BP/ANA Independent 8/9,16,23,30/23-133696 TS No: CA07000454-23-1
APN: 129-421-18 TO No
230169560-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
July 27, 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 October 11
2023 at 01:30 PM, at the
North front entrance to the
County Courthouse at 700
Civic Center Drive West County Courthouse at 700
Civic Center Drive West
Santa Ana, CA 92701
MTC Financial Inc. dba
Trustee Corps, as the duly
Appointed Trustee, under Appointed Trustee, unider and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 1, 2022 as Instrument No 2022000264991, of official records in the Office of the Recorder of Orange County, California, executed by JOAN ALBARELLA, TRUSTEE OF THE JOSEPH AND JOAN ALBARELLA, TRUSTEE OF THE JOSEPH AND JOAN ALBARELLA LIVING TRUST DATED OCTOBER 25, 2018 AND ANY A MEND MENT STHERETO, as Trustor(s) in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Beneficiary, as nominee for OPEN MORTGAGE LLC 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 described above is purported to be: 1203 W LASTER AVE, ANAHEIM CA 92802-2816 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covered. enant or warranty, ex-press or implied, regard-ing title, possession, or ening 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. & emsp The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and adcosts, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is 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 Trustaddition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or feder-



SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01339748

TO ALL INTERESTED PERSONS: Petitioner: HASSAN AFTAB CHUGHTAI filed a petition with this court for a decree changing names as follows: HASSAN AFTAB CHUGHTAI to SHAWN AFTAB 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 schedons 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 netition without a grant the petition without a hearing.

NOTICE OF 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/findmy-court.htm) my-court.htm)
A copy of this Order to
Show Cause shall be pub-

lished at least once each week for four successive weeks prior to the date set weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Independent Date: 08/02/2023 Judge Layne Melzer Judge of the Superior Court

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(714)894-2575



Legals-IND al credit union or a check drawn by a state or federal savings and loan asso-ciation, savings associ-ation or savings bank speaution of 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 ee. 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 avail-able to the payee or en-dorsee 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 successfurther 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 prop-erty. Notice to Property Owner The sale date 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 California Civil Code. The law requires that informa-tion about Trustee Sale postponements be made available to you and to the public, as a courtesy those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the reschedif applicable, the rescried-uled time and date for the sale of this property, you may call Nationwide Post-ing & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for 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 reflec-ted in the telephone information or on the Inter-net Website. The best way to verify postponement in-formation is to attend the scheduled sale   Notice to Tenant NOTICE TO TENANT FOR FORE-CLOSURES AFTER JANUARY 1, 2021 You may have a right to pur-chase 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

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 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 the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contact-ing an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 7, 2023 MTC Fin-ancial Inc. dba Trustee Corps TS No. Corps TS No. CA07000454-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 T D D: 7 1 1 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORM-ATION CAN BE OB-TAINED ONLINE AT www.nationwideposting.co SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772 NPP0438998 To: INDE-PENDENT 08/16/2023 08/23/2023, 08/30/2023 Independent In dependent 8/16,23,30/23-133767 T.S. No.: 22-7733 Loan No.: ********877 APN: 358-091-08 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UN-DER A DEED OF TRUST

Legals-IND

the last and highest bid

DATED 12/22/2004. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale 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 mortgagee, beneficiary, trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. The 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 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 by the trustee in the hereinafter described property under and pursuant to a sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the resched-Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or enuled time and date for the sale of this property, you may call (916) 939-0772 or cumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with in-terest and late charges visit this Internet Website www.nationwideposting.co m, using the file number assigned to this case 22-7733. Information about postponements that are thereon, as provided in the note(s), advances, under the terms of the Deed of very short in duration or that occur close in time to Trust, interest thereon, fees, charges and expenses of the Trustee for the scheduled sale may not immediately be reflecthe total amount (at the time of the initial publica-tion of the Notice of Sale) ted in the telephone information or on the Internet Web site. The best reasonably estimated to be set forth below. The

Legals-IND amount may be greater on the day of sale. Trustor: Steven Chase and Stephanie Chase, hus-band and wife, as joint tenants Duly Appointed Trust-ee: Prestige Default Ser-vices, LLC Recorded 12/29/2004 as Instrument No. 2004001153090 The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2020000744599 and recorded on 12/17/2020. of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/13/2023 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: \$835,965.33 charges: \$835,965.33 Street Address or other common designation of real property AVENIDA BAF BARCA ANA HEIM California 92807 A.P.N.: 358-091-08 The undersigned Trustee 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. NO-TICE 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. Pla-cing 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 are the highest bidder at 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. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

PROPERTY OWNER: YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 06/03/2005. UN-LESS YOU TAKE ACTION TO PROTECT YOUR California. Date of Sale: 09/18/2023 at O9:00 AM

Place of Sale: A U C TION.COM ROOM, DOUBLETREE BY HILTON
HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 347,737.82 way to verify postpone-ment information is to at-

tend the scheduled sale. NOTICE TO TENANT tent to place a bid so that 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 "eli-gible 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 auc-tion. 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 22-08/23/2023, 08/30/2023 09/06/2023 7733 to find the date on I n d e p e n d e n t 8/23,30,9/6/23-133986 which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must No.: 2023-00628 A.P.N.:079-281-19 Property Address: 1336-1336 1/2 SOUTH KNOTT AVENUE, ANAHEIM, CA FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR 92804 NOTICE OF TRUSTEE'S SALE A CHECK DRAWN BY

Legals-IND

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

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED <u>:</u>本文件包含一个信息

ED TO THE TRUSTOR.

