAL RF SOURCES THAT MAY NOW OR HEREAFTER NOW BE FOUND, LOCATED, CONTAINED, DE-VELOPED OR TAKEN ON, IN, UNDER OR VELUTE ON, IN, UNDER FROM SAID LAND, OF PART THEREOF ÔR ANY PART THEREOF, WITHOUT HOWEVER, WITHOUT HOWEVER, ANY RIGHT TO SUR-FACE ENTRY OR RIGHT OF ENTRY TO THE SUB-SURFACE THEREOF TO A DEPTH OF 500 FEET BENEATH THE SUR-FACE OF SAID PROP-ERTY FOR THE DEVEL-OPMENT, REMOVAL OR OTHER EXPLOITATION OF SAID RESOURCES OF SAID RESOURCES OR SUBSTANCES, AS RESERVED IN THE DEED\_RECORDED DEED RECORDED JANUARY 16, 1991 AS INSTRUMENT NO. 91-023614 OF OFFICIAL RE-CORDS. ALSO EXCEPT-ING THEREFROM ALL WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. PARCEL 2: NON-EXCLUSIVE EASE-MENTS FOR INGRESS, EGRESS. ACCESS MAINTENANCE, REPAIR DRAINAGE, ENCROACH-MENT OR OTHER PUR-MENT OR OTHER POR-POSES, ALL AS DE-SCRIBED IN THE DE-CLARATION OF COVEN-ANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HIGHLANDS ("DECLARA-TION"), RECORDED SEPTEMBER 8, 1989 AS INSTRUMENT NO. 89-INSTRUMENT NO. 89-480559 OF OFFICIAL RE-CORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 3: A NON-EX-CLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BE NEFIT OF LOT 128, OVER THOSE POR-TIONS OF LOT 127, BOTH OF TRACT NO. BOTH OF TRACT 12701, AS SHOWN ON A MAP RECORDED IN BOOK 640, PAGES 25 THROUGH 36 INCLUS IVE OF MISCEL-LANEOUS MAPS, RE-CORDS OF ORANGE COUNTY, CALIFORNIA, SAID PORTIONS BEING DELINEATED ON SAID MAP AS "INGRESS AND EGRESS FOR THE BE-NEFIT OF LOT 128. A.P.N.: 365-511-39 & 365-511-38 The undersigned Trustee disclaims any liab-ility for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as 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 City [ 92868 common designation shown, directions to t location of the property may be obtained by send-ing a written request to the beneficiary within 10 days of the date of first publica-tion 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

## Legals-IND

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 bid-ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automat-ically 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 paving off all liens senior to the lien be-ing auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company,

T.S. No.: 2023-00356-

A.P.N.:128-092-27 Property Address: 412 SOUTH FANN STREET, ANAHEIM, CA 92804

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVII CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED TO BELOW IS NOT AT-TACHED TO THE RE-CORDED COPY OF THIS DOCUMENT BUT ONLY DOCUMENT BUT ONI Y TO THE COPIES PROVID ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED

: 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 INFOR-MACIÓN DE ESTE DOCU-MENTO 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 IMPORTANT NOTICE TO

PROPERTY OWNER: YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 08/17/2005. UN-DER A DEED OF TRUST DATED 08/17/2005. UN-LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLA-NATION OF THE NATURE OF THE PROCEEDING THE PROCEEDING OF AGAINST SHOULD YOU, Y CONTACT I AWYFR

Trustor: John Salisbury, A Single Man Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 08/25/2005 as Instrument No. 2005000668631 No. 2005000668631 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 09/11/2023 at 09.00 AM Place of Sale: tion.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 171,807.56

NOTICE OF TRUSTEE'S SALE

Legals-IND

either of which may charge you a fee for this information. If you consult either of resources 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 poned one or more times by the mortgagee, benefi-ciary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postpone-ments 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

# TUBLIC AUCTION HIGHEST BIDDER CASH, CASHIFP'S FOR CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAV INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-**RIZED TO DO BUSINESS** IN THIS STATE:

THE TRUSTEE WILL SELL

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property un der and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

#### Street Address or other common designation of real property: 412 SOUTH FANN STREET, ANAHEIM, CA 92804 A.P.N.: 128-092-27

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or war-ranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of 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, ex-penses and advances at the time of the initial publication of the Notice of Sale is: \$ 171,807.56.

