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## **Legals-IND**

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 NOTICE OF TRUSTEE'S

# **Legals-IND**

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-Astra 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-ENT 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 con-

veyed to and now held by

#### **Legals-IND**

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 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 disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale 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

#### **Legals-IND**

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 bal-ance of the obligation secured by the property to be sold and reasonable es-timated 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 suc-cessful 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.

## **Legals-IND**

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 No-tice of Default and Elec-tion to Sell to be recorded in the county where the real property is located.Dated:04/08/2024 located. Dated: 04/08/2024 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC. may be at-tempting to collect a debt. Any information obtained may be used for that pur-pose. 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 758-8052 NO-

## **Legals-IND**

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 automatically entitle you to free and clear ownership of the property. You should also be aware that 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-

## **Legals-IND**

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 fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made postponements be made

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ATION OF THE NATURE one mortgage or deed of trust on the property. NO-SHOULD CONTACT A LAWYER. NOTICE is hereby given that, LAW OFFICE OF TARY C. LOOMIS-THERRIEN, TARY C. LOOMIS-THER RIEN, TO SEIL to be executed. The undersigned caused said ATTEMPTING TO COL-LECTA DEBT, AND ANY INCIDE TO POTENTIAL BE USED SHOW THIS PURPOSE on or or more times by the mortgage or deed of trust on the property. NO-LECT A DEBT, AND ANY INFORMATION OB-TAINED WILL BE USED SHOW THIS PURPOSE OF RHIS PURPOSE ON THIS PURPOSE ON THI	ERTY, IT MAY BE SOLD	you consult either of these	PLEASE CALL: Nation-	and payable, and has	trustee'
OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that, LAW shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, TARY C. LOOMIS-THER-RIEN, as duly appointed trustee pursuant to the Notice of Delinquent Assessment Lien dated 11/108/2021 and recorded 11/108/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of ORANGE, State of California, on behalf of the PARK-DALE TOWN HOMES  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 Sale of California, on behalf of the PARK-DALE TOWN HOMES  OWNER: The sale date shown on this notice of Sale may be postponed on on on the property is located. NPP0458968 To: INDE-PNDENT 05/01/2024, DP05/01/2024, DP05/01	YOU NEED AN EXPLAN-	aware that the same	939-0772 THIS OFFICE IS	Default and Election to	mitting
SHOULD CONTACT A LAWYER. NOTICE is hereby given that, LAW OFFICE OF TARY C. Sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursultrustee pursuant to the Notice Of Delinquent Assessment Lien date date 11/10/2021, as Instrument No. 2021-000693879 of Official Records in the California Civil Code. The law requires that information about trustee sale of Official Records in the County where the shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursultrustee pursuant to the Notice Of Delinquent Assessment Lien date of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information about trustee sale of California Civil Code. The law requires that information and the postponements be made available to you and to the sale. If you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not contact and the terms at trustee auction. You will be bidding on a lien, not contact and that there are risks involved in bidding at a trustee auction. You will be bidding on this at trustee auction. You will be bidding on the be bidding on the at trustee auction. You will be bidding on the be bidding on the at trustee auction. You will be bidding on the at trustee auction. You will be bidding on the at trustee auction. You will be bidding on the be bidding on the at trustee auction. You will be bidding on the at trustee auction. You will be bidding on the at trustee auction. You will be bidding on the be bidding on the at trustee auction. You will be bidding on the at trustee auction. You w	OF THE PROCEEDING	one mortgage or deed of	ATTEMPTING TO COL-	undersigned caused said	2924m
shown on this notice of OFFICE OF TARY C. LOOMIS-THERRIEN, as duly appointed trustee pursuant to the Notice Of Delinquent Assessment L i e n d a ted 11/10/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of ORANGE, State of California, on behalf of the PARK-DALE TOWN HOMES OWNERS ASSOCIATION pursuant to the terms of those certain covenants.	SHOULD CONTACT A	TICE TO PROPERTY	INFORMATION OB-	tion to Sell to be recorded	receive
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RIEN, as duly appointed trustee pursuant to the Notice Of Delinquent Assessment Lien dated 11/10/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of OR-ANGE, State of California, on behalf of the PARK-DALE TOWN HOMES OWNERS ASSOCIATION pursuant to the terms of those certain covenants.	LOOMIS-THERRIEN,	one or more times by the	PENDENT 05/01/2024,	BIDDERS: If you are con-	ant buy
tice Of Delinquent Assessment Lien dated law requires that information about trustee sale 11/108/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of OR-ANGE, State of California, on behalf of the PARK-DALE TOWN HOMES OWNERS ASSOCIATION pursuant to the terms of those certain covenants.	RIEN, as duly appointed	trustee, or a court, pursu-	Independent 5/1,8,15/24-	property lien, you should	contact
11/08/2021 and recorded tion about trustee sale 1/10/2021, as Instrument No. 2021-000693879 of available to you and to the Official Records in the County Recorder of OR-ANGE, State of California, on behalf of the PARK-DALE TOWN HOMES ASSOCIATION OWNERS ASSOCIATION DURSANGE, State of the public, as a courtesy to sale. If you wish to learn OWNERS ASSOCIATION if applicable, the resched-pursuant to the terms of uled time and date for the sale of this property, you and to the Town ARE IN DEFAULT UNthose certain covenants.	tice Of Delinquent Assess-	California Civil Code. The		risks involved in bidding at	profess
No. 2021-000693879 of available to you and to the Official Records in the public, as a courtesy to those not present at the ANGE, State of California, on behalf of the PARK-DALE TOWN HOMES has been postponed, and, OWNERS ASSOCIATION of applicable, the resched-pursuant to the terms of those certain covenants, sale of this property, you and to the CA1700281653 APN: 135- cing the highest bid at a any re 347-05 Property Address: 347-05 Property Address: 340 WEST OLINDA automatically entitle you to chaser a unumatically entitle you to chase and clear ownership the dep chaser and clear ownership the dep chaser and clear ownership the dep chaser and clear ownership the dep chaser. TRUSTEE'S SALE YOU should also be aware that the lien being auctioned off Mortgag the highest bid at a any re 247-05 Property Address: cing the highest bid at a trustee auction does not chaser a unumatically entitled and clear ownership the dep chaser. TRUSTEE'S SALE YOU should also be aware that the lien being auctioned off Mortgag pursuant to the terms of uled time and date for the property. You be a junior lien. If you or the property and	11/08/2021 and recorded	tion about trustee sale		be bidding on a lien, not	potentia
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ler's office or a title nce company, either ch may charge you a r this information. If nsult either of these ces, you should be that the same may hold more than may hold more than nortgage or deed of on the property. NO-TO PROPERTY ER: The sale date n on this notice of may be postponed r more times by the pagee, beneficiary, e, or a court, pursusection 2924g of the rnia Civil Code. The rnia Civil Code. The quires that informa-bout trustee sale onements be made ble to you and to the c, as a courtesy to not present at the fif you wish to learn her your sale date een postponed, and licable, the reschedime and date for the fifthis property, you f this property, you all 1-866-539-4173 t this internet web-ttps://www.hudsonarshall.com, using e number assigned t h i s c a s e 00281653 Informapout postponements e very short in dura-that occur close in the scheduled sale not immediately be ted in the telephone ation or on the Inter-ebsite. The best way fy postponement in-tion is to attend the uled sale. NOTICE ENANT: You may a right to purchase property after the auction if conducter January 1, 2021, ant to Section 2924m ant to Section 2924m e California Civil . If you are an "elitenant buyer," you urchase the property match the last and st bid placed at the e auction. If you are ligible bidder," you be able to purchase operty if you exceed ast and highest bid dat the trustee aucthere are three steps ercising this right of ercising this right of ase. First, 48 hours he date of the trustle, you can call 1-39-4173, or visit this rnet website //www.hudsonandnall.com, using the umber assigned to ass CA1700281653 I the date on which ustee's sale was the amount of the nd highest bid, and ldress of the trustee. id, you must send a n notice of intent to n notice of intent to a bid so that the e receives it no more 15 days after the e's sale. Third, you submit a bid, by re-g the funds and affi-described in Section m(c) of the Civil so that the trustee yes it no more than res it no more than ys after the trustee's ys after the trustee's f you think you may as an "eligible tenyer" or "eligible bidyou should consider ching an attorney or as a state of the control of cting an attorney or opriate real estate assional immediately lyice regarding this tial right to purchase. sale is set aside for reason, the Purat the sale shall be all only to a return of ed only to a return of eposit paid. The Pur-er shall have no furecourse against the agor, the Mortgagee Mortgagee's attor-oate: First American nsurance Company

