



I didn't talk  
for a  
very long time

Jacob Sanchez  
Diagnosed with autism

Lack of speech is a sign of autism. Learn the others at [autismspeaks.org/signs](http://autismspeaks.org/signs).

**Legals-IND**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01399513**  
TO ALL INTERESTED PERSONS: Petitioner: CHUN MIAO HUANG filed a petition with this court for a decree changing names as follows: CHUN MIAO HUANG to WEI YASU-TAKE. 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**  
07/16/2024  
8:30 a.m. D-100  
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: Anaheim Independent  
Date: 05/15/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Anaheim Independent 5/29,6/5,12,19/24-142805**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01401755-CU-PT-CJC**  
TO ALL INTERESTED PERSONS: Petitioner: JAE SANG KIM filed a petition with this court for a decree changing names as follows: JAE SANG KIM to JASON SANG KIM. 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

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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**  
07/09/2024  
8:30 a.m. D-100  
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: Independent  
Date: 05/28/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**I n d e p e n d e n t 6/5,12,19,26/24-143091**

T.S. No.: 23-10345 Loan No.: \*\*\*\*\*8377 APN: 358-133-47 Notice of Trustee's Sale You Are in Default Under a Deed of Trust Dated 12/9/2021. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the re-

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maining 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 terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Suzanne Elizabeth Ewing, A Married Woman as Her Sole and Separate Property Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/16/2021 as Instrument No. 2021000754371 in book, page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/9/2024 at 12:00 PM Place of Sale: At the North front Entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$763,932.10 Street Address or other common designation of real property: 111 N Avenida Cienega Anaheim California 92807 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of 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

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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. All checks payable to Prestige Default Services, LLC. 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 949-860-9155 X 101 or visit this Internet Website <http://www.innovativefieldservices.com/>, using the file number assigned to this case 23-10345. 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 949-860-9155 X 101, or visit this internet website <http://www.innovativefieldservices.com/>, using the file number assigned to this case 23-10345 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

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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: 6/3/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: 949-860-9155 X 101 Patricia Sanchez, Trustee Sale Officer  
**Anaheim Independent 6/12,19,26/2024-143227**  
**NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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. Date of Sale: 07/02/2024 at 9:00 AM. Place of Sale: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. NOTICE is hereby given that First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (800) 251-8736, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest now held under said NDA, to wit: Multiple Timeshare Estates as shown on Exhibit "A-1" (as described in the Declaration recorded on 08/19/1997 as Instrument No. 19970396357 as amended) located at 465 W. Orangewood Avenue, Anaheim, CA, 92802 with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on Schedule**

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"1" attached hereto are in the County of Orange, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on Schedule "1" together with estimated expenses of the Trustee in the amount of \$600.00. The claimant, Dolphin's Cove Owner's Association, Inc., a California nonprofit mutual benefit corporation, under NDA delivered to Trustee a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said 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. First American Title Insurance Company, a Nebraska Corporation. APN: 137-191-28. Batch ID: Foreclosure HOA 137198-DC68-HOA-PPE. Schedule "1": NOD Recording Date and Reference 03/07/2024; 2024000050606; Lien Recording Date and Reference 03/01/2024; Inst: 2024000046761; Contract No., Owner(s), Sum Due; 000600014435, Luther D. Powers and Claudia D. Powers, \$3,782.11; 000600034219, Margaret M. Holden, \$4,748.09; 000600035893, Alfonso J. Estaca and Arlin C. Estaca, \$1,269.43; 000600200463, Alfonso J. Estaca and Arlin C. Estaca, \$1,268.43; 000600208466, Jack H. Zeneian and Mary Zeneian, \$1,457.02; 000600211841, Luther D. Powers and Claudia D. Powers, Trustees of the Luther D. And Claudia D. Powers Family Trust, Dated October 04, 1995, \$1,712.07. Exhibit "A-1": Contract No., Undivided Interest, Unit Type, Use Period, Use Year, Interval Code No.; 000600014435, 1/6936, three bedroom "f", floating high, annual, D2123BD-41A; 000600034219, 1/6936, one bedroom "b", floating high, annual, D2181BD-44A; 000600035893, 1/13872, one bedroom "a", floating high, biennial odd, D2281BD-21O; 000600200463, 1/13872, one, floating high, biennial even, D2261BD-26E; 000600208466, 1/13872, two bedroom "d", floating high, biennial even,

