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NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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. Date of Sale: 11/27/2023 at 9:00 AM. Place of Sale: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. NOTICE is hereby given that First American Title Insurance

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Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (800) 251-8736, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest now held under said NDA, to wit: Multiple Timeshare

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Estates as shown on Exhibit "A-1" (as described in the Declaration recorded on 08/19/1997 as Instrument No. 19970396357 as amended) located at 465 W. Orangewood Avenue, Anaheim, CA, 92802 with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on Schedule "1" attached hereto are in the County of Orange, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on Schedule "1" to-

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gether with estimated expenses of the Trustee in the amount of \$600.00. The claimant, Dolphin's Cove Owner's Association, Inc., a California nonprofit mutual benefit corporation, under NDA delivered to Trustee 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. First American Title Insurance Company, a Nebraska Corporation. APN: 137-191-28. Batch ID: Foreclosure HOA 130507-DC65-HOA. Schedule "1": Lien Recording Date and Reference: 07/21/2023;

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2023000176199; NOD Recording Date and Reference: 07/24/2023; 2023000177234; Contract No., Owner(s), Sum Due; 000600006118, Blessie Parungao and the unrecorded interest of the spouse of Blessie Parungao and the unrecorded interest of the spouse of Nolitia Parungao and Ailene Parungao and the unrecorded interest of the spouse of Ailene Parungao and Jerome A. Feingold and Mauryce Feingold, or their Successor Trustees of the Jerome and Mauryce Feingold Trust Dated October 26, 2004, \$1,383.47; 000600013080, Maryann Hendren and James R. Hendren, \$1,509.65; 000600021109, Blessie Parungao and the unrecorded interest of the spouse of Blessie Parungao and

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Nolitia Parungao and the unrecorded interest of the spouse of Nolitia Parungao and Ailene Parungao and the unrecorded interest of the spouse of Ailene Parungao, \$1,377.13; 000600023741, Victoria D. Lundberg and the unrecorded interest of the spouse of Victoria D. Lundberg, \$1,509.65; 000600027080, Silverio Hernandez and Maria Elena Hernandez and Maria D. Hernandez and Felipe Hernandez, \$1,045.63; 000600027189, Rhonda P. Moore, \$10,688.32; 000600033377, Pamela Bailey, \$1,218.14; 000600037105, Siward Morris and the unrecorded interest of the spouse of Siward Morris, \$1,062.42; 000600083851, Andrew Jacob Schroeder and

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Betty Joan Schroeder, \$1,218.14; 000600084008, Blessie Parungao and the unrecorded interest of the spouse of Blessie Parungao and Nolitia Parungao and the unrecorded interest of the spouse of Nolitia Parungao and Ailene Parungao and the unrecorded interest of the spouse of Ailene Parungao, \$1,509.65; 000600105357, Alfred L. Anderson and Mae H. Anderson, \$1,053.45; 000600111785, Paul W.



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Harris and Belinda Y. Espinosa-Harris, \$1,015.15; 000600200166, David Gray Shutt, and the unrecorded interest of the spouse of David Gray Shutt, \$1,082.13. Exhibit "A-1": Contract No., Undivided Interest, Unit Type, Use Period, Use Year, Interval Code No.; 000600006118, 1/6936, one bedroom "C", floating high, annual, DC113Z-13; 000600013080, 1/6936, two bedroom "D", floating high, annual, D1162BD-41A; 000600021109, 1/6936, one bedroom "B", floating high, annual, D 2 7 8 1 B D - 2 1 A; 000600023741, 1/6936, two bedroom "D", fixed prime, annual, D1602BD-31A; 000600027080, 1/6936, three bedroom "F", floating high, annual, D 2 4 4 3 B D - 4 8 A; 000600027189, 1/6936, two bedroom "E", floating high, annual, D2622BD-10A; 000600033377, 1/6936, one bedroom "A", fixed prime, annual, D 2 2 5 1 B D - 3 2 A; 000600037105, 1/6936, two bedroom "D", fixed prime, annual, D2082BD-34A; 000600083851, 1/6936, one bedroom "A", floating high, annual, D 2 4 3 1 B D - 3 9 A; 000600084008, 1/6936, one bedroom "A", floating high, annual, D2421BD-05A; 000600090005, 1/6936, two bedroom "D", floating high, annual, D 1 5 9 2 B D - 4 3 A; 000600105357, 1/6936, two bedroom "E", floating high, annual, D2392BD-07A; 000600111785, 1/13872, "2 (two) E" bedroom, floating high, biennial even, D2212BD-02E; 000600200166, 1/6936, 1, floating high, annual, D2561BD-45A.

Anaheim Independent  
11/1,8,15/2023-136264

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92626.  
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: JOSEPH E. PATTON, ESQ. PATTON & PATTON, PC 5421 E. SANTA ANA CANYON RD. STE 107, ANAHEIM HILLS, CA 92807 (714) 584-5401 Buena Park/Anaheim Independent 11/1,11/3,11/8/2023-136287

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 11/24/2023 at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to [www.storage-treasures.com](http://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 662 Cynthia Hernandez  
Unit 928 CCTvStar, Inc.  
Independent 11/1,8/2023-136289

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APN: 070-744-49 TS No: CA08000793-23-1 TO No: 2866192 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 June 21, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 4, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 26, 2005 as Instrument No. 2005000575320, and that said Deed of Trust was modified by Modification Agreement and recorded September 18, 2007 as Instrument Number 2007000567386, of official records in the Office of the Recorder of Orange County, California, executed by LEAH BAXTER, AN UNMARRIED PERSON, as Trustor(s), in favor of BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" PARCEL 1: LOT 30 OF TRACT NO. 7658, IN THE CITY OF ANAHEIM, AS PER MAP RECORDED IN BOOK 325, PAGES 3 AND 4 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD. PARCEL 2: NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS IN, OVER AND UPON THE COMMON AREA AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 10467, PAGE 769, AS AMENDED BY DECLARATION OF ANNEXATION RECORDED IN BOOK 10759, PAGE 198 OF OFFICIAL RECORDS OF SAID COUNTY, AND ANY HEREAFTER RECORDED AMENDMENTS THERETO. 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: 2690 W PLUM TREE LANE, ANAHEIM, CA 92801 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances,

to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$119,236.72 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on

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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](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000793-23-1. 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 in-

formation is to attend the scheduled sale. 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 you are an "eligible tenant buyer," you can purchase the property if you match 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](http://www.nationwideposting.com), using the file number assigned to this case CA08000793-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: October 28, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000793-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772

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NPP0442686 To: INDEPENDENT 11/08/2023, 11/15/2023, 11/22/2023 Independent 11/8,15,22/23-136441

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01341179 TO ALL INTERESTED PERSONS: Petitioner: HEE YOUNG RHEE filed a petition with this court for a decree changing names as follows: HEE YOUNG RHEE to RAINA HEEYOUNG RHEE. 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  
12/12/2023, 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: Independent  
Date: 10/10/2023  
Judge Walter P. Schwarm  
Judge of the Superior Court  
Independent  
10/25,11/1,8,15/23-135867

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(714) 894-2575

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KYONG S. YAP CASE NO. 30-2023-01355786-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KYONG S. YAP. A Petition for PROBATE has been filed by: CINDY PARK WON in the Superior Court of California, County of ORANGE. The Petition for Probate requests that CINDY PARK WON be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: DEC 21, 2023 at 1:30 PM in Dept. CM6, 3390 Harbor Blvd., Costa Mesa, CA