## **Legals-IND**

SUMMONS

(Numero del Caso)

30-2023-01337829-CU-FR-CJC NOTICE TO

TACION JUDICIAL)
CASE NUMBER

Legals-IND court's lien must be paid

before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su ver-

NOTICE TO
DEFENDANT:
(Aviso al Demandado):
ALEX YEON, an individual; CHARLES JEONG, an individual; PACIFIC
BRIDGE CONSORTIUM, INC., a California corporation; RALPH SCOTT, ar individual; KENNETH HAREL, an individual; WAYNE WOOD, an individual; SUNG CHO KIM, an individual; CCC PARan individual: **ENT CORPORATION, a** California corporation; AMERICAN CORNER-BEAD COMPANIES, a business entity of un-known form; and DOES - 100, inclusive YOU ARE BEING SUED

demandante) YONG KIM, an individual NOTICE! You have been sued. The court may decide against you without your being heard unless

(Lo esta demandando el

you respond within 30 days. Read the informa-tion below. You have 30 calendar

days after this summons and legal papers are and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written re-sponse must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/ selffhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your re-If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot af-ford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.law helpcalifornia.òrg), the California Courts Online Self-Help Courts Online Self-Help Center (www.courtinfo.ca. gov/selfhelp), or by con-tacting your local court of county her consists. county bar association.

NOTE: The court has a statutory lien for waived fees and costs on any set-tlement or arbitration award of \$10,000.00 or more in a civil case. The

without further warning

from the court

sion. Lea la informacion a continuacion. Tiene 30 dias de calen-

dario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entreque una copia al demandante. Una carta o una llamada tele fonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que pro-cesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de Ayunda de las Cortes de California (www.su-corte.ca.gov), en la bibli-oteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y

Hay otros requisitos le-gales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un pro-grama de servicios le gales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia,org , en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de ados locales

la corte le podra quitar su sueldo, dinero y blenes sin

mas advertencia.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos ex-entos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de val-or recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre v

dirección de la corte es): Central Justice Center, 700 Civic Center Drive Santa Ana, CA

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre,

**Legals-IND** 

dirección v el número de teléfono del abogado del demandante, o del de-mandante que no tiene abogado, es): Frederick W Lee, 500 North State Col-lege Blvd #1200, Orange, CA 92868. Tel: (714)634-Date: 07/24/2023

David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) V. Hammer Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served

Anaheim Independent 03/27,4/3,10,17/2024 -140672

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000235

TO ALL INTERESTED PERSONS: Petitioner: HUYNH THI MY NGA on behalf of HUYNH TU TRINH NGUYEN, a minor filed a petition with this court for a decree changing names as follows: HUYNH TU TRINH NGUY-EN to STELLA NGUYEN. 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 de-scribed above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hear-ing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

06/27/2024, 8:30 a.m., Dept: L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find 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: Anaheim Independent Date: 02/29/2024 Judge Julie A Palafox

Judge of the Superior

Anaheim Independent 3/27,4/3,10,17/24-140658

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01385898

## **Legals-IND**

INTERESTED

PERSONS: Petitioner: NO
NAME GIVEN SHANTANU filed a petition with
this court for a decree
changing names as follows: NO NAME GIVEN
SHANTANU to SHANTANU BHANDANA THE ANU BHARDWA.I 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 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 petition should not be granted.
If no written objection is timely filed, the court may

05/08/2024.

(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.court b.ca.gov/findmy-court htm)

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:

Judge Layne H. Melzer Judge of the Superior

Trustee Sale No. F23-

grant the petition without a NOTICE OF HEARING

8:30 a.m., Dept: D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

A copy of this Order to Show Cause shall be pub-

Independent Date: 03/18/2024

Anaheim Independent 4/3,10,17,24/24-141049

Notice of Trustee's Sale

Loan No. 6723090062 / 7240899059 Title Order No. 2389193 APN: 131-301-21 You Are In Default Under A Deed Of Trust, Security Agreement, Assigment Of Leases, Rents, And Profits, And Fixture Filing Dated 03/08/2022 And Profits, And Fixture Filing Dated 03/08/2022 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but