Legals-IND

tion 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 fol-Public Notice of Sale of Abandoned Property Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as de-scribed below, pursuant to the California self-service 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 the California self-service storage facility act Califor-nia business and profes-sions 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 t 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 www.storagetreasures.co
m to register and see photos of the items available
for sale. This is a cash
only sale and a refundable \$100 cash cleaning tion.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 tendent. 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 Stortender of the service able \$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 McNees

Unit 535 Guadalupe Gonzalez Unit 661 Maria Esther

Norzagaray Unit 734 Kent Hall Independent 4/24,5/1/24-

**Legals-IND** 

4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0459685 TO: IN-

DEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-

**Legals-IND** 

NOTICE OF PUBLIC SALE OF ABANDONED

PROPERTY
NOTICE IS HEREBY GIV-

EN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000334

www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition for hearing on the petition in the following newspa-per 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

PERSONS: Petitioner: ERIKA VERONICA VELASQUEZ filed a petition with this court for a decree changing names as follows: ERIKA VERONICA VELASQUEZ as follows: ERIKA
VERONICA VELASQUEZ
to ERIKA VERONICA
NAGAMOTO. THE
COURT ORDERS that all
persons interested in this
matter shall appear before 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 bereasons 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 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)

clean, Fullerton Self Storage Published April 24th 2024 and May 1st, 2024 In dependent 4/24,51/2024-141585 ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 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

ging names as follows ANASTASIA AVRAMES-CU to ANASTASIA CROITORU. THE COURT ORDERS that all persons interested in this matter 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 be-

least two court days be-fore the matter is sched-uled to be heard and must 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
05/16/2024,
8:30 a.m., L74
REMOTE
Lamoreaux Justice Center

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/findmy-court.htm)

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

Independent Date: 02/02/2024 Judge Julie A. Palafox Judge of the Superior Court

In dependent
4/10,17,24,5/1/24-141246