TS No.: D.077-672 APN: 361-231-24 Title Order

2320624CAD NO-TICE OF TRUSTEE'S

SALE YOU ARE IN DE-FAULT UNDER A DEED OF TRUST DATED 11/7/2020. UNLESS YOU

TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU

NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU



YOUR DONATIONS TO GOODWILL® HELP FUND JOB PLACEMENT AND TRAINING FOR PEOPLE IN YOUR COMMUNITY.



DONATE STUFF. CREATE JOBS.

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 feder-al credit union, or a check drawn by a state or federal savings and loan asso-ciation, or savings associ-ation, or savings bank spe-cified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, ex-pressed or implied, regardpressed 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 reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Ala A Abufarie a married man, as his sole and sepman, as his sole and separate property Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 11/12/2020 as Instrument No. 2020000652898 in book N/A, page N/A of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 1/3/2024 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: Amount of unpaid balance and other charges: \$2,239,272.40 Street Address or other common designation of real property: 190S COBBLE-STONE LN ANAHEIM California 92807 A.P.N.: 361-231-24 The under-signed 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 ections to the location of the property may be obtained by sending a written request to the benefiten request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will 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 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 encourproperty. You are encouraged to investigate the exaged 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, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that informalaw 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 uled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website visit this Internet Website www.nationwideposting.co m, using the file number assigned to this case D.077-672. 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 inted in the telephone inted in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section erry 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 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 D.077-672 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 tent 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 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 tenant buyer" or "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: 11/20/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (916) 939-0772 Phone Number: 818-227-0100 Rita Terzyan, Trustee Sale Officer NPP0443741 To: INDE-PENDENT 12/06/2023, 12/13/2023, 12/20/2023 In dependent of the pendent of

T.S. No. 48097507 T.S. No. 48097507 Notice of Trustee's Sale A.P.N.: 932-851-99 You Are In Default Under A Deed Of Trust Dated 2/11/2003. 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 Pro-ceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on cashier's check drawn on a state or national bank,

check drawn by a state or

check drawn by a state or federal savings and loan association, or savings as-sociation, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held conveyed to and now held by the trustee in the here-inafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenmade, 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 tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor Eric John Laranjo, A Single Man Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded 2/20/2003 as Instrument No. 2003000189546 of Official Records in the office 2/20/2003 as Instrument No. 2003000189546 of Official Records in the office of the Recorder of OR-ANGE County, California Street Address or other common designation of real property: 19158 Alamo Lane Yorba Linda CA 92886 A.P.N.: 932-851-99 Date of Sale 1/3/2024 at 3:00:00 PM Place of Sale: Front Steps To Entrance Of Civic Center, 300 East Chapman Avenue, Orange Amount of unpaid balance and other charges: \$105,273.61 Estimated. 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 writthe property may be ob-tained by sending a writ-ten request to the benefi-ciary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien you should understand that there are risks involved in bidding at a trust-ee auction. You will be bid-ding 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 auchighest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien beliens senior to the lien belien 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 either of which may charge you a fee for this informa-tion. If you consult either of tion. 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 postnored. snown 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

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law requires that information about trustee sale postponements be made vailable 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-

in applicable, the rescried-uled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website www.mkconsultantsinc.co m, using the file number assigned to this case 48097507. 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: 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. can purchase the property if you match the last and 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 (877) 440-4460, or visit this in-ternet website www.mkconsultantsinc.com, using the file number assigned to this case 48097507 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

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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 11/29/2023 IDEA LAW GROUP, PC 1651 E 4th Street, Suite 124 Santa Ana, California 92701 Foreclosure Department: (877) 353-2146 Sale In-Ana, California 92701 Foreclosure Department: (877) 353-2146 Sale In-formation Only: (877) 440-4460 www.mkconsult-antsinc.com Maggie Salac, Foreclosure Officer Please

Foreclosure Officer Please Be Advised That The IDEA Law Group, PC May Be Acting As A Debt Collector, Attempting To Collect A Debt. Any Information You Provide May Be Used For That Purpose

That Purpośe

Anaheim Independent 12/13,20,27/2023-137418 TS No: CA05000286-23-1 APN: 934-49-044 TO No: 230354931-CA-VOI NO-TICE OF TRUSTEE'S SALE (The above state-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 December 8, 2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED SALE. IF YOU NEED EXPLANATION OF NATURE OF THE THE NATURE OF THE PROCEEDINGS

Legals-IND AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 10, 2024 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 re-corded on December 11, 2020 as Instrument No. corded on December 11, 2020 as Instrument No. 2020000732162, and that said Deed of Trust was modified by Modification Agreement and recorded August 25, 2022 as Instrument No. 100 me 10 that certain property situ-ated in said County, Cali-fornia describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as The street address and other common designation, if any, of the real property described above is purported to be: 1759 N WILLOW WOOD DRIVE #148, ANAHEIM, CA 92807 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 war-ranty, express or implied, ranty, 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 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 \$492,687.07 (Estimated). However, prepayment premiums, accrued in-terest and advances will rerest 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 check drawn on a state or national bank, a check drawn by a state or feder-al credit union or a check drawn by a state or feder-al savings and loan association, savings associ-ation 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 with-hold the issuance of the Trustee's Deed Upon Sale until funds become avail-

able 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 applic-able. If the Trustee is un-

able to convey title for any

Legals-IND 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 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.

