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NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST Loan No.: 202183/NGUYEN RESS Order No.: 2022-78110 A.P. NUMBER 126-161-10 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/09/2021, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 08/07/2023, 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 WINNIE NGUYEN, AN UNMARRIED WOMAN recorded on 12/14/2021, in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2021000750062, 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 9/6/2022 as Recorder's Instrument No. 2022000298601, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUC-

TION 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 10 of Tract 5108, per Map recorded in Book 194, Pages 3 and 4 of Misc Maps. Refer to Deed of Trust for full Legal Description. The street ad-

dress or other common designation of the real property hereinabove described is purported to be: 618 SOUTH VICKI LANE, ANAHEIM, CA 92804. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said oblig-

ations at the time of initial publication of this Notice is \$741,133.42. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also

be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The

sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2022-

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78110. 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> for information 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 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: 06/30/2023 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) 939-0772 or www.nationwideposting.com NPP0437242 To: INDEPENDENT 07/12/2023, 07/19/2023, 07/26/2023 **I n d e p e n d e n t** 7/12,19,26/23-132772

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20236664532
SEE IT THROUGH HOME INSPECTIONS. Located at: 2929 WESTMINSTER AVE #2999, SEAL BEACH, CA 90740. County: Orange. This is a New Statement. Registrant(s): SEE IT THROUGH HOME INSPECTIONS LLC, 2929 WESTMINSTER AVE #2999, SEAL BEACH, CA 90740. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant(s): /s/ MICHAEL MEZA, CHIEF EXECUTIVE OFFICER. I declare that all information in this statement is true and correct. (A registrant 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 Orange County on 06/01/2023.
BP/ANA Independent
7/12,19,26,8/3/23-132867

T.S. No.: 201-019185 Title Order No. 91220242 APN:

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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 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: 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 and other charges: \$279,682.79 (estimated as of the first publication date) Street Address or other common designation of real property: 1001 SOUTH MONTVALE COURT ANAHEIM, CA 92808 A PORTION OF THE PROPERTY MAY NOT HAVE A COMMON ADDRESS; FOR DIRECTIONS TO THE PROPERTY, PLEASE SUBMIT A WRITTEN REQUEST WITHIN TEN DAYS OF THE INITIAL PUBLICATION TO; MALBA INVESTMENTS, INC., C/O PLM LOAN MANAGEMENT SERVICES, INC.; 5446 THORNWOOD DRIVE, 2ND FLOOR, SAN JOSE, CA 95123 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOT 128 OF TRACT NO. 12701 AS SHOWN ON A MAP RECORDED IN BOOK 640, PAGES 25 THROUGH 36 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THERE-

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FROM ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL GEOTHERMAL RESOURCES THAT MAY NOW OR HEREAFTER BE FOUND, LOCATED, CONTAINED, DEVELOPED OR TAKEN ON, IN, UNDER OR FROM SAID LAND, OR ANY PART THEREOF, WITHOUT HOWEVER, ANY RIGHT TO SURFACE ENTRY OR RIGHT OF ENTRY TO THE SURFACE THEREOF TO A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID PROPERTY FOR THE DEVELOPMENT, REMOVAL OR OTHER EXPLOITATION OF SAID RESOURCES OR SUBSTANCES, AS RESERVED IN THE DEED RECORDED JANUARY 16, 1991 AS INSTRUMENT NO. 91-023614 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM ALL WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT OR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE HIGHLANDS ("DECLARATION"), RECORDED SEPTEMBER 8, 1989 AS INSTRUMENT NO. 89-480559 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 128, OVER THOSE PORTIONS OF LOT 127, BOTH OF TRACT NO. 12701, AS SHOWN ON A MAP RECORDED IN BOOK 640, PAGES 25 THROUGH 36 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID PORTIONS BEING DELINEATED ON SAID MAP AS "INGRESS AND EGRESS FOR THE BENEFIT OF LOT 128. 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. 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 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