MACIÓN DE ESTE DOCU-MENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA DOROMENTONG TIO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BẢY TÓM LƯỢC VỀ THÔNG TIN TRONG TẢI LIỆU NÀY IMPORTANT NOTICE TO

remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAnote(s), advances, under the terms of said Deed of Trust, NATION OF THE NATURE PROCEEDING YOU, YOU OF THE AGAINST fees, charges and expenses CONTACT SHOULD. of the Trustee and of the trusts created by said Deed of Trust. The total amount Trustor: ALFRED CASTRO. of the unpaid balance of the 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 obligation secured by the property to be sold and reasonable estimated costs. expenses and advances at the of the Notice of Sale is: ---, page--- and of Official Records in the office of the Recorder of Orange County, \$ 347.737.82.

Note: Because the Ben eficiary 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.

cessful bidder shall have no further recourse.

NOTICE OF TRUSTEE'S

the trustee receives it no more than 15 days after the trustee's sale. Third, vou must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appro-priate real estate professional immediately for adsional immediately for advice regarding this potential right to purchase. Date: 8/15/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Officer NPP0439412

Legals-IND

SHOW CAUSE FOR THE TRUSTEE WILL SELL

PUBLIC AUCTION
HIGHEST BIDDER

BIDDER

ORDER TO

INDEPENDENT

BANK SPECIFIED IN SEC TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-RIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

A CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS

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

More fully described in said Deed of Trust.

disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but

without covenant or war-

ranty, expressed or implied, regarding title, possession, or encumbrances, to pay the

you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the re-scheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/ loginpage.aspx using the file number assigned to this case 2023-00628-CA. In-

convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the suc-The beneficiary of the Deed

scheduled sale.

23FL000754
TO ALL INTERESTED
PERSONS: Petitioner:
MARGARET M. SERA on
behalf of REMY KANNA

Legals-IND

CHANGE OF NAME

CASE NO

NOTICE OF HEARING L67 REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
(To appear remotely
check in advance of the
hearing for information
about how to do so on the
court's website. To find SERA-SOMIYA, a minor filed a petition with this court for a decree changing names on behalf of a minor as follows: REMY KANNA SERA-SOMIYA to REMY KANNA SERA. THE COURT ORDERS that all persons interested vour court's website, ao to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive 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 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: 07/31/2023 written objection that in-cludes the reasons for the objection at least two court days before the matter is Judge Julie A. Palafox Judge of the Superior scheduled to be heard and must appear at the hearing to show cause why the Court petition should not be

delivered to the undersigned

a written request to com-mence foreclosure, and the

BP/ANA Independent 8/23,30,9/6,13/23-134037 NOTICE OF TRUSTEE'S

Legals-IND

jection is timely filed, the

court may grant the peti-

10/20/2023, 8:45 a.m. L67 REMOTE

undersigned caused a No-tice of Default and Election to Sell to be recorded in the county where the real prop-NOTICE TO TENANT: You may have a right to purchase this property after the erty is located. trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of NOTICE OF TRUSTEE'S SALE the California Civil Code. If you are an "eligible tenant buyer," you can purchase NOTICE TO POTENTIAL BIDDERS: If you are conbuyer, 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 sidering 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 property if you exceed the last and highest bid placed highest bid at a trustee auction does not automatically entitle you to free and clear at the trustee auction. There are three steps to exercis-ing this right of purchase. ownership of the property. st. 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit 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 this internet website https:// tracker.auction.com/sb1079, using the file number as-signed to this case 2023-00628-CA to find the date or may be responsible for 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 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 no more than 15 recorder's office or a title ter the trustee's sale. you must submit a bid. by insurance company, either of which may charge you a fee for this information. If remitting the funds and af-fidavit described in Section you consult either of these 2924m(c) of the Civil Code resources, you should be aware that the same lender so that the trustee receives it no more than 45 days af may hold more than one ter the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attormortgage 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, pursu-ant to Section 2924g of the California Civil Code. The

law requires that information

about trustee sale postpone-ments be made available to

potential right to purchase. Date: August 8, 2023Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

ney or appropriate real estate professional immediately for advice regarding this

Trustee Sale As-

WESTERN PROGRES-

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

way to verify postponement information is to attend the Independent 8/16,23,30/2023=133801

formation about postponements that are very short in duration or that occur close If the Trustee is unable to in time to the scheduled sale may not immediately be reflected in the telephone information or on the In-ternet Web site. The best ternet Web site.

of Trust has executed and