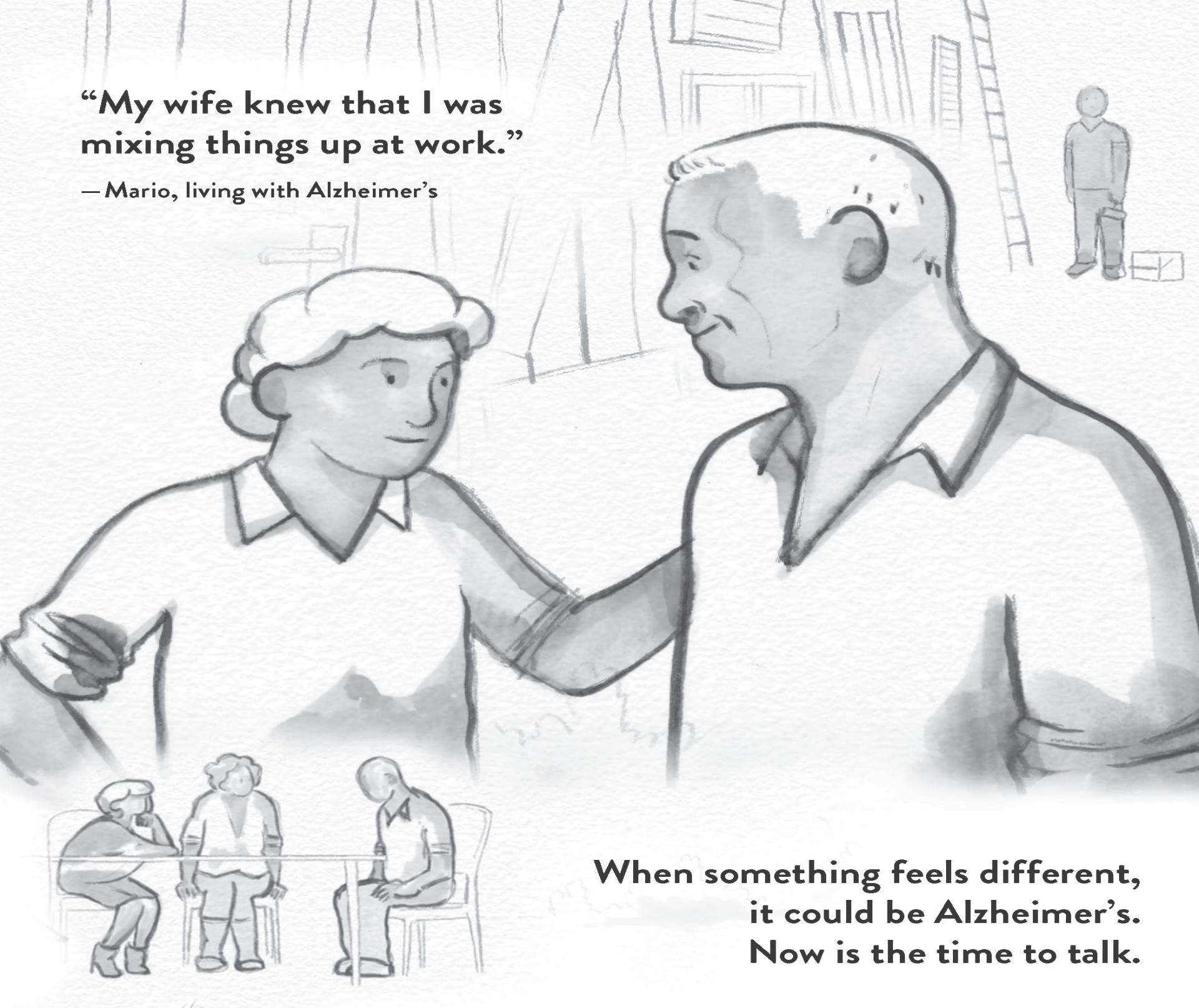


“My wife knew that I was mixing things up at work.”

—Mario, living with Alzheimer’s



**When something feels different,
it could be Alzheimer’s.
Now is the time to talk.**

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alz.org/ourstories

to learn more



alzheimer’s 
association

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NOTICE OF TRUSTEE'S SALE Trustee Sale No. 166671 Title No. 02-23002509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2020. 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 05/08/2024 at 1:30 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/19/2020, as Instrument No.

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2020000672956, in book xx, page xx, of Official Records in the office of the County Recorder of Orange 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 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, 700 Civic Center Drive West, Santa Ana, CA 92701. All right, title and interest conveyed to and now held by

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it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 253-133-14 The street address 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 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

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said Deed of Trust, with interest 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 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: \$747,685.65 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.

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The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 04/08/2024 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC, may be attempting to collect a debt. Any information obtained may be used for that purpose. 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 758-8052 NO-

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TICE 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 ex-

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istence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these 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

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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 (800) 758-8052 for information regarding the trustee's sale or visit this Internet Web site - www.Xome.com - for information regarding the sale of this property, using the file number assigned to this case: 166671. 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 Web site. 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 (800) 758-8052 for information regarding the trustee's sale, or visit this internet website www.Xome.com for information regarding the sale of this property, using the file number assigned to this case 166671 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 purchase a bid so that the trustee receives it no more than 15 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. A-4814467 04/17/2024, 04/24/2024, 05/01/2024

Independent 4/17,24,5/1/2024-141262

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 EXPLANATION 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 Assessment 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

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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 obligation 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 A 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

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visit this internet website 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, 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 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. 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 **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-CA M S I T S N 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 AC-**

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TION 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 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

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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 <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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 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

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4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0459685 To: **INDEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-141902**

Public Notice of Sale of Abandoned Property
Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after **5/14/2024** at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to www.storage-treasures.com to register and see photos of the items available for sale. This is a cash only sale and a refundable \$100 cash cleaning deposit is required by all winning bidders. Management 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 226 Brock Bliss
Unit 306 Brock Bliss
Unit 344 Carol McNeess
Unit 535 Guadalupe Gonzalez
Unit 661 Maria Esther Norzagaray
Unit 734 Kent Hall
Independent 4/24,5/1/24-141744

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000107

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000334
TO ALL INTERESTED PERSONS: Petitioner: ERIKA VERONICA VELASQUEZ filed a petition with this court for a decree changing names as follows: 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 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 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/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:
Independent
Date: 03/25/2024
Judge Eric J. Wersching
Judge of the Superior Court

Independent 4/17,24,5/1,8/24-141331**Legals-IND**

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY
NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number. The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. C097 Diane Licon, F027 Donovan Dnewlo
Public sale by competitive bidding on or after the 8th of May, 2024, at 10:00am. The auction will be held online at Selfstorageauction.com 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left clean. Fullerton Self Storage Published April 24th, 2024 and May 1st, 2024. **Independent 4/24,5/1/2024-141585**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000107

TO ALL INTERESTED PERSONS: Petitioner: ADRIAN P CROITORU and GEANINA I AVRAMESCU on behalf of ANASTASIA AVRAMESCU, a minor, filed a petition with this court for a decree changing names as follows: ANASTASIA AVRAMESCU 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 petition 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-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:
Independent
Date: 02/02/2024
Judge Julie A. Palafox
Judge of the Superior Court

Independent 4/10,17,24,5/1/24-141244