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ranty, expressed or implied, regarding title, pos-

session, or encumbrances,

session, or endumbrances, 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 torms of

vances, under the terms of

the Deed of Trust, interest thereon, legal fees and costs, charges and ex-penses of the undersigned trustee ("Truste for the total amount (at the time of the initial publica-tion of this Notice of Trustee's Sale) reasonably estimated to be set forth be low. The amount may be greater on the day of sale. Trustor(s): Keevin C. Blue, A Single Man Recorded: recorded on 03/11/2022 as Instrument 2022000097291 of Official Records in the office of the Recorder of Orange County, California; Date of Sale: 05/01/2024 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges \$1,297,575.41 The purported property address is: 11560 Seaboard Circle, Stanton, CA 90680-3400 Legal Description All that certain real property situated in the County of Orange, State of California, described as follows: Par described as follows: Par-cel A: Parcel 1 of Parcel Map No. 80-1157, in the City of Stanton, County of Orange, State of Califororange, State of Callionia, as per Map filed in Book 161, Pages 20 and 21 of Parcel Maps, Records of said Orange County. Parcel B: An equal undivided 1/21 interest in the callionians. terest in the common par-cel (Seaboard Circle) as shown in the above réferenced Parcel Map, and as defined on the Amend-ment to Declaration of Covenants, Conditions and Restrictions recorded December 31, 1981 in Book 14343, Page 284 of Official Records of said County. Personal Property Description See Exhibit "A" attached hereto and made a part hereof Assessors Parcel No. 131-301-21 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declara-tion of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust, Security Agreement, Assigment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee

common designation, any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by send-ing a written request to the beneficiary within 10 days of the date of first publica-tion of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the success-ful 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 Bid-ders: If you are consider-ing bidding on this proping bidding on this property lien, you should understand that there are derstand 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 autometically and the risks are respectively. automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 re-quires that information about trustee sale postponements be made available to you and to the pub-lic, 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 (877)440-4460 or visit this internet web-site www.mk-consultantsinc.com, using the file number assigned to this case F23-00235. Information about postponements that are very short in duration or that occur close in time to the sched-

uled sale may not immediately be reflected in the

telephone information or on the Internet web-site. The best way to verify

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disclaims any liability for any incorrectness of the property address or other

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postponement information is to attend the scheduled sale. Notice To Tenant You may have a right to purchase this property after the 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 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 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 internet website site www.mkconsultantsinc.co m, using the file number assigned to this case F23-00235 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 affidavit 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 ten-ant buyer" or "eligible bid-der," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to potential right to purchase.\* Notice To Popurchase." Notice To Potential Bidders: We Require Certified Funds Af Sale By Cashier's Check(s) Payable Directly To "Assured Lender Services, Inc." To Avoid Delaye In Jesuing The Fi vices, Inc." To Avoid Delays In Issuing The Fi-nal Deed. The Property Covered In This Action Includes All Such Real Property And The Personal Property In Which The Beneficiary Has A Security neticiary Has A Security Interest Described Herein And In Exhibit "A" At-tached Hereto, Respect-ively, It Being The Elec-tion Of The Current Bene-ficiary Under The Deed Of Trust To Cause A Unified Sale To Be Made Of Said Real And Personal Property In Accordance With The Provisions Of Section 2924F(b)(2) Of The Cali-fornia Civil Code. Date 4/3/2024 Assured Lender Services, Inc. Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Rein statement Line: (714) 508 7373 To request reinstate-ment and/or payoff FAX request to: (714) 505-3831

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This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Pur-pose. Exhibit "A" (Personhave no further recourse al Property) All equipment. fixtures, and other articles of personal property now hereafter owned by Trustor, and now or here after attached or affixed to the Real Property; together with all accessions parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insur without limitation all insur-ance proceeds and re-funds of premiums) from any sale or disposition of the Property. Independent dent 4/10,17,24/2024-141203

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 166671 Title No. 02-23002509 YOU ARE IN DEFAULT UNDER A 1666/1 THE NO. 02-23002509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2020. UN-LESS YOU TAKE AC-TION TO PROTECT OUR PROPERTY, IT LIC SALE. IF YOU NEED EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST U SHOULD A LAWYER. OU, YOU ONTACT A 05/08/2024 at 1:30 PM, The Mortgage Law irm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/19/2020, as Instrument No. 2020000672956, in book xx, page xx, of Official Re-cords in the office of the County Recorder of Or-County, State of California, executed by Mario Capp and May-As tra Capp, Husband and Wife and Richard Loop, A Single Man All As Joint Tenants, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVAL-ENT or other form of pay ment authorized by 2924h(b), (payable at time of sale in lawful money of North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, de-scribed as: FULLY DE-SCRIBED IN THE ABOVE DEED OF TRUST APN dress and other common designation, if any, of the real property described above is purported to be: 2235 E. Oshkosh Ave, Anaheim, CA 92806 The undersigned Trustee dis-claims any liability for any incorrectness of the street address and other common designation, if an shown herein. Said sale pressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by terest thereon, as provided in said note(s), advances, if any, 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 balcured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$747,685.65 If the Trust-

