Legals-IND Legals-IND

PETITION TO ADMINISTER ESTATE OF: JAMES RANDALL LIVES CASE NO. 30-2023-01357451

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JAMES RANDALL LIVES.

A Petition for PROBATE has been filed by: RANDALL JAMES LIVES, in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that RANDALL creditors, contingent cred-

requests that RANDALL JAMES LIVES be appoin-ted as personal representative to administer the es-

tate 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 Inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without ob-taining court approval. Be-fers telling cortain your imfore taking certain very important actions, however, the personal representative will be required to give sons unless they have waived notice or consen-ted to the proposed action.) The independent administration authority 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:

01/10/2024 at 1:30 PM in Dept. CM05 3390 Harbor Blvd Costa Mesa, CA 92626

Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califoration Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hear-ing instructions. If you ing 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

ing of the petition. should appear at the hear-ing and state your objec-tions or file written objections of 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, your must file

decedent, you must file your claim with the court 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

entative, 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 knowledge-able 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

Petitioner: RANDALL JAMES LIVES, 976 S. MARJAN ST., ANAHEIM, CA 92806. Tel: 714-640-

Buena Park/Anaheim Independent 12/1,8,15/23 - 137141

NOTICE OF
PETITION TO
ADMINISTER
ESTATE OF:
MARY ANNA PYLE
CASE NO. 30-202301360540-PR-LA-CMC
or all heirs beneficiaries To all heirs, beneficiaries

creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY ANNA A Petition for PROBATE

A Petition for PROBATE has been filed by: SUZ-ANNE M PYLE, in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that SUZANNE M PYLE be appointed as personal representative to administer the estate of the decedent. the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, ne personal representative will be required to give notice to interested perwaived notice or consented to the proposed action.) The independent administration authority 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:

01/24/2024 at 1:30 PM in Dept. CM05

3390 Harbor Blvd
Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost 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 apon the day/time set for

Legals-IND

your hearing.
If you object to the granting of the petition, you should appear at the hear-ing and state your objec-tions 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 per sonal representative ap pointed 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 knowledge-able 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

Attorney for petitioner: FRED W. ANDERSON, 2286 VINEYARD RD., NOVATO, CA 94947-3779. TEL: 415-767-5800. Buena Park/Anaheim In-

NOTICE OF TRUSTEE'S SALE TS No. CA-23-963921-BF Order No.: 230381322-CA-VOI YOU ARE IN DEFAULT DER A DEED OF TRUST DATED 8/1/2011. 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 SHOUL CONTACT A LAWYER. SHOULD 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 as-sociation, or savings bank specified in Section 5102 to the Financial Code and 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 publica-tion of the Notice of Sale) reasonably estimated to be set forth below. The be set forth below. The amount may be greater on the day of sale. BENEFI-CIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JOSE MANUEL ROBLEDO, A WIDOWER Recorded: 8/8/2011 as Instrument No. 2011000388209 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 1/3/2024 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse loc-ated at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpurported property address is: 7650 EL CAPIT-AN WAY, BUENA PARK AN WAY, BUENA PARK CA 90620 Assessor's Parcal No.: 136-194-06 NO-TICE TO POTENTIAL BIDDERS: If you are con-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 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 re-ceive clear title to the property. You are encour-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. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary California Civil Code. The law requires that informapostponements be made

Legals-IND

are very short in duration or that occur close in time to the scheduled sale may not immediately be reflect ted in the telephone in-formation or on the inter-net website. The best way to verify postponement in-formation 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-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 suction. If at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if vou exceed the last and highest bid placed at the trustee auction. There are three steps to exercising his right of purchase. First, 48 hours after the date of the trustee sale. you can call 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-963921-BF 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 appro-priate real estate profes-sional immediately for advice regarding this potential right to purchase. NO-TICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-oc-cupant as defined in Sec-tion 2924m of the California Civil Code who is the last and highest bidder a 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 QUAL-ITY 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 publica-tion 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

Legals-IND

, using the file number assigned to this foreclosure

by the Trustee: CA-23-963921-BF. Information about postponements that

monies paid to the Trust-ee. This shall be the Purchaser's sole and exclus-ive remedy. The pur-chaser 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 bankcharged 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 al property only. QUALITY LOAN Date: QUALITY LOAN SERVICE CORPORA-TION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information Date Scio Line: 916 939 only Sale Line: 916-939-0772 Or Login to 0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUAL-1TY LOAN SERVICE CORPORATION . TS No.: CA-23-963921-BF ID-SPub #0189730 12/8/2023 12/15/2023 12/22/2023 Buena Park Independent 12/8,15,22/2023-

