

**"SHE SNORES MORE  
THAN I DO, BUT I STILL  
LOVE MY HUMAN."**

**- BANDIT  
adopted 11-26-09**

**A PERSON  
IS THE BEST  
THING TO HAPPEN  
TO A SHELTER PET**



**adopt**

[theshelterpetproject.org](http://theshelterpetproject.org)



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**NOTICE OF TRUSTEE'S SALE TS No. CA-19-875072-AB Order No.: DS7300-19007294 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/20/2007. 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 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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

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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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Nina Ilkhanoff, a married woman as her sole and separate property Recorded: 6/27/2007 as Instrument No. 2007000407950 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 8/23/2023 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: \$538,158.43 The purported property address is: 4968 AVILA WAY, BUENA PARK, CA 90621 Assessor's Parcel No.: 066-493-30 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Parcel 1: Lot 87 of Tract No. 7624, in the City of Buena Park, as per map recorded in Book 312, Pages 43 to 47 Inclusive of Miscellaneous Maps, in the office of the County Recorder of said County. Except therefrom

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all water, oil, gas, minerals and other hydrocarbon substances lying below a depth shown below but with no right of surface entry, as provided in deeds of record Depth: 550 feet Parcel 2: A non-exclusive easement over Lots A to N inclusive (the Common Area) of said tract of ingress, egress and the uses and purposes as set forth in the Declaration of Covenants, Conditions and Restrictions. **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

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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 855 238-5118 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-875072-AB. 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 Cali-

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fornia 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 855 238-5118, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-875072-AB 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Sec-

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tion 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal

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liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 855 238-5118 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-19-875072-AB ID: SPub #0187203 7/28/2023 8/4/2023 8/11/2023 Buena Park Independent 7/28,8/4,11/2023-133118

**NOTICE OF TRUSTEE'S SALE TS No. CA-23-956086-AB Order No.: 230140495-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/18/2016. 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 to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan



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association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): FRANCISCO GAYTAN SALDANA AND TORIBIO GAYTAN, AND LUIS ROBERTO GAYTAN SALDANA ALL AS JOINT TENANTS Recorded: 7/20/2016 as Instrument No. 2016000331711 and modified as per Modification Agreement recorded 10/7/2021 as Instrument No. 2021000618620 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 8/22/2023 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: \$420,737.56 The purported property address is: 7121 SCALES WAY, BUENA PARK, CA 90621 Assessor's Parcel No.: 276-254-36 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>

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, using the file number assigned to this foreclosure by the Trustee: CA-23-956086-AB. 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 1-866-539-4173, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-956086-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN

SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-866-539-4173 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-956086-AB ID-SPub #0187201 7/28/2023 8/4/2023 8/11/2023 **Buena Park Independent 7/28,8/4,11/2023-133210**

T.S. No. 19-56716 APN: 070-342-27 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/23/2007. 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: GEORGE R. HOLGUIN AND GRACIELA E. HOLGUIN, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP Deed of Trust recorded 2/1/2007, as Instrument No. 2007000069663, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 2013000171555 and recorded on 3/21/2013, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/11/2023 at 9:00 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 and other charges: \$573,680.65 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 owed. Street Address or other common designation of real property: 8283 PHILODENDRON WAY BUENA PARK, California 90620-2120 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 070-342-27 The undersigned Trust-

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ee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common 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 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 (855) 976-3916 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case 19-56716. 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. 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 (855) 976-3916, or visit this internet website [www.auction.com/sb1079](http://www.auction.com/sb1079), using the file number assigned to this case 19-56716 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: 8/3/2023 ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 9 7 6 - 3 9 1 6 [www.auction.com](http://www.auction.com) Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 37850 Pub Dates 08/11, 08/18, 08/25/2023 **Buena Park Independent 8/11,18,25/2023-133634**

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01338378

TO ALL INTERESTED PERSONS: Petitioner: MELANIE A. ODUGWA filed a petition with this court for a decree changing names as follows: MELANIE ANN ODUGWA TO MELANIE ANN OLADIPUPO. 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**  
09/14/2023, 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](http://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: Buena Park/Anaheim Independent