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.

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 suc-cessful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned written request to com-

### Legals-IND

number assigned to this case 201-019185. Information about postpone-ments that are very short in duration or that occur close in time to the scheduled sale may not immedi-ately be reflected in the telephone information or on the Internet Website The best way to verify on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TEN-ANT: 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, vou" may be able to purchase the property if you exceed the last and highest bid placed at the trustee auc-tion. There are three steps placed at the trustee auc-tion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trust-

county where the real prop-

NOTICE OF TRUSTEE'S

NOTICE TO POTENTIAL BIDDERS: If you are con-sidering bidding on this property lien, you should understand that there are risks involved in bidding at trustee auction. You will be

a trustee auction. You will be

bidding on a lien, not on the property itself. Placing the

highest bid at a trustee auc-

tion 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 bid-

you are the highest bid-der 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 prop-erty by contacting the county

erty 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

NOTICE TO PROPERTY

OWNER: The sale date shown on this notice of sale may be postponed

one or more times by the mortgagee, beneficiary,

mortgagee, beneficiary, trustee, or a court, pursu-

ant to Section 2924g of the California Civil Code. The law requires that information

about trustee sale postpone-

ments be made available to you and to the public, as a

courtesy to those not pres-

ent at the sale. If you wish to learn whether your sale

date has been postponed, and, if applicable, the re-scheduled 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 2023-00356-CA. In-

formation about postpone-

ments 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 In-ternet Web site. The best

way to verify postponement information is to attend the scheduled sale.

this property.

erty is located.

SALE

# ee 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 trustee's sale was held the amount of the last and highest bid, and the ad-dress 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's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appro-priate real estate professional immediately for advice regarding this poten-tial right to purchase. Date 7/11/2023 PLM LOAN MANAGEMENT SER-VICES, INC., as Trustee

Legals-IND

NOTICE OF TRUSTEE'S mence foreclosure, and the undersigned caused a No-tice of Default and Election to Sell to be recorded in the SALF

NOTICE TO TENANT: You

may have a right to pur-chase this property after the after January 1, 2021, pur-suant 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 exercis-ing this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https:// tracker.auction.com/sb1079. using the file number as-signed to this case 2023-00356-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 af-ter the trustee's sale. Third, ter the trustee's sale. Third you must submit a bid, by remitting the funds and af-fidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days af-ter the trustee's sale. If you think you may gualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediate-ly for advice regarding this potential right to purchase.

Date: July 9, 2023 West-ern Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite

Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRES WESTERN PROGRES-SIVE, LLC MAY BE ACT-ING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Independent 7/12,19,26/2023-132862

#### Legals-IND

Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose California 95123 Elizabeth Godbey, Vice President NPP0437667 To: INDE-PENDENT 07/19/2023, 07/26/2023, 08/02/2023 l n d e p e n d e n t 7/19,26,8/2/23-132931

# ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01332150-CU-PT-CJC O ALL INTERESTED

PERSONS: Petitioner: ALEXIS JULIE MOD-EROW filed a petition with this court for a decree changing names as fol-lows: ALEXIS JULIE MO-DEROW to ALEXIS JU-LIE BOCK, 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 per-son objecting to the name changes described above must file a written objec-tion that includes the reas-ons for the objection at ons for the objection at least two court days be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING

# 08/16/2023, 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive West

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 pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition

weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Anaheim Independent Date: 06/22/2023

Judge Layne H. Melzer Judge of the Superior Court

**BP/ANA** Independent 7/5,12,19,26/23-132500

TS No<sup>-</sup> CA07000365-23-1 APN: 128-411-02 TO No: 230135990-CA-VOI NO-TICE OF TRUSTEE'S SALE (The above state-ment is made pursuant to SALE (The above state-ment is made pursuant to CA Civil Code Section 2923.3(d)(1). The Sum-mary 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 IN DEFAULT UNDER A DEED OF TRUST DATED March 21, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE ATION OF THE NATURE ATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 11, 2023 at 01:30 PM, at the North front entrance to 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 under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 4, 2022 as Instrument No. 2022000129516, of official records in the Office of the Recorder of Orange County, California, ex-ecuted by LAURENCE TAU, A WIDOWER, as