Legals-IND

TS No: CA08000732-23-1 APN: 277-042-05 TO No 02-23003528 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, pursu-ant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED December 27, 2018. UNLESS YOU TAKE ACTION TO PRO-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 January 3, 2024 at 01:30 PM, at the North front entrance to 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 December 31, 2018 as Instrument No. 2018000485927, and that said Deed of Trust was modified by Modification Agreement and recorded June 24, 2021 as Instrum e n t N u m b e r 2021000413449, of offi-cial records in the Office of the Recorder of Orange County, California, ex-ecuted by NEIL J. DE-LORITO, A SINGLE MAN AND JESSICA WU, A SINGLE WOMAN AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS-TEMS, INC., as Beneficiary, as nominee for STE-ARNS LENDING, LLC 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 de-

address and other com-mon designation, if any, of the real property scribed above is purpor-ted to be: 6372 HOME-WOOD AVE, BUENA PARK, CA 90621 The undersigned Trustee dis-claims 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, ex-press 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 ex-penses of the Trustee and The total amount of the unpaid balance of the ob-ligations 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 \$496,643.90 (Estimated) However, prepayment premiums, accrued in-terest 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 Trust-ee 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 feder-al savings and loan association, savings association or savings bank spe-cified 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 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 bid-der's sole and exclusive remedy shall be the return of monies paid to the Trustee and the success-ful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that 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 en-title 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

Legals-IND

SCRIBED IN SAID DEED OF TRUST The property heretofore described is be-

ing sold "as is". The street

CHANGING YOUR NAME AND NEED TO PUBLISH?

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 resched-

uled 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 http://www.qualityloan.com

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

(714) 894-2575

Legals-IND pidder at the auction, you are or may be responsible for paying off all liens seni-or to the lien being auc-tioned 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 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-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 2924a of the ant 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 Post-ing & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for in-formation regarding the sale of this property, using the file number assigned to this case, CA08000732-23-1. 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 in-formation or on the Inter-net Website. The best way to verify postponement in-formation is to attend the scheduled sale.  Notice to Tenant NOTICE NOTICE TO TENANT FOR FORE-CLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this

case CA08000732-23-1 to find the date on which the trustee's sale was held, the amount of the last and

highest bid and the ad-

dress 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 davs after the

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 appro-

ing an attorney or appro-

priate real estate profes-sional immediately for ad-vice regarding this poten-

tial right to purchase. Date: November 29, 2023 MTC Financial Inc. dba Trustee

Corps TS No. CA08000732-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 TDD: 7 1 1

949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OB-ONLINE TAINED www.nationwideposting.co m FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772 NPP0444102 To: BUENA PARK / ANAHEIM INDE-PENDENT 12/08/2023, 12/15/2023, 12/22/2023 Buena Park Independent 12/8,15,22/23-137282 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01360262

Legals-IND

TO ALL INTERESTED PERSONS: Petitioner: JOSE RICARDO AL-

VARA filed a petition with this court for a decree changing names as fol-lows: JOSE RICARDO AL-VARA to RICHARD JOE ALVARA. 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 be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted. If no written objection is timely filed the court may grant the petition without a hearing.
NOTICE OF HEARING

12/21/2023, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive 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/findmv-court.htm) copy of this Order to now Cause shall be published at least once each week for four successive eeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county:

Buena Park/Anaheim Independent Date: 11/09/2023 Judge Layne H. Melzer Judge of the Superior

BP/Ana Independent 11/24,12/1,8,15/23-136921 ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01363394
TO ALL INTERESTED
PERSONS: Petitioner:
TINA NGOC HOGAN filed a petition with this court for a decree changing names as follows: TINA NGOC HOGAN to ZOE NGOC HOGAN. THE COURT ORDERS that all persons interested in this matter shall appear before this 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 reas-ons for the objection at least two court days before the matter is sched-uled 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

nearing.
NOTICE OF HEARING 01/11/2024, 8:30 a.m.

Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 o 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) A copy of this Order to Show Cause shall be published at least once each week for four successive week for four successive weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim In-

Legals-IND

D100 REMOTE

dependent Date: 11/30/2023 Judge Layne H. Melzer Judge of the Superior Court BP/Ana Independent 12/8,15,22,29/23-137309

NOTICE OF

PETITION TO ADMINISTER ESTATE OF: **KEITH ALAN** CASE NO. 30-2023-01336248-PR-LA-CMC To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KEITH ALAN. A Petition for PROBATE has been filed by: TAMI KIM ALAN, in the Superi-or Court of California, County of ORANGE.

The Petition for Probate requests that TAMI KIM

requests that TAMI KIM ALAN be appointed as

personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Be-fore 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

grant the authority.
A hearing on the petition will be held in this court as follows 01/04/2024 at 1:30 PM in Dept. CM06 3390 Harbor Blvd

interested person files an objection to the petition and shows good cause why the court should not

Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts org) to appear remotely for Probate hear ings 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 off the day/fille 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

tion 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 sec-tion 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 Attorney for petitioner: TAMI KIM ALAN, Law Office of John A Schlaff, 2 3 5 5 Westwood Boulevard, No. 424, Los Angeles, CA 90064. Tel: No: 2023-01178-

Legals-IND

general personal repres-

as defined in sec

entative.