ownership of the property. You should also be aware that the lien being aucthat 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 istence, 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 should be 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 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, using the file number assigned to this case, CA05000286-23-1. 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 TO TENANT FOR FORE-CLOSURES AFTER JANUARY 1, 2021 You may have a right to pur-

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,

date of the trustee sale, you can call 916.939.0772, or visit this internet web-

site www.nationwidepost-ing.com, using the file number assigned to this case CA05000286-23-1 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

PHUONG NHA TO filed a petition with this court for a decree changing names as follows: MY PHUONG NHA TO to MY TO DINH. 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 gran-ted. Any person objecting to the name changes de-scribed above must file a uled time and date for the uled 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.nationwide. 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 tionwideposting.com for in-formation regarding 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
01/10/2024 8:30 a.m.

NOTICE OF HEARING
01/10/2024, 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)

my-court.htm)
A copy of this Order to
Show Cause shall be pub-lished 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 newspaper of general circulation, printed in this county:

Anaheim Independent

Date: 11/20/2023 Date: 11/20/2023 Judge Walter P. Schwarm Judge of the Superior

Anaheim Independent 12/13,20,27/23,1/3/24-137484

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CHANGE OF NAME
CASE NO.
30-2023-01366689
TO ALL INTERESTED
PERSONS: Petitioner:
FNU FAHIMEH filed a pe-

tition with this court for a decree changing names as follows: FNU FAHIMEH to FAHIMEH SAYED. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing in

dicated below to show cause, if any, why the peticause, if any, why the peti-tion 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 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

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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 contact-

snould consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 6, 2023 MTC Financial Inc. dba Trustee

Corps TS No. CA05000286-23-1 17100 Gillette Ave Irvine, CA

92614 Phone: 949-252-8 3 0 0 T D D: 7 1 1 949.252.8300 By: Loan

Quema, Authorized Sig-natory SALE INFORMA-TION CAN BE OB-TAINED ONLINE AT

www.nationwideposting.co m FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772 NPP0444430 To: INDE-DENDENT 12/20/2022

PENDENT 12/20/2023 12/27/2023, 01/03/2024

I n d e p e n d e n t 12/20,27/23,1/3/24-137567

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01353206 TO ALL INTERESTED PERSONS: Petitioner: MY

NOTICE OF HEARING

Legals-IND

01/25/2024, 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)
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: 12/12/2023 Judge Walter P. Schwarm Judge of the Superior Court

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Independent 12/20,27/23,1/3,10/24-137636

City of Buena Park

Notice of Intent to Adopt a Negative D

Agencies, Organizations, and Interested Parties

City of Buena Park

Notice Public Hearing and Intent to Adopt an Initial Study/Negative D Amendment, Zone Change, Specific Plan Amendment and Objective (ODDS) to Implement the Housing Incentive Overlays (HIO) - Progra ative Declaration (IS/ND) for the General P ojective Design and Development Standard Programs 11, 12, and 16 of the 2021-2029

The City of Buena Park ("City") is the Lead Agency under the California E dentified below. The City has prepared an Initial Study to determine the ssuance of a Negative Declaration is the appropriate level of CEQA en

AND INTERESTED PARTIES: The City requests your co

sed project. nendment, Zone Change, Specific Plan Amendment and Objective Design and Deve t the Housing Incentive Overlays (HIO) - Programs 11, 12, and 16 of the 2021-2029

Amend the General Plan Land Use Map to include five (5) new Housing Incentive Overlays, and two (2) land use amendments. Amend the Zoning Map to include six (6) new Housing Incentive Overlays and one (1) change of zone Auto Center Specific Plan to include two (2) new Housing Incentive Overlays and the Entertainment Corridor Spe include one (1) new Housing Incentive Overlay. The ODDS will regulate development projects within five (5) Housin

- nne mixed-use Overlay 60 designation will be applied to 112 parcels.
 The Mixed-Use Overlay 100 designation will be applied to 13 parcels.
 The Hotel/Motel Conversion Overlay designation will be applied to 3 parcels.
 The Religious Congregational and Fraternal Overlay designation will be applied to 17 parcels.
 The Housing Opportunities Overlay designation will be applied to 1 parcel.
 will undergo a land use designation change to High Density Residential. One (1) parcel will al ied to 1 parcel.

 Residential. One (1) parcel will also und

esuit of the proposed project.

Biblic Review Period/Responses and Comments: The IS/ND will be liffornia Code of Regulations, Title 14, Section 15087. The City will accember 20, 2023 to January 22, 2024. All comments must be submitted to the comment of the comm

⊨maii: smesnram@buenapark.com **DOCUMENT AVAILABILITY:** This IS/MND and associated materials are available for review during regular bus

wing location: City of Buena Park, Planning Division 6650 Beach Boulevard Buena Park, CA 90621

ublic Hearing: NOTICE IS HEREBY GIVEN that the City of Buena Park Plann ty Council Chambers of City Hall, 6650 Beach Boulevard, Buena Park, Californ