Brad Minami Director, Purchasing and Central Services

Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS-IC REGISTRATION SYS-TEMS, INC., as Benefi-ciary, as nominee for AD-VISORS MORTGAGE GROUP, L.L.C. as Benefi-ciary, WILL SELL AT PUB-LIC AUCTION TO THE HIGHEST BIDDER, in law-ful money of the United States, all payable at the time of sale, that certain property situated in said County, California describ-ing the land therein as: AS A ORE FULLY DE-CRIBED IN SAID DEED OF TRUST The property MORE OF heretofore described is be-ing sold "as is". The street address and other common designation, if any, of the real property de-scribed above is purpor-ted to be: 1427 S EASY WAY, ANAHEIM, CA 92804 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied. regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) se-cured 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 ex-penses of the Trustee and of the trusts created by said Deed of Trust.&emsp: The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and ad-vances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$616,971.74 (Estimated). he However, prepayment premiums, accrued in-terest 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 asso-ciation, savings associ-ation or savings bank spe-cified 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 Trust-ee. In the event tender other than cash is accepted, the Trustee may with-hold the issuance of the Trustee's Deed Upon Sale until funds become avail-able to the payee or en-dorsee as a matter of right. formation or on the I ANAHEIM UNION HIGH SCHOOL DISTRICT 501 CRESCENT WAY ANAHEIM, CALIFORNIA 92801 LEGAL NOTICE

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The property offered for excludes all funds sale held on account by the property receiver, if applic-able. If the Trustee is unable to convey title for any reason, the successful bid-der's sole and exclusive remedy shall be the return of monies paid to the Trustee and the success-ful 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 auc-tion. You will be bidding on a lice, not on the property further recourse. Notice to a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically en-title 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 bidder at the auction, you are or may be responsible for paying off all liens seni-or to the lien being auc-tioned off, before you can receive clear title to the property. You are encour-aged 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 shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. The law requires that informa-tion about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the resched-uled time and date for the sale of this property you sale of this property, you may call Nationwide Post-ing & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for in-formation regarding the sale of this property, using the file number assigned to this case, CA07000365-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflect ted in the telephone in-formation or on the Inter-

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#### NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NO-TICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than 2:00 p.m. PST on Wednesday, Au-gust 2, 2023. The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: https://auhsd.bonfirehub.com

#### **Bid# 2024-03 MAINTENANCE AND DELIVERY** VEHICLES

For assistance, please contact Todd Gangnath, Sr. Buy-er at gangnath\_t@auhsd.us or by phone at 714-999-

The Governing Board of Trustees of the Anaheim Uni-on High School District reserves the right to reject any and all bids receive in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Anaheim Union High School District

Buena Park Independent 7/19,26/2023-132991

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net Website. The best way to verify postponement information is to attend the scheduled sale.  Notice to Tenant NOTICE TO TENANT FOR FORE-CLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursu-ant 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-tion. If you are an "eligible bidder," you may be able 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, vou can call 916.939.0772. or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000365-23-1 to

T.S. No.: 2018-02225-CA

A.P.N.:939-78-047 Property Address: 1250 South Brookhurst Street 1104, Anaheim, CA 92804

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVII CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED TO BELOW IS NOT AT-TACHED TO THE RE-CORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVID ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED

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 INFOR-MACIÓN DE ESTE DOCU-MENTO TALA MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA LƯU Ý: KỆM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỆ THÔNG TIN TRÔNG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 06/24/2005 DER A DEED OF TRUST DATED 06/24/2005. UN-LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLA-NATION OF THE NATURE OF THE PROCEEDING THE PROCEEDING OF AGAINST SHOULD YOU, Y CONTACT YOU A LAWYER.

