

END
FAMILY
FIRE

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

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

ENDFAMILYFIRE.org



Legals-IND

Public Notice of Sale of Abandoned Property
Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 8/25/2023 at Gilbert Self Storage N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to www.storage-treasures.com to register and see photos of the items available for sale. This is a cash only sale and a refundable \$100 cash cleaning deposit is required by all winning bidders. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are considered to contain household goods and other personal property.
Unit 504 Brandon Gilbert
Unit 535 Guadalupe Gonzalez
Unit 605 Anjanette Gutierrez
Unit 712 Fernando Hernandez
Unit 762 Claudia Cardenas
Unit 1043 Anthony Gutierrez
Unit 1044 Brian Dougherty
Independent 8/9,16/2023-133394

NOTICE OF TRUSTEE'S SALE T.S. No.: 22-0214
Loan No.: ***618** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/13/2015 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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: LORI C. BROWN, AN UNMARRIED WOMAN Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 01/20/2015 as Instrument No. 2015000030109 in book --, at Page -- of Official Records in the office of the Recorder of ORANGE County, California, Date of Sale: 08/23/2023 at 01:30PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic

Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$477,440.40 estimated - as of date of first publication of this Notice of Sale The purported property address is: 1764 N. GLENVIEW AVE ANAHEIM, CA 92807 A.P.N.: 343-074-07 The beneficiary under said 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 wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's Sale. 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 the property itself. Placing the highest bid at a trust-

ee 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. **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 avail-

able 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 for information regarding the trustee's sale or visit this Internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0214 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 www.nationwideposting.com, using the file number assigned to this case 22-0214 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: 07/24/2023 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0438427 TO: INDEPENDENT 08/02/2023, 08/09/2023, 08/16/2023 **Independent 8/2,9,16/23-133427**

NOTICE OF PUBLIC LIEN SALE

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **August 28th, 2023** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

A-AMERICAN SELF STORAGE Via Storageauctions.net @ 6:00 pm, at 7282 Walnut Ave Buena Park, CA 90620 714-994-2900

STORED BY THE FOLLOWING PERSONS:

Paul Harding
Alex Fiaseu
Angela Raffaele
Rebecca Romero
Joshua Randall 2

All sales are subject to prior or cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022. **Buena Park/Anaheim Independent 8/16,23/2023-133463**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01339748

TO ALL INTERESTED PERSONS: Petitioner: H A S S A N A F T A B CHUGHTAI filed a petition with this court for a decree changing names as follows: HASSAN AFTAB CHUGHTAI to SHAWN AFTAB - H A S S A N CHUGHTAI. 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

Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p>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)</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:</p> <p>Independent Date: 08/02/2023 Judge Layne Melzer Judge of the Superior Court</p> <p>BP/ANA Independent 8/9,16,23,30/23-133696</p>	<p>said Deed of Trust.&emp; 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 \$605,404.91 (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</p> <p>Notice Inviting Bids NOTICE IS HEREBY GIVEN that Construct 1 One, Corp. (LEASE-LEASEBACK CONTRACTOR), on behalf of Anaheim Union H.S. District (OWNER), is requesting Subcontractor and Supplier bids for the following: Project: Orangeview JHS Site Improvements Project; Bid Deadline: 2:00 PM on Thursday, September 7, 2023; All bids shall be submitted to Construct 1 One, Corp. via email at Estimating@construct1.com; Site Visit: A voluntary pre-bid site visit will be held at 10:00 AM on Thursday, August 17, 2023; Site Address: 3715 W Orange Ave., Anaheim, CA 92804; Project Budget: \$8,000,000; Pre-Bid RFIs: Direct pre-bid RFIs to Sam Reed via email – samr@construct1.com. The deadline for submitting questions is Friday, August 25, 2023, at 2:00 PM; DIR Registration: This project is subject to DIR Public Works Funding Legislation - SB 854. To bid on this Project, subcontractors and all their lower-tier subcontractors must be registered online as Public Works Contractors with the California Department of Industrial Relations. Go to the DIR Website for more information https://www.dir.ca.gov/Public-Works/PublicWorks.html; Prequalification: Pursuant to Education Code Section 17406 and Public Contract Code Section 20111.6, all Mechanical, Electrical, and Plumbing contractors holding C-7, C-10, C-34, C36, C-42, or C-43 licenses (MEP subcontractors) must be prequalified to submit as a first-tier subcontractor for this projects. Prequalification documents are available from Construct 1 One, Corp. via email request to Sam Reed, Senior Estimator, SamR@construct1.com. Prequalification documents must be submitted by 4:00 PM on Monday, August 21, 2023. Any such bidder that submits a proposal and is not prequalified will be deemed non-responsive; Skilled and Trained Workforce: This project is subject to skilled and trained workforce requirements. All Subcontractors and their subcontractors at every tier shall comply with Education Code 17407.5 and Public Contract Code Sections 2600 to 2603, skilled and trained workforce requirements. STW Frequently Asked Questions can be found at https://www.dir.ca.gov/Public-Works/PublicWorks.html. Monthly certifications will be required as a prerequisite for payment; Payment and Performance Bonds: Subcontracts with values over \$100,000 will require Payment and Performance Bonds; Prevailing Wages: This is a prevailing wage project. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under such contractor, 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 Lease-Leaseback Contractor, being the awarding body, is entitled to request certified payroll records for inspection under Section 1776 of the Labor Code. Subcontractors assume responsibility for notifying all of their subcontractors of prevailing wage requirements; Compliance Monitoring: Subcontractors are advised that this contract is subject to monitoring by the Compliance Monitoring Unit (CMU), a Division of the Department of Industrial Relations (DIR). Subcontractors of all tiers shall be required to furnish electronic certified payroll reports (CPR) directly to the Labor Commissioner/CMU per Title 8, California Code of Regulations, Section 16460 et seq. Subcontractors and all sub-subcontractors on the project shall maintain and furnish to the DIR once each month, certified copies of weekly payroll reports signed under penalty of perjury; Contractors' License: Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, at the time of bid and throughout the contract, all Bidders must possess the proper Contractor's license to perform the specified work.</p> <p>The OWNER and LEASE-LEASEBACK CONTRACTOR reserve the right to reject any and all bids and to waive irregularities in any bid. Each bid must conform and be responsive to all pertinent Bidding and Contract Documents. For further information, consult the Information for Bidders and the Contract Documents.</p> <p>ANA Independent 8/9,16/2023-133502</p>	<p>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, CA07000454-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.&emp; Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If</p>	<p>aged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of 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, CA07000454-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.&emp; Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If</p>	<p>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 CA07000454-23-1 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</p>	<p>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: August 7, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000454-23-1 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 NPP0438998 To: INDEPENDENT 08/16/2023, 08/23/2023, 08/30/2023 Independent 8/16,23,30/23-133767</p>	<p>delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>NOTICE TO 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 2023-00628-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.</p> <p>Date: August 8, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx</p>	
			<p>T.S. No.: 2023-00628-CA</p> <p>A.P.N.:079-281-19 Property Address: 1336-1336 1/2 SOUTH KNOTT AVENUE, ANAHEIM, CA 92804</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.</p> <p>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</p> <p>注：本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</p> <p>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/03/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.</p> <p>Trustor: ALFRED CASTRO, A SINGLE MAN Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/08/2005 as Instrument No. 2005000443098 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 09/18/2023 at 09:00 AM Place of Sale: AUCTION.COM ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868</p> <p>Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 347,737.82</p> <p>NOTICE OF TRUSTEE'S SALE</p>	<p>THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:</p> <p>All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:</p> <p>More fully described in said Deed of Trust.</p> <p>Street Address or other common designation of real property: 1336-1336 1/2 SOUTH KNOTT AVENUE, ANAHEIM, CA 92804 A.P.N.: 079-281-19</p> <p>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</p> <p>The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 347,737.82.</p> <p>Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.</p> <p>If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.</p> <p>The beneficiary of the Deed of Trust has executed and</p>	<p>Trustee Sale Assistant</p> <p>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</p> <p>Independent 8/16,23,30/2023=133801</p>		