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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: 7/11/2023 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth Gobeby, Vice President NPP0437667 To: INDE-

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PENDENT 07/19/2023, 07/26/2023, 08/02/2023 **I 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

TO ALL INTERESTED PERSONS: Petitioner: ALEXIS JULIE MODEROW filed a petition with this court for a decree changing names as follows: ALEXIS JULIE MODEROW to ALEXIS JULIE 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 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

08/16/2023, 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
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: CA07000365-23-1 APN: 128-411-02 TO No: 230135990-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 March 21, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 11, 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 April 4, 2022 as Instrument No. 2022000129516, of official records in the Office of the Recorder of Orange County, California, executed by LAURENCE TAU, A WIDOWER, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ADVISORS MORTGAGE

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GROUP, L.L.C. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1427 S EASY WAY, ANAHEIM, CA 92804 The undersigned Trustee disclaims any liability for any incorrectness of the street address and

NOTICE OF REQUEST FOR PROPOSALS FOR RFP #2023-23 Cypress HS Track & Field

NOTICE IS HEREBY GIVEN that Asphalt, Fabric, & Engineering, Inc., ("General Contractor") is the Lease-Leaseback Contractor and is seeking proposals from qualified MEP subcontractors for the construction of the Anaheim Union High School District's Cypress High School Track & Field (collectively, "Project"). There will be a **non-mandatory job walk on August 10th, 2023 @ 8:00 am at Cypress High School, 9801 Valley View St, Cypress 90630. Location: Main parking lot.**

Scope of work includes:

Electrical, Musco Lighting, Bleachers, Landscape and Irrigation, Demo, Grading, and Scoreboard

Project type: Lease-leaseback
Prevailing wage
Skilled and Trained requirements
Subcontractor Selection: Best Value
Bids are to be good for 90 days from bid date

In accordance with Education Code section 17406 and Public Contract Code section 20111.6, proposers are required to submit to the General Contractor a completed set of prequalification documents on forms provided by the GC. Any proposer that submits a proposal and is not prequalified will be deemed non-responsive and the proposal will be rejected and returned unopened. This Project includes work that will be performed by mechanical, electrical, or plumbing ("MEP") subcontractors (contractors that hold a C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, or C-46 license), such MEP subcontractors must be prequalified. Prequalification documents are available Wednesday 7/26/2023 via Building Connected or by email request to Marisol Medina. Prequalification documents must be submitted, via email, to marmarina@asphaltfabeng.com, by **5:00 pm on August 7, 2023.**

The successful proposer must possess valid and active licensing at the time of submission of the proposal. All subcontractors (of any tier) must be currently registered and qualified to perform public works in accordance with Labor Code section 1725.5.

Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the subcontractor to whom the contract is awarded, to pay not less than the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the contract, including holiday and overtime work as well as employer payments for health and welfare, pension, vacation, and similar purposes.

The GC will select subcontractor(s) using the "best value" competitive procurement process under Education Code section 17400 et seq., that can assist the General Contractor with construction services. The "best value" competitive procurement process is an evaluation process whereby a subcontractor is selected by the GC on the basis of objective criteria for evaluating the qualifications of proposers as set forth in the RFP, with the selected contractor representing the best combination of price and qualifications.

The General Contractor reserves the right to accept or reject any or all proposals, and to waive any irregularities or informalities in any proposal or in the RFP process. If the selected proposer refuses or fails to execute the tendered contract, the General Contractor may award the contract to the proposer with the second highest best value score if the GC deems it to be in its best interest.

The proposal must be received **no later than 2:00 PM on September 6, 2023**, via email to marmarina@asphaltfabeng.com.

Bid Schedule Information:

Invite to bid 7/26/2023
Job Walk: 8/10/2023 @8:00 am
Release of Plans of Specs: 8/11/2023
Prequalification Deadline: 8/7/2023 EOD
RFI Deadline: 8/20/2023 EOD
Final Addendum: TBD
Bids Due: 9/6/2023 @ 2:00 pm

For more information regarding the RFP, please feel free to contact Marisol Medina at marmarina@asphaltfabeng.com or (562) 997-4129.