Date: 07/26/2023  
Judge Peter J Wilson  
Judge of the Superior Court

**BP/ANA Independent 8/4,11,18,25/23-133561**

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN: 58601907553JFA OTHER: 05948327 FILE:7962 JLP A.P. NUMBER 262-163-35 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED December 17, 2019, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-

ERTY, 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 LENDERS T.D. SERVICE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by ZAINAB R. TUKHI, TRUSTEE OF THE TUKHI FAMILY TRUST, DATED OCTOBER 6, 2010 Recorded on 12/20/2019 as Instrument No. 2019000535505 in Book Page of Official records in the office of the County Recorder of ORANGE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 04/25/2023 in Book, Page, as Instrument No. 2023000095178 of said Official Records. WILL SELL on 09/05/2023 at AT THE MAIN (NORTH) ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 at 12:00 NOON AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State herein-after described: As more fully described on said Deed of Trust. The property' address and other common designation, if any, of the real property described above is purported to be: 5785 LOS ALAMOS, BUENA PARK, CA 90620 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$349,693.25 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, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 800-605-2445 for information regarding the trustee's sale or visit this Internet Web site: [www.servicelinkasap.com](http://www.servicelinkasap.com) for information regarding the sale of this property, using the file number assigned to this case. 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. 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 800-605-2445 for information regarding the trustee's sale, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned to this case 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 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: 08/04/2023 LENDERS T.D. SERVICE, INC., as said Trustee 23151 VERDUGO DRIVE, #203 LA GUNA HILLS, CA 92653 (949)855-1945 BY: JEFFREY L. PRATHER PRESIDENT A-4792972



