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NOTICE OF TRUSTEE'S SALE TS No. 0137-068 APN: 070-744-49 YOU ARE IN DEFAULT UNDER A LIEN FOR DELINQUENT ASSESSMENTS RECORDED ON 11/10/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-

ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that, LAW OFFICE OF TARY C. LOOMIS-THERRIEN, TARY C. LOOMIS-THERRIEN, as duly appointed trustee pursuant to the Notice Of Delinquent Assess-

ment Lien dated 11/08/2021 and recorded 11/10/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of ORANGE, State of California, on behalf of the PARKDALE TOWN HOMES OWNERS ASSOCIATION pursuant to the terms of those certain covenants, conditions and restrictions

recorded on December 13, 1972, as Instrument No. 10971 WILL SELL AT PUBLIC AUCTION ON 05/22/2024 AT 01:30 P.M., to the highest bidder for cash, payable at the time of sale in lawful money of the United States, all right, title and interest in the real property purportedly owned at the time of said

lien by LEAH M. BAXTER, the real property situated in ORANGE County, California and purportedly described with the street address or common address as: 2690 W. PLUM TREE LANE, ANAHEIM, CA 92801. The Sale will be held At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa

Ana, CA 92701 The property heretofore described is being sold "as is". The sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said lien. The total amount of the unpaid balance with interest thereon of the oblig-

ation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$14,940.95. Accrued assessments, interest and additional costs, expenses and advances, if any, will increase the foregoing amount prior to Sale. THIS OFFICE IS

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DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE Pursuant to California Civil Code Section 5715, the property is being sold subject to a right of redemption. The redemption period within which the property may be redeemed from the foreclosure sale ends ninety (90) days after the sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916) 939-0772 or visit this internet website [nationwideposting.com](http://nationwideposting.com) using the file number assigned to this case 0137-068. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information 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 if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916) 939-0772, or visit this internet website [nationwideposting.com](http://nationwideposting.com), using the file number assigned to this case 0137-068 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 in-

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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 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. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, secured party retains the rights under the security instrument, including the right to foreclose its lien. Dated: 03/20/2024 **TARY C. LOOMIS-THERRIEN** Law Office of Tary C. Loomis-Therrien Trustee for Parkdale Town Homes Owners Association 23272 Mill Creek Dr., Ste 130, Laguna Hills California, 92653 Phone: (949) 459-0906 By: Tary C. Loomis-Therrien **SALE INFORMATION CAN BE OBTAINED ON LINE AT [nationwideposting.com](http://nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting AT (916) 939-0772 THIS OFFICE IS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE NPP0458968 To: INDEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-141901**

**TSG No.: 170369714-CAMSI TSN o. : CA1700281653 APN: 135-347-05 Property Address: 3340 WEST OLINDA LANE ANAHEIM, CA 92804 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/12/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06/11/2024 at 12:00 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/21/2005, as Instrument No. 2005000849659, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: ISMAEL ROSAS RIVERA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND ISMAEL ROSAS RUBIO, A SINGLE MAN AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA. 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 described as: AS MORE**

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FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 135-347-05 The street address and other common designation, if any, of the real property described above is purported to be: 3340 WEST OLINDA LANE, ANAHEIM, CA 92804 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, 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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 746,109.44. 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 Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 1-866-539-4173 or visit this internet website [www.hudsonandmarshall.com](http://www.hudsonandmarshall.com), using the file number assigned to this case CA1700281653 Informa-

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tion about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement 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 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 1-866-539-4173, or visit this internet website <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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 Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0458968 To: INDEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-141902

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000503**

TO ALL INTERESTED PERSONS: Petitioner: SHUNXIANG ZHANG, BO GUAN on behalf of WENZE ZHANG, a minor, filed a petition with this court for a decree changing names as follows: WENZE ZHANG to JACK WENZE ZHANG. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a

hearing. **NOTICE OF HEARING**  
09/05/2024  
1:30 p.m. Dept: L74  
REMOTE  
Family Law Court Operations  
341 The City Drive  
Orange, CA 92863  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Anaheim Independent  
Date: 05/06/2024  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Anaheim Independent 5/8,15,22,29/24-142233**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GLORIA JEAN HERRERA**  
**Case No. 30-2024-01394822-PR-LA-CMC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GLORIA JEAN HERRERA  
A PETITION FOR PROBATE has been filed by Melissa DesJardins in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Melissa DesJardins be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on June 27, 2024 at 1:30 PM in Dept. No. CM07 located at 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 the Court's website at the Superior Court of California - County of Orange ([courts.org](http://courts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent-

ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of the estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for petitioner: PETER A GOLDBERG ESQ  
SBN 157225  
LAW OFFICE OF PETER A GOLDBERG  
553 N PACIFIC COAST HWY  
STE B-188  
REDONDO BEACH CA 90277  
CN106376 HERRERA  
May 10,15,17, 2024  
**Buena Park/Anaheim Independent 5/10,15,17/2024-142253**