ANA Independent
7/26,8/2/23-133218

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 \$616,971.74 (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 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, 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 reflected 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 NOTICE TO TENANT FOR FORECLOSURE 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 CA07000365-23-1 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: 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: 711 949.252.8300 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 NPP0437688 To: INDEPENDENT 07/19/2023, 07/26/2023, 08/02/2023 **I n d e p e n d e n t 7/19,26,8/2/23-132959**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSE JOEL HERNANDEZ aka JOSE J HERNANDEZ CASE NO. 30-2023-01336725

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOSE JOEL HERNANDEZ aka JOSE J HERNANDEZ. A Petition for PROBATE has been filed by: OFELIA ROJAS DE HERNANDEZ in the Superior Court of California, County of ORANGE. The Petition for Probate requests that OFELIA ROJAS DE HERNANDEZ be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without ob-

taining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

08/24/2023 at 1:30 PM in Dept. CM06 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear

T.S. No.: 2023-00356-CA

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

NOTICE OF TRUSTEE'S SALE

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.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

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 ĐẦY LÀ BẢN TRINH BÀY TỜM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/17/2005. 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.

Trustor: John Salisbury, A Single Man
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 08/25/2005 as Instrument 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: Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868

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

NOTICE OF TRUSTEE'S SALE

remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California

Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: OFELIA ROJAS DE HERNANDEZ, 10452 SPAIN ST, ANAHEIM, CA 92804. 714-742-8816 **Anaheim Independent 7/26,8/2,9/2023-133258**

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:

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:

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 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: \$ 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 successful bidder shall have no further recourse.

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

Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: OFELIA ROJAS DE HERNANDEZ, 10452 SPAIN ST, ANAHEIM, CA 92804. 714-742-8816 **Anaheim Independent 7/26,8/2,9/2023-133258**

mence 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.

NOTICE OF TRUSTEE'S 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 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.

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 2023-00356-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 scheduled sale.

Date: July 9, 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>

FICTITIOUS BUSINESS NAME STATEMENT NO. 20236666659

a) **TENDER HEART ESTHETICS** b) **TENDER HEART**, Located at: 10900 LOS ALAMITOS BLVD UNIT 144 SUITE 2, LOS ALAMITOS, CA 90702. County: Orange. This is a New Statement. Registrant(s): MICHELLE SARA BURGO, 4636 CONQUISTA AVE, LAKEWOOD, CA 90713. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ MICHELLE BURGO. I declare that all information in this statement is true and correct. (A registrant 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 Orange County on 06/28/2023.

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

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned 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 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.

Date: July 9, 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>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I n d e p e n d e n t 7/12,19,26/2023-132862

ANAHEIM UNION HIGH SCHOOL DISTRICT
501 CRESCENT WAY
ANAHEIM, CALIFORNIA 92801

NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE 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 **AUGUST 10, 2023, at 12:00 p.m. PST.** The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhsd.bonfirehub.com>

BID No. 2024-02 – FOOD SERVICES UTENSILS AND RELATED ITEMS

For assistance, please contact Shadia Pantoja, Buyer at Pantoja_S@auhsd.us or by phone at 714-999-3609.

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

Brad Minami
Director, Purchasing and Central Services
Anaheim Union High School District
BP/ANA Independent 7/26,8/2/2023-133256

ANAHEIM UNION HIGH SCHOOL DISTRICT
501 CRESCENT WAY
ANAHEIM, CALIFORNIA 92801

**LEGAL NOTICE
NOTICE TO BIDDERS**

In accordance with Public Contract Code 20111, NOTICE 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, August 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. Buyer at gangnath_t@auhsd.us or by phone at 714-999-3599.

The Governing Board of Trustees of the Anaheim Union 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

Brad Minami
Director, Purchasing and Central Services
Buena Park Independent 7/19,26/2023-132991