TS No: CA05000286-23-1 APN: 934-49-044 TO No: 230354931-CA-VOI NO-

SALE (The above state-

**Legals-IND** 

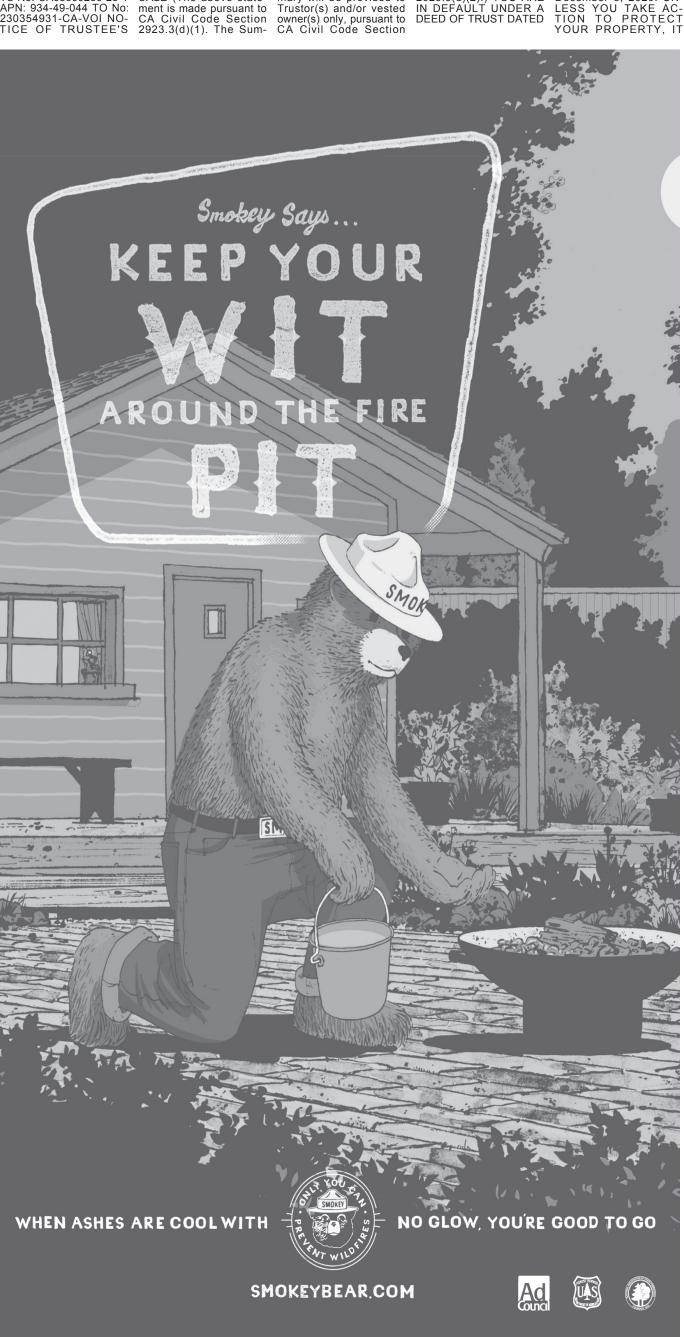
mary will be provided to Trustor(s) and/or vested

2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED

December 8, 2020. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT

MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEED INGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 10, 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 reof sale contained in that certain Deed of Trust recorded 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. 202000288942, of official records in the Office of the Recorder of Orange County, California, executed by SHANNON L. MANDEVILLE, A SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for KINECTA FEDERAL CREDIT UNION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States and BIDDER, in lawful money of the United States, all payable at the time of sale, payable at the time of sale, 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 is". 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 liab-Trustee disclaims any liability for any incorrectness of the street address and other common designa-tion, if any, shown herein. Said sale will be made without covenant or warwithout covenant or war-ranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) se-cured 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 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 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 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 federal credit union or a check drawn by a state or federal control of the control 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 accepother 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 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 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 auctions. 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 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 than one mortgage or than one 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 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 rescheding and date for the if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA05000286-23-1. Information about postponements that are very short in duration or that occur close in time to that occur close in time to the scheduled sale may not immediately be reflected in the telephone in-formation or on the Inter-net Website. The best way normation or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.&emsp Notice to Tenant 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 to purchase the property if you exceed the last and highest bid placed at the 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 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



**Legals-IND** highest bid, and the address of the trustee 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 contact-ing an attorney or appro-priate 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 9300 IDD: 711 949.252.8300 By: Loan Quema, Authorized Sig-natory SALE INFORMA-TION CAN BE OB-TAINED ONLINE AT www.nationwideposting.co m FOR AUTOMATED