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**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01395723**  
TO ALL INTERESTED PERSONS: Petitioner: ERLINDA GARCIA aka ERLINDA MARIE GARCIA ALMODOVA filed a petition with this court for a decree changing names as follows: ERLINDA GARCIA aka ERLINDA MARIE GARCIA ALMODOVA to ERLINDA MARIE A L M O D O V A . THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
06/26/2024  
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](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 04/25/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 5/8,15,22,29/24-142086**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GAYNELLE ESTREDA CARDENAS aka GAYNELLE E. CARDENAS**  
**Case No. 30-2024-01397034-PR-LA-CMC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GAYNELLE ESTREDA CARDENAS aka GAYNELLE E. CARDENAS  
A PETITION FOR PROBATE has been filed by William Louis Cardenas Jr. in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that William Louis Cardenas Jr. be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on July 10, 2024 at 1:30 PM in Dept. No. CM08 located at 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 the Court's website at the Superior Court of California - County of Orange ([courts.org](http://courts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent-

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ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of the estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for petitioner: PETER A GOLDBERG ESQ  
SBN 157225  
LAW OFFICE OF PETER A GOLDBERG  
553 N PACIFIC COAST HWY  
STE B-188  
REDONDO BEACH CA 90277  
CN106376 HERRERA  
May 10,15,17, 2024  
**Buena Park/Anaheim Independent 5/10,15,17/2024-142253**

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estate assets or of any partition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for petitioner: PAUL HORN ESQ SBN 243227  
PAUL HORN LAW GROUP PC 11404 SOUTH STREET CERRITOS CA 90703 CN106599 CARDENAS May 10,15,17, 2024  
**Buena Park/Anaheim Independent**  
**5/10,15,17/2024-142254**

Notice of Public Sale of Personal Property pursuant to the California Self-Service Storage Facility Act (CA Bus. & Prof. Code §21700, et seq.). EZ Storage of Buena Park, L.P. will hold an on-line public auction to sell personal property described below belonging to those individuals listed below at the following facility location: 8251 Orangethorpe Ave., Buena Park CA 90621  
**05/21/24**, 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) 994-4231.

**Space# Name**  
219 James Norman Joseph Jr  
317 Elias Moreno Gomez  
423 Tyann Michelle Curran  
09081 Jose Eduardo Loyola  
0913C Lorenzo Ravelo Saucedo  
0922E Timothy Edward Atchison  
0923H Christopher Welles Graver  
09281 Theodore Gregory Matthews

The auction will be listed and advertised on the website [www.storage-treasures.com](http://www.storage-treasures.com), and all rules, terms and conditions stated on that website, and not inconsistent with this notice, shall apply. Bids may be made on-line starting 10 days before 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 contents of the storage unit shall be deemed "completed" only upon receipt by the above-named company holding the on-line auction sale of the cash, in full, from the winning bidder. In the event the winning bidder has not submitted 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 the winning bidder has paid the winning bid amount, the company which held the auction may remove such lock and all items of personal property remaining in the storage unit shall be deemed legally "abandoned" under California law and, without any notice to the winning bidder being legally required, may be disposed of by the company which held the auction in any way as it may choose.  
**Independent**  
**5/15/24-142312**

APN: 128-243-04 TS No: CA07001509-23-1 TO NO: 8788420 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The

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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 April 23, 2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 10, 2024 at 03:00 PM, ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866, 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 April 29, 2015 as Instrument No. 2015000221683, and that said Deed of Trust was modified by Modification Agreement and recorded December 28, 2018 as Instrument Number 2018000482675, and that said Deed of Trust was modified by Modification Agreement and recorded October 4, 2021 as Instrument Number 2021000610272, of official records in the Office of the Recorder of Orange County, California, executed by ALEJANDRO RODRIGUEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, A CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: 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: 1780 WEST ALOMAR AVENUE, ANAHEIM, CA 92804 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.&nbsp; 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 \$292,775.92 (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

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drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Covius fka Chronos Solutions at 877-518-5700 for information regarding the Trustee's Sale or visit the Internet Website address [www.realty-bid.com](http://www.realty-bid.com) for information regarding the sale of this property, using the file number assigned to this case, CA07001509-23-1. Information about postponements that are very short in duration or that occlude close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.&nbsp; Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property

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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 877-518-5700, or visit this internet website [www.realty-bid.com](http://www.realty-bid.com), using the file number assigned to this case CA07001509-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 6, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07001509-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.realtybid.com](http://www.realtybid.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Covius fka Chronos Solutions at 877-518-5700 NPP0460347 To: INDEPENDENT 05/15/2024, 05/22/2024, 05/29/2024  
**Independent**  
**5/15,22,29/24-142375**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME TO CONFORM TO GENDER IDENTITY CASE NUMBER: 30-2024-01396792**

TO ALL INTERESTED PERSONS: ARIANNA MARIE VALDOVINOS Petitioner (name): filed a petition with this court for a decree changing name as follows: ARIANNA MARIE VALDOVINOS to HAVEN VALDOVINOS.  
THE COURT ORDERS that any person objecting to the name changes described above must file a written objection that includes the reasons for the objection within six weeks of the date this order is issued. If no written objection is timely filed, the court will grant the petition without a hearing. A hearing date may be set only if an objection is timely filed and shows good cause for opposing the name change. Objections based solely on concerns that the proposed change is not the person's actual gender identity or gender assigned at birth shall not constitute good cause. (See Code Civ. Proc., § 1277.5(c).) NOTE: When a petition has been filed to change the name of a minor to conform to gender identity and the petition does not include the signatures of both living parents, the petition and this order to show cause shall be served on the parent who did not sign the petition, under section 413.10, 414.10, or 415.40, within 30 days from the date on which the order is made by the court. Date: 05/01/2024 Layne H. Melzer Judge of the Superior Court  
**Independent**