ee is unable to convey title

for any reason, the suc-cessful bidder's sole and exclusive remedy shall be

the return of monies paid

to the Trustee, and the

to exercising this right of purchase. First, 48 hours after the date of the trust-ee sale, you can call (800) 758-8052 for information The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and writregarding the trustee's sale, or visit this internet website www.Xome.com ten Notice of Default and for information regarding the sale of this property using the file number as Flection to Sell. The undersigned caused a No-tice of Default and Elecsigned to this case 166671 tion to Sell to be recorded to find the date on which in the county where the real property is located.Dated:04/08/2024 the trustee's sale was held, the amount of the last and highest bid, and THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC. may be atthe address of the trustee Second, you must send written notice of intent to tempting to collect a debt. Any information obtained may be used for that purplace 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 ose. 27368 Via Industria Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE more than 45 days after the trustee's sale. If you think you may qualify as NFORMATION PLEASE CALL (800) 758-8052 NO-TICE TO POTENTIAL an "eligible tenant buyer" or "eligible bidder," you should consider contact-BIDDERS: If you are considered bidding on this ing an attorney or appro-priate real estate profes-sional immediately for adproperty lien, you should understand that there are risks involved in bidding at a trustee auction. You will vice regarding this potenbe bidding on a lien, not on the property itself. Platial right to purchase. A-4814467 04/17/2024 04/24/2024, 05/01/2024 cing the highest bid at a trustee auction does not Independent 4/17,24,5/1/2024-141262 automatically entitle you to free and clear ownership the property. NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant should also be aware that the lien being auctioned off may be a junior lien. are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the

property. You are encouraged to investigate the existence, priority, and size

of outstanding liens that may exist on this property by contacting the county recorder's office or a title

insurance company, either of which may charge you a fee for this information. If

you consult either of these

resources, you should be aware that the same

lender may hold more than

one mortgage or deed of trust on the property. 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 or a court, pursu-

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

sale of this property, you may call (800) 758-8052 for information regarding

the trustee's sale or visit

www.Xome.com - for in-formation regarding the

sale of this property, using

the file number assigned to this case: 166671. In-

formation about postpone-

ments that are very short

in duration or that occur close in time to the sched-

uled sale may not immedi-

ately be reflected in the

on the Internet Web site.

The best way to verify postponement information

is to attend the scheduled sale. NOTICE TO TEN-

ANT: You may have a right to purchase this prop-

erty after the trustee auc-

Civil Code. If you are an "eligible tenant buyer," you

if you match the last and

highest bid placed at the trustee auction. If you are an "eligible bidder," you

may be able to purchase the property if you exceed the last and highest bid

placed at the trustee auc-

tion. There are three steps

this Internet Web site

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to California Civil Code Section 798.56a and Cali-fornia Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by BUENA PARK MANOR (Warehouseman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to BUENA PARK MANOR (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title anoung ancing, title, encum-brances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as fol-lows (the "Property"): Year/Mobilehome: 1968 NEW MOON HOMES INC Decal Number: ABJ8599 Serial Number(s): S13829 The current location of the subject property is: 7142 Orangethorpe Ave., Space 2C, Buena Park, California 90621. The sale will be held as follows: Date: May 7, 2024 Time: 11:00 a.m. Place: 7142 Orangeth-orpe Ave., Space 2C Buena Park, CA The public auction will be made to satisfy the lien for storage of the above-described Property that was deposited by JANICE ARLENE NAHLBOM with BUENA PARK MANOR. Upon purchase of the mobilehome the purchaser must re-move the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$50.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools etc utilized in home from the premises. Additionally, the pur-chaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we re-ceive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra

with a security interest in the Property. The total amount due on this Property including estimated costs, expenses, and advances as of the date of the public sale is \$10,858.20. The auction will be made for the pur pose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an in-terest in the Property or who owe money under your agreement. DATED: April 10, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Buena Park Manor (TS# 2576-015 SDI-29875) Anaheim/Buena Park In-dependent 4/17,24/2024-ORDER TO SHOW CAUSE FOR CHANGE OF NAME 24FL000334 ALL INTERESTED

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money, unless we must pay it to someone else

PERSONS: Petitioner: ERIKA VERONICA VELASQUEZ filed a petition with this court for a decree changing names as follows: ERIKA AS TOTIOWS: ERIKA
VERONICA VELASQUEZ
TO ERIKA VERONICA
NAGAMOTO. 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 petition for change of name should not be granted. Any person objecting to the name changes described above must file a written reasons for the objection at least two court days be 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 hearing.