NOTICE OF TRUSTEE'S

Property Address: 6478 FLAMINGO DRIVE, BUENA

6478

A.P.N.:263-554-03

PARK, CA 90620

PURSUANT TO

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

NOTE: THERE IS A SUM-

MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED 本文件包含一个信息 注 · 쑤스 II · - -摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 ''------ SE AD:IUNTA UN NOTA: SE ADJUNTA UN RESUMEN DE LA INFOR-

MENTO

MACIÓN DE ESTE DOCU-TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA

NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỆ THÔNG TIN The undersigned Trustee disclaims any liability for any LUÇU VE THÔNG TIN TRONG TÀI LIỆU NÀY incorrectness of the street address or other common designation, if any, shown IMPORTANT NOTICE TO PROPERTY OWNER The sale will be made, but without covenant or warranty, expressed or implied,

PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST
DATED 02/06/2006. 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 CONTACT Trustor: James Robert. Perez And Marie Perez, Husband And Wife As Joint

Tenants Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded

02/14/2006 as Instrument No. 2006000100356 in book ---, page--- and of Official ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 02/05/2024 at 03:00 PM

03:00 PM
Place of Sale: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVE-NUE, ORANGE, CA 92866

Estimated amount of un-paid balance, reasonably estimated costs and other charges: \$ 168,678.02

SALE

dependent 12/15,22,29/23 - 137519 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO

Legals-IND

310-474-2627 Buena Park/Anaheim In-

TO ALL INTERESTED PERSONS: Petitioner: KELLY HYO JU CHONG EVERSGERD filed a peti-

tion with this court for a decree changing names as follows: KELLY HYO JU CHONG EVERSGERD to KELLY HYO JU
CHONG. THE COURT
ORDERS that all persons
interested in this matter appear before 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 be-

fore the matter is sched-

uled to be heard and must

THE TRUSTEE WILL SELL PUBLIC AUCTION HIGHEST BIDDER CASH, CASHIER'S

TO HIGHEST 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 SAV-

A CHECK DRAWN BY A STATE OR FEDERAL SAV-

INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS

BANK SPECIFIED IN SEC TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-RIZED TO DO BUSINESS

All right, title, and interes

conveyed to and now held

by the trustee in the herein-after described property un-der and pursuant to a Deed

More fully described in said Deed of Trust.

common designation of real property: 6478 FLAMINGO DRIVE, BUENA PARK, CA

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

of the Notice of Sale is:

\$ 168,678.02.

of Trust described as:

Street Address or

A.P.N.: 263-554-03

IN THIS STATE:

tion should not be granted.
If no written objection is
timely filed, the court may grant the petition without a hearing NOTICE OF HEARING 01/23/2024, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West

Legals-IND

show cause why the peti-

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) 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 for hearing on the petition in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 10/06/2023 Judge Layne H. Melzer Judge of the Superior

delivered to the undersigned a written request to com-mence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real prop-

erty is located.

SALE

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the this case 2023-01178-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately

Legals-IND

Buena Park Independent 12/15,22,29/23,1/5/24-137575

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following

customers containing household and other goods will be sold for cash

by CubeSmart Manage-

ment, LLC 4200 N. Har-por Blvd. Fullerton CA

92835 to satisfy a lien on December 28th, 2023 at approx. 1:00PM at www.storagetreasures.co

m: Monica Mendez AKA Monica J. Mendez, Ukia Anderson, Edgar Gomez Melinda Guadan AKA Melinda YVONNE

Melinda Guadan AKA Melinda YVONNE Guadan, Mario Martinez AKA Mario F. Martinez Jesus Olvera, Faith Craig Adam Kessinger AKA Adam J. Kessinger, Ren-ee Diaz, Anita Denice ScottStrickland. 12/8, 12/15/23 CNS-3761214#

BUENA PARK INDE-PENDENT Buena Park Independ-

ent 12/8,15/2023-137108

NOTICE OF TRUSTEE'S SALE

scheduled sale

NOTICE TO TENANT: You may have a right to purchase this property after the

NOTICE OF TRUSTEE'S 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 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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage. aspx, using the file number assigned to this case 2023assigned to this case 2023-01178-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 af-fidavit 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 potential right to purchase.

Date: December 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.alti-source.com/loginpage.aspx

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.

12/15,22,29/2023-137561

information or on the In-ternet Web site. The best The beneficiary of the Deed way to verify postponement information is to attend the

property to be sold and rea-sonable estimated costs, exthe c may c r visit h

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.

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

of Trust has executed and

NOTICE OF TRUSTEE'S

California Civil Code. law requires that information about trustee sale postpone-ments be made available to vou and to the public, as a courtesy to those not present at the sale. If you wish

penses and advances at the time of the initial publication to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for Note: Because the Ben-

the sale of this property, you may call (866)-960-8299 or visit this Internet Web sit this Internet Web https://www.altisource. com/loginpage.aspx using the file number assigned to

be reflected in the telephone

Trustee Sale Assistant

Buena Park Independent