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<p>08/11/2023, 08/18/2023, 08/25/2023</p> <p><b>Buena Park Independent 8/11,18,25/2023-133671</b></p> <p><b>AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000390</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: DORA XIA aka YING-ZHEN XIA on behalf of HANSON XIAO, a minor filed a petition with this court for a decree changing names as follows: HANSON XIAO to HENSON XIA. 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.</p> <p><b>NOTICE OF HEARING</b> 09/13/2023, 8:30 a.m. L74 REMOTE</p> <p>Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</p> <p>(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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>)</p> <p>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: Buena Park/Anaheim Independent</p> <p>Date: 06/28/2023 Judge Julie A. Palafox Judge of the Superior Court</p> <p><b>PETITION FOR CHANGE OF NAME</b> CASE NUMBER: 23FL000390</p> <p>1. Petitioner: DORA XIA aka YINGZHEN XIA on behalf of HANSON XIAO, a minor</p> <p>2. Petitioner requests that the court decree the following name: Present name: HANSON XIAO Proposed name: HENSON XIA</p> <p>3. Petitioner requests that the court issue an order directing all interested persons to appear or file objections to show cause why this petition for change of name of the persons identified in item 2 should not be granted.</p> <p>4. The number of persons under 18 years of age whose names are to be changed is: 01</p> <p>5. If this petition requests the change of name of any person or persons under 18 years, this request is being made by</p> <p>a. one parent.</p> <p>7. For each person whose name is to be changed, petitioner provides the following information (you must attach Name and Information About the Person Whose Name Is to Be Changed (form NC-110) for each person identified in item 2): Number of pages attached (specify number):a. 16</p> <p>b.-f. (These items are on the attached page or pages of form NC-110.)</p> <p><b>BP/ANA Independent 7/21,28,8/4,11/23-133066</b></p>	<p><b>NOTICE OF PUBLIC SALE</b></p> <p>PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B &amp; P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON <b>AUGUST 29, 2023</b>, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS</p> <p>LOCATED AT:</p> <p><b>STORAGE ETC ANAHEIM 900 E. ORANGETHORPE AVE ANAHEIM, CA 92801 714-992-2874 TIME: 12:00 P.M. THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:</b></p> <p><b>“PAULA GANO” “JOHN HARRISON BEAULIEU” “JOSE LOPEZ III” “SABRINA R BOSTON” “KENNETH KREBS”</b></p> <p>ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE.</p> <p>DATED THIS <b>“AUGUST 4th, 2023, AND AUGUST 11th, 2023”</b> BY STORAGE ETC PROPERTY MANAGEMENT, LLC.</p> <p>2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,</p> <p>(323) 852-1400, 08/4/2023, 08/11/2023</p> <p><b>BP/A Independent 8/4,11/2023-133588</b></p> <p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000753</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: MICHAEL STEWART and NORA STEFANOS STEWART on behalf of ADELINE CLAIRE STEWART to CLAIRE ADELIN STEWART. 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.</p> <p><b>NOTICE OF HEARING</b> 11/15/2023, 8:30 a.m. L74 REMOTE</p> <p>Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</p> <p>(To appear remotely,</p>	<p>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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>)</p> <p>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: Buena Park/Anaheim Independent</p> <p>Date: 08/04/2023 Judge Julie A. Palafox Judge of the Superior Court</p> <p><b>BP/ANA Independent 8/11,18,25,9/1/23-133715</b></p> <p><b>NOTICE OF PUBLIC SALE:</b> Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart - 4200 N. Harbor Blvd. Fullerton CA, 92835 to satisfy a lien on August 24th at approx. 1:00PM at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a>: Gino Dominguez, Rickie Heath AKA Rickie N. Heath, kai Liu, jorge sanchez, Renee Diaz.</p> <p>8/4, 8/11/23 <b>CNS-3722418# BUENA PARK INDEPENDENT Buena Park Independent 8/4,11/2023-133086</b></p> <p>In accordance with Sec. 106 of the Programmatic Agreement, AT&amp;T plans an EXISTING TRANSMISSION TOWER at 7580 CHAPMAN AVE., GARDEN GROVE, CA 92841. Please direct comments to Gavin L. at 818-898-4866 regarding site CLL01285.</p> <p>8/11, 8/18/23 <b>CNS-3728459# BUENA PARK INDEPENDENT BP Independent 8/11,18/2023-133724</b></p> <p><b>NOTICE OF UNIFIED TRUSTEE'S SALE T.S. NO.: 2023-2921 Loan Number: 112631 A.P.N.: 277-071-013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2018 AND SECURITY AGREEMENT DATED 10/11/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.