NOTICE OF HEARING 07/18/2024, 1:30 p.m., L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find 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 weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: İndependent Judge Eric J. Wersching Judge of the Superior

Independent 4/17,24,5/1,8/24-141331 TSG No.: 8788465 TS No.: 23-015308 APN: 072-No.: 23-015308 APN. 072-475-18 Property Address 940 N HOLLY ST ANA-HEIM, CA 92801 NOTICE OU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/25/2002. 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 AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/13/2024 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/07/2002, as InstruVERNON LEROY HELLESVIG, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVAL-ENT or other form of pay ment authorized 2924h(b), (Payable at time of sale in lawful money of the United States) Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 All right title and interest conveyed title and interest conveyed to and now held by it under said Deed of Trust in scribed as: AS MORE FULLY DESCRIBED IN THE ABOVE MEN-TIONED DEED OF TRUST APN# 072-475-18 The street address and other common designa-tion, if any, of the real property described above is purported to be: 940 N HOLLY ST, ANAHEIM, CA 92801 The undersigned ility for any incorrectness of the street address and other common designation, if any, shown herein. Said 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 said Deed of Trust, with interest there-on, 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 cured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial pub lication of the Notice of Sale is \$ 24,659.47. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Elec-tion to Sell to be executed The undersigned caused said Notice of Default and Election to Sell to be re-corded in the County where the real property is located. NOTICE TO PO-TENTIAL 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 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 bidder 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 ex-

istence, priority, and size of outstanding liens that may exist on this property

by contacting the county recorder's office or a title

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

**Legals-IND** 

ment No. 20020655932, ir

book , page , , of Official Records in the office of the

County Recorder of OR-ANGE County, State of California. Executed by: VERNON LEROY

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 800-280-2832 or visit this internet website www.Auction.com, using the file number assigned to this case 23-015308 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website postponement information is to attend the scheduled sale. NOTICE TO TEN-ANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buver." vou 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 ou can call 855-976-916, or visit this internet website https://www.auction.com/sb1079, using the file number assigned to this case 23-015308 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 affidavit 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. If the sale is set aside for any reason, the Pur-chaser at the sale shall be entitled only to a return of

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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 informa-

tion about trustee sale

postponements be made

available to you and to the public, as a courtesy to

ney. Date: America West Lender Services, LLC P.O Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-ECT A DEBT. ANY IN MAY BE USED FO THAT PURPOSE FO RUSTEES SALE IN-FORMATION PLEASE 800-280 2832NPP0459034 To: IN DEPENDENT 04/17/2024 04/24/2024. 05/01/2024 Independent 4/17,24,5/1/24-141440 ORDER TO SHOW CAUSE FOR CHANGE OF NAME 24FL000107 ALL INTERESTED PERSONS: Petitioner: AD-RIAN P CROITORU and GEANINA I AVRAMESCU on behalf of ANASTASIA AVRAMESCU, a minor filed a petition with this court for a decree chan-CU to ANASTASIA CROITORU. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the 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

05/16/2024,
8:30 a.m., L74

REMOTE

Lamoreaux Justice Center 341 The City Drive 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-

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the deposit paid. The Purchaser shall have no fur-

ther recourse against the Mortgagor, the Mortgagee or the Mortgagee's attor-

nev. Date: America West

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 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: 02/02/2024

Judge Julie A. Palafox Judge of the Superior Court

Independent 4/10,17,24,5/1/24-141246

ANAHEIM UNION HIGH SCHOOL DISTRICT 501 CRESCENT WAY ANAHEIM, CALIFORNIA 92801 LEGAL NOTICE NOTICE TO BIDDERS

bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal https://auhsd.bonfirehub.com **BID NO. 2024-26 MUSICAL INSTRUMENTS** 

In accordance with Public Contract Code 20111, NO-TICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than MAY 9, 2024, at 2:00 P.M. PST. The

For assistance, please contact Sandra Torres, buyer at <a href="mailto:torres\_s@auhsd.us">torres\_s@auhsd.us</a>, or by phone at 714-999-2575.

The Governing Board of Trustees of the Anaheim Union High School District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Anaheim Union High School District Leanna Williams Interim Director, Purchasing and Central Services Independent 4/17,24/2024-141225