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01353206 TO ALL INTERESTED PERSONS: Petitioner: MY PHUONG NHA TO filed a

SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772

NPP0444430 To: INDE-PENDENT 12/20/2023, 12/27/2023, 01/03/2024

Independent 12/20,27/23,1/3/24-137567

petition with this court for 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. 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 written objection that includes the reasons for the objection at least two court scheduled to be heard and must appear at the hear-ing to show cause why the petition should not be granted. If no written ob-jection is timely filed, the court may grant the petion without a hearing. **NOTICE OF HEARING** 01/10/2024, 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive West 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 published 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: Date: 11/20/2023 Judge Walter P. Schwarm Judge of the Superior Court

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01366689 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 this court at the hearing indicated below to show cause, 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 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 NOTICE OF HEARING 01/25/2024, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

**Legals-IND** 

(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) copy of this Order to how 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 newspaper of general circulation, printed in this county: Independent Date: 12/12/2023 Judge Walter P. Schwarm Judge of the Superior Independent 12/20,27/23,1/3,10/24-137636

APN: 035-155-11 TS No: CA08000306-21-3 TO No: 230329661-CA-VOO NO-TICE 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 7, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A YER. On January 29, 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 June 15, 2006 as Instrument No. 2006000403117, and that said Deed of Trust was modified by Modification Agreement and recorded August 17, 2012 as Instrum e n t N u m b e r 2012000475019, of offi-cial records in the Office of the Recorder of Orange County, California, ex-ecuted by JUAN A MAR-TINEZ, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS-TEMS. INC. as Beneficiary, as nominee for AMERICA'S WHOLE-SALE LENDER as Beneficiary, WILL SELL AT PUB-LIC 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 describ-ing the land therein as: SEE EXHIBIT "A" AT-SÉE EXHIBIT "A" AT-TACHED HERETO AND

**Legals-IND** MADE A PART HEREOF EXHIBIT "A" LOT 6 BLOCK D, TRACT 247, IN THE CITY OF ANAHEIM COUNTY OF ORANGE OF CALIFORNIA AS PER MAP RECOR AS PER MAP RECORDED IN BOOK 13 PAGE(S) 51 OF MISCELANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other street address and other common designation, if any, of the real property described above is purpor-ted to be: 720 N. PAU-LINE STREET, ANAHEIM, CA 92805-2037 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 ing 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 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 advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$368,285.35 (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 feder-al credit union or a check drawn by a state or federal savings and loan asso-ciation, 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 Trust-ee. 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 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 bidder'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 there are risks involved in bidding at a Trustee auc-tion. 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 auc-tioned 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 seni-or 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

www.nationwideposting.co
m FOR AUTOMATED
SALES INFORMATION
PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772

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 137683 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 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 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 resched-uled time and date for the uled time and date for the sale of this property, you may call Nationwide Postng & Publication at 116.939.0772 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, CA08000306-21-3. Information about postponements that are verv short in duration or that occur close in time to the scheduled sale may not immediately be reflect ted in the teléphone 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 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 ou 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.nationwidepost ing.com, using the file number assigned to this case CA08000306-21-3 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 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-ing an attorney or appro-priate real estate professional immediately for advice regarding this potential right to purchase. Date: December 14, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000306-21-3 17100

**Legals-IND** 

**Public Notice of Sale of** Abandoned Property Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as de-scribed below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 1/26/2024 at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go www.storagetreasures.co m to register and see photos of the items available for sale. This is a cash only sale and a refund-able \$100 cash cleaning deposit is required by al winning bidders. Manage-ment reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are considered to contain household goods and other personal property. Unit 504 Brandon Gilbert Unit 522 Adriana Ruiz Unit 600 Albert Coleman Unit 605 Anjanette Cisner-Unit 928 Inc. CCTVStar Unit 960 Carla Mize Unit 1035 Ruby Coleman Obannon Independent 1/3,10/24-137759 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001076 TO ALL INTERESTED PERSONS: Petitioner: GUADALUPE ANGELES GOMEZ and FRAN CISCO JAVIER MAR TINEZ HERNANDEZ or behalf of STEVEN MAR-TINEZ, a minor, filed a petition with this court for a decree changing names as follows: STEVEN MAR-TINEZ to STEVEN ALEX-ANDER MARTINEZ, 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 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 before the matter is sched-uled 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 NOTICE OF HEARING 02/01/2024, 1:30 L74 REMOTE Lamoreaux Justice Center 341 The City Drive South
Orange, CA 92868 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 your court's website, go to www.courts.ca.gov/find-my-court.htm) my-court.htm) copy of this Order to show Cause shall be published at least once each Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 T D D: 7 1 1 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: 949.252.8300 By: Loan 949.252.6500 By. Loan Quema, Authorized Sig-natory SALE INFORMA-TION CAN BE OB-TAINED ONLINE AT Independent