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**5/15,22,29,6/5/2024-142201**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MAUREEN ROSALES CASE NO. 30-2024-01398485-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MAUREEN ROSALES. A Petition for PROBATE has been filed by: ANGIE ELY, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANGIE ELY be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:  
**07/17/2024 at 1:30 PM in Dept. CM8**  
**Costa Mesa Justice Complex**  
**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 the Court's website at The Superior Court of California - County of Orange ([courts.org](http://courts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of

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estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: ANGIE ELY, IN PRO PER, 323 E CLIFFWOOD AVENUE, ANAHEIM, CA 92802. TEL: 626-617-3206  
**Anaheim Independent**  
**5/15,22,29/24 - 142451**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01397734**

TO ALL INTERESTED PERSONS: Petitioner: SOFIA RAMIREZ filed a petition with this court for a decree changing names as follows: SOFIA RAMIREZ to SOFIA RAMIREZ AGUILERA. 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

**ANAHEIM UNION HIGH SCHOOL DISTRICT NOTICE TO CONTRACTORS INVITING BIDS**

The Anaheim Union High School District ("District") invites sealed bids for a Contract for:

**BID No. 2024-28 Western HS Classroom Painting**

The District shall award the contract to the bidder submitting the lowest bid and is deemed responsible by the District. The District reserves the right after opening bids to reject any or all bids and/or waive any irregularity in a bid. Bids shall be valid for sixty (60) calendar days after the bid opening date. Each bid shall be submitted in a sealed envelope bearing on the outside the name of the Bidder and name of the project for which the bid is submitted accompanied by an acceptable form of security and filed with District Facilities Department, 501 N Crescent Way, Anaheim CA 92801 on or before **2:00 p.m. on May 31, 2024**, at which time the bids will be opened and read aloud. Bids received after this date shall be returned unopened. Bid packets can be obtained in the Facilities Office, phone (714) 999-2380 email [keys\\_j@auhsd.us](mailto:keys_j@auhsd.us), after the job walk.

A **mandatory job walk** will be held starting at Western High School, 501 S Western Ave, Anaheim CA 92804: **May 23, 2024 at 9:00 a.m.** Any bidder failing to attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened.

Each bid shall be accompanied by cash, a certified or cashier's check or bond secured from a surety company satisfactory to District, in an amount not less than 10% of the total bid submitted. The cash, check or bond will be declared forfeited if the successful bidder fails to enter into a contract and provide the necessary bonds and certificate of insurance within ten (10) days after notice to do so. Following the award of the contract, District will return the security of an unsuccessful bidder no later than sixty (60) days from the award date. The bid bond shall be made payable to District, executed by the bidder as principal, in an amount not less than 10% of the maximum amount of the bid. If the contract price exceeds \$25,000, the successful bidder will be required to furnish a Payment Bond and a Performance Bond, both in an amount equal to 100% of the contract price. All bonds shall be secured from an admitted surety as defined in California Code of Civil Procedure Section 995.120, approved to conduct business in the State of California.

At the request and expense of the successful bidder, District will pay the amounts retained pursuant to the Contract Documents as security for the completion of the Work in compliance with the requirements of Public Contract Code Section 22300.

Each bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification of contractor's license, **B or C-33**, for the work bid upon, and must maintain the license throughout the duration of the Contract.

District has obtained the prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work applicable in this locality from the Director of the Department of Industrial Relations for each craft, classification, or type of workman need to execute this contract and has a copy of these prevailing rates on file at its office. Any interested party may request a copy or obtain the information from [www.dir.ca.gov](http://www.dir.ca.gov). The successful bidder shall post a copy thereof at each job site. District hereby places the Contractor and any subcontractors on notice of the penalty provisions of Labor Code Section 1775 for failure to comply with prevailing wage laws. No bids shall be accepted from a contractor who is ineligible pursuant to Labor Code Sections 1777.1 and 1777.7.

Contractors, and their subcontractors, shall be properly registered with the Department of Industrial Relations (DIR) and qualified to perform public works in accordance with Labor Code sections 1725.5 and 1771.1, otherwise the District will not be able to award a contract to the contractor. The project will be subject to compliance monitoring and enforcement by the DIR.

Signed: Jennifer Keys  
Procurement Contract Specialist  
**Buena Park Independent 5/15,22/2024-142438**

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objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
06/20/2024  
8:30 a.m., D100  
REMOTE

Central Justice Center  
700 Civic Center Drive  
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Anaheim Independent Date: 05/07/2024 Judge Layne H. Melzer Judge of the Superior Court  
**Anaheim Independent**  
**5/15,22,29,6/5/24-142459**