Trustor: Porfirio Ibarra, A Married Man as His Sole And Separate Property Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/08/2005 as Instrument No. 2005000526179 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 08/02/2023 at

03:00 PM Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE-

NUE, ORANGE, CA 92866 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 535,939.81

NOTICE OF TRUSTEE'S SALE

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find the date on which the trustee's sale was held. the amount of the last and the amount of the last and highest bid, and the ad-dress of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more then 15 down ofter the 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 appro-priate real estate profes-sional immediately for advice regarding this poten-tial right to purchase. Date: July 11, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000365-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 711 252-8300 TDD: 711 949.252.8300 By: Bern-ardo Sotelo, Authorized Signatory SALE INFORM-ATION CAN BE OB-

# THE TRUSTEE WILL SELL TUBLIC AUCTION HIGHEST BIDDER CASH, CASHIFP'S FOR CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAV INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-**RIZED TO DO BUSINESS** IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property un der and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

#### Street Address other or common designation of real property: 1250 South Brookhurst Street 1104, Anaheim, CA 92804 1104. A.P.N.: 939-78-047

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or war-ranty, 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 the property to be sold and reasonable estimated costs, ex-penses and advances at the time of the initial publication of the Notice of Sale is: \$ 535,939.81.

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shal be the return of monies paid to the Trustee, and the suc-cessful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned written request to com-

### Legals-IND

TAINED ONLINE AT www.nationwideposting FOR AUTOMATED m SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772 tion AT 916.939.0772 NPP0437688 To: INDE-PENDENT 07/19/2023 07/26/2023, 08/02/2023 Independent 7/19,26,8/2/23-132959

13846008 Canada inc., Unit A12 at 15300 Valley View LLC Warehousing LLC / ReadySpaces loc-ated at 15300 Valley View Ave La Mirada, CA 90638 will be sold to the highest bidder at <u>www.stor-</u> <u>agetreasures.com</u> on 7/28/23 at 12:00pm to satisfy the owner's lien for rent in accordance with CA law. All contents sold "as is" and by office only. Seller neither warrants title to any items sold and does not make any express or implied warranties to any item sold.

Independent 7/12,19/2023-132818 mence foreclosure, and the undersigned caused a No-tice of Default and Election to Sell to be recorded in the NOTICE OF TRUSTEE'S SALE

erty is located. NOTICE OF TRUSTEE'S SALE

county where the real prop

NOTICE TO POTENTIAL BIDDERS: If you are con-sidering bidding on this property lien, you should understand that there are risks involved in bidding at trustee auction. You will be a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee aucentitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned that the lien being auctioned off may be a junior lien. If you are the highest bid-der 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 prop-erty by contacting the county erty 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 may this 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, mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postpone ments 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 re-scheduled 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 2018-02225-CA. Information about postpone-

ments 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 In-ternet Web site. The best way to verify postponement information is to attend the scheduled sale.

# Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT NO. 20236666659

TES TENDER HEAR a) IENDER HEART ES-THETICS b) TENDER HEART, Located at 10900 LOS ALAMITOS BLVD UNIT 144 SUITE 2 LOS ALAMITOS, CA 2007 ALAMITOS, CA 90702. County: Orange This is a New Statement Registrant(s): MICHELLE SARA BURGO, 4636 CONQUISTA AVE, LAKE-WOOD, CA 90713. Have you started doing busi-ness yet? NO. This busi-ness is conducted by: IN-DIVIDUAL. Registrant(s) /s/ MICHELLE BURGO. I declare that all informa-tion in this statement is tion in this statement is true and correct. (A regis-trant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Or-ange County on 06/28/2023.

BP/A Independent 7/5,12,19,26/23-132609

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pur-suant 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 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 2018-02225-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. Sec-ond, you must send a written notice of intent to place a bid so that the trustee receives no more than 15 days after the trustee's sale. Third. vou must submit a bid, by

remitting the funds and af-fidavit 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 es-tate professional immediate-ly for advice regarding this potential right to purchase.

Date: June 21, 2023 West-ern Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite

Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRES-SIVE, LLC MAY BE ACT-ING AS A DEBT\_COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Independent 7/5,12,19/2023-132610