fornia 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

Date: 11/15/2023
Judge Julie A Palafox
Judge of the Superior

Anaheim Independent 12/27,1/3,10,17/24-137775

NPP0444780 To: INDE-PENDENT 12/27/2023 30-2023-01368613-PR-To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be inter-

**Legals-IND** 

NOTICE OF PETITION TO ADMINISTER

ESTATE OF: SAM CHAN CASE NO.

LA-CMC

**Legals-IND** 

PENDENT 12/27/2023, 01/03/2024, 01/10/2024 In dependent 12/27/23,1/3,10/24-137683 ested in the will or estate, or both, of SAM CHAN. A Petition for PROBATE has been filed by: HAS-SAN PECH in the Superi-or Court of California, County of ORANGE.

The Petition for Probate requests that HASSAN PECH 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 author-ity will allow the personal representative to take many actions without ob-taining court approval. Before taking certain very important actions however ive 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: FEB 28, 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 service to the public. Go to service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hear-ing instructions. If you ing instructions. If you have difficulty connecting or are unable to connect to our remote hearing, call 657-622-8278 for assist-Probate Code, Other Cali-

ance. 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 grant-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 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 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 sec-tion 9052 of the California

inventory and appraisal of estate assets or of any pe-

tition or account as provided in Probate Code section 1250. A Request for Special Notice form is

clerk.

CIEIK.
Attorney for petitioner
CYRIL M. BALDOVINO
PALMIERI, TYLER, WIENER, WILHELM &
WALDRON LLP
1900 MAIN STREET, STE
700, IRVINE, CA 92614
(949) 851-9400

belonging to those indi-viduals listed below at the 4231 202 Ler Castillo on Colin

(949) 851-9400 Buena Park/Anaheim Independent 12/27,12/29/23,1/3/24-Notice of Public Sale of Personal Property pursu-ant to the California Self-Service Storage Facility Act (CA Bus. & Prof. Code §21700, et seq.). EZ Stor-age of Buena Park, L.P vill hold an on-line public auction to sell personal property described below

**Legals-IND** 

available from the court

following facility location 8251 Orangethorpe Ave. Buena Park CA 90621 01/16/24, at 10:00 AM the contents of the following spaces which include boxes, household items furniture appliances clothing and other miscellaneous items. Facility phone # is (714) 994-Spc# Name UNIT\_FIRST NAME LAST NAME 202 Lenin Estuardo 306 Trevor Andrew Miller Van Dyke 417 Guadalupe Milagros Rodriguez 426 Goga Zakarian 727 Stephanie Elaine Ruiz 835 Skylar Alexander Marable-Clayton 902 Goga Zakarian 0210D Ernest T Vargas 0211E Glenn Arthur Walsh 0908I Jose Eduardo Loy-0908J Pablo Campos 0910F Vince Perez De Los Reyes 0912G Diane Jones 0912H Vince Perez De Los Reyes 0913J Rogelio Mondrag-0915I Ruben David Carranza 0918J Dontray Antwan Greer
The auction will be listed and advertised on the website www.storagetreasures.com, and all rules, terms and conditions stated on that websites with the conditions of th tions stated on that website, and not inconsistent with this notice, shall apply. Bids may be made on-line starting 10 days be-fore the date of the on-line auction. The winning bid amount must be paid in cash only at the above-referenced facility within 48 hours after the auction close time. The on-line auction sale of the con-tents of the storage unit shall be deemed "com-pleted" only upon receipt by the above-named company holding the on-line auction sale of the cash, in full, from the winning bid-der. In the event the winning bidder has not sub-mitted payment of the amount of the winning bid within 48 hours of the auction close time, sale of the contents of the storage unit will be offered to the next highest bidder, and so on. In the event any lock installed on the storage unit by the winning bidder remains on the unit more than 72 hours after paid the winning paid the winning paid the winning paid the company may remove such lock and all items of personal property remaining in the stor-age unit shall be deemed legally "abandoned" under California law and, without

of by the company which held the auction in any way as it may choose. Independent 12/27/23,1/3/24-137774

any notice to the winning

bidder being legally required, may be disposed