</b> On 09/06/2023, 01:30 PM, American Default Management, as duly appointed Trustee under and pursuant to Deed of Trust recorded on 10/15/2018, as Document No. 2018000373684, Book //, Page //, of Official Records in the Office of the Recorder of ORANGE, California, executed by FAITH CHRISTIAN REFORMED CHURCH, as Trustor, US METRO BANK, as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: The North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, all right, title and interest conveyed to and now held by</p>	<p>it under said Deed of Trust in the property situated in said County, California, describing the land therein: As more fully described in the Deed of Trust A.P.N.: 277-071-13 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: 7651 5TH STREET BUENA PARK, CA 90621 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, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of trust, estimated fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust, to-wit: \$979,734.92 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. ***Make Cashier's checks payable to American Default Management, LLC Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non judicial foreclosure of the real property interest described in the Security Agreement dated 10/11/2018, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to evoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, as Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. See the Deed of Trust, if applicable. The personal property which was given as security for trustor's obligation is described: All inventory, equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction; all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, invent-</p>	<p>ory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property, ORANGE County. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is" "where is". The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, 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. <b>NOTICE TO POTENTIAL BIDDERS:</b> 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. <b>NOTICE TO PROPERTY OWNER:</b> 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 Web site <a href="http://www.nationwideposting.com">www.nationwideposting.com</a>, using the file number assigned to this case 2023-2921. 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: 08/04/2023 American Default Management 415 N. Camden Drive, #108 Beverly Hills, California 90210</p>	<p>(310) 855-0826 Automated Sale Information Line: (916) 939-0772 JUSTIN SHAW, TRUSTEE SALE OFFICER NPP0439015 To: BUENA PARK / ANAHEIM INDEPENDENT 08/11/2023, 08/18/2023, 08/25/2023 <b>BP/A Independent 8/11,18,25/23-133755</b></p> <p><b>NOTICE OF SALE ABANDONED PERSONAL PROPERTY</b></p> <p>Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at <a href="http://www.storage-treasures.com">www.storage-treasures.com</a> by competitive bidding ending on 8/23/2023 at 2:30 PM. Property has been stored and is located at A-1 Self Storage, 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture &amp; equipment, sporting goods, etc.; belonging to the following: Tiffany Towery Steven Sherman Auction by StorageTreasures.com 480-397-6503 8/11, 8/18/23 <b>CNS-3727119# BUENA PARK INDEPENDENT Buena Park Independent 8/11,18/2023-133617</b></p> <p><b>NOTICE TO CREDITORS OF BULK SALE</b> (Division 6 of the Commercial Code) Escrow No. 050354</p> <p>(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.</p> <p>(2) The name and business addresses of the seller are: BRIAN TIFFANY, 6161 LINCOLN AVENUE, BUENA PARK, CA 90620</p> <p>(3) The location in California of the chief executive office of the Seller is: Same as above</p> <p>(4) The names and business address of the Buyer(s) are: ED LEMLEY, 6161 LINCOLN AVENUE, BUENA PARK, CA 90620</p> <p>(5) The location and general description of the assets to be sold are all stock in trade including inventory, supplies, merchandise, fixtures, equipment, goodwill and trade name of that certain business located at: 6161 LINCOLN AVENUE, BUENA PARK, CA 90620.</p> <p>(6) The business name used by the seller(s) at that location is: TIFFANY GLASS AND MIRROR</p> <p>(7) The anticipated date of the bulk sale is 08/29/23 at the office of Security Land Escrow Company, 10805 Paramount Blvd., Suite A Downey, CA 90241, Escrow No. 050354, Escrow Officer: Lawrence Garces.</p> <p>(8) Claims may be filed with Same as "7" above.</p> <p>(9) The last date for filing claims is 08/28/23.</p> <p>(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.</p> <p>(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE".</p> <p>Dated: May 12, 2023 Transferees: S/ ED LEMLEY 8/11/23 <b>CNS-3728687# BUENA PARK INDE-</b></p>	<p><b>PENDENT Buena Park Independent 8/11/2023-133756</b></p> <p><b>NOTICE</b></p> <p>Notice is hereby given per Section 21700 et seq. Of the California Business &amp; Professions Code that the undersigned, Anaheim Fullerton Self &amp; RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct an online public lien sale on Bid13.com of the personal Property described below at 10:00 a.m. On August 25th, 2023. The undersigned will accept cash bids to satisfy a Lien sale for past due rent and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number Ana L. Cruz B-025 Dorothy Akau B-051 Michael L. Terry B-255 Michael J. Churcher B-273 Severina G. Gurango U-011 Tony Hernandez U-284 Steve I. Jensen G-023 8/11, 8/18/23 <b>CNS-3726244# BUENA PARK INDEPENDENT Buena Park Independent 8/11,18/2023-133553</b></p> <p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01339596-CUPT-CJC</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: MARY LETECIA MAGDALENA RAMOS filed a petition with this court for a decree changing names as follows: MARY LETECIA MAGDALENA RAMOS to MARIA LETICA PUENTE. 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.</p> <p><b>NOTICE OF HEARING</b> 09/20/2023, 8:30 a.m. D100 REMOTE</p> <p>Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p> <p>(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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>)</p> <p>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: Buena Park/Anaheim Independent</p> <p>Date: 08/02/2023 Judge Layne H. Melzer Judge of the Superior Court</p> <p><b>BP/ANA Independent 8/11,18,25,9/1/23-133780</b></p>	