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D 1 2 4 2 B D - 1 6 E ; 000600211841, 1/13872, two bedroom "e", floating high, biennial even, D2212BD-48E.  
**Anaheim Independent 6/12,19,26/24 - 143245**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01402203**  
TO ALL INTERESTED PERSONS: Petitioner: ALEXANDRO GOMEZ filed a petition with this court for a decree changing names as follows: ALEXANDRO GOMEZ to ALEXANDER GOMEZ. 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**  
07/10/2024  
8:30 a.m. D-100  
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: Independent  
Date: 05/30/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**I n d e p e n d e n t 6/5,12,19,26/24-143092**  
TSG No.: 8790213 TS No.: CA2400290068 APN: 253-386-05 Property Address: 2768 E OSHKOSH AVENUE ANAHEIM, CA 92806 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/06/2015. UNLESS YOU TAKE ACTION TO PROTECT

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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 07/03/2024 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/10/2015, as Instrument No. 2015000360529, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: NATHAN NHAN NGUYEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 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 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 253-386-05 The street address and other common designation, if any, of the real property described above is purported to be: 2768 E OSHKOSH AVENUE, ANAHEIM, CA 92806 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, as 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 \$ 210,699.27. 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290068 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290068 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, 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 Mortgagor, 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 (916)939-0772NPP0461181 To: INDEPENDENT 06/12/2024, 06/26/2024  
**I n d e p e n d e n t**  
**6/12,19,26/24-143260**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF CAROLYN K. TAYLOR aka CAROLYN TAYLOR**

**Case No. 30-2024-01394842-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 CAROLYN K. TAYLOR aka CAROLYN TAYLOR

A PETITION FOR PROBATE has been filed by Tammy Larson-Boyles in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Tammy Larson-Boyles 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 ([occourts.org](http://occourts.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 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: JAMES L LEESTMA ESQ SBN 207311**  
**LAW OFFICE OF JAMES LAMBERT LEESTMA**  
7301 TOPANGA CYN BL STE 202  
CANOGA PARK CA 91303  
CN107506 TAYLOR Jun 12,14,19, 2024  
**Buena Park/Anaheim Independent**  
**6/12,14,19/2024-143345**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01403123**

TO ALL INTERESTED PERSONS: Petitioner: PRODY VIDAMO CONTRERAS filed a petition with this court for a decree changing names as follows: PRODY VIDAMO CONTRERAS to CHARLES PRODY CONTRERAS. 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**  
07/30/2024  
8:30 a.m. D-100  
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: Independent  
Date: 06/04/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**I n d e p e n d e n t**  
**6/12,19,26,7/3/24-143247**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01402940**

TO ALL INTERESTED PERSONS: Petitioner: NHUNG HONG DANG, filed a petition with this court for a decree changing names as follows: NHUNG HONG DANG to LISANNA HONG-NHUNG DANG. 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**  
07/31/2024  
8:30 a.m. D100  
REMOTE

Central Justice Center  
700 W 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: 06/05/2024  
Judge Michael Strickroth  
Judge of the Superior Court  
**Anaheim Independent**  
**6/12,19,26,7/3/24-143376**

APN: 035-332-15 TS No.: 22-05029CA TSG Order No.: 220670235-CA-VOI  
**NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 25, 2006. 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.** Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 31, 2006 as Document No.: 2006000586875 of Official Records in the office of the Recorder of Orange County, California, executed by: Javier Santibanez, a married man, as his sole and separate property, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check 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 Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. Sale Date: July 10, 2024 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No.: 22-05029CA The street address and other common designation, if any, of the real property described above is purported to be: 202 North Larch Street, Anaheim, CA 92805. 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 in an "AS IS" condition, 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, 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, to-wit: \$356,396.97 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-05029CA. 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 trust-

ee sale, you can call (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 22-05029CA 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, 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. File No.: 22-05029CA 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. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: June 7, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 ( 8 3 3 ) 2 9 0 - 7 4 5 2  
NPP0461545 To: INDEPENDENT 06/19/2024, 06/26/2024, 07/03/2024  
**I n d e p e n d e n t**  
**6/19,26,7/3/24-143451**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01404519**

TO ALL INTERESTED PERSONS: Petitioner: EDNA HODETTE RUIZ-ADAME filed a petition with this court for a decree changing names as follows: EDNA HODETTE RUIZ-ADAME aka EDNA H. RUIZ aka EDNA RUIZ to EDNA HODETTE JOHNSON-RUIZ. 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**  
08/06/2024  
8:30 a.m. D100  
REMOTE

Central Justice Center  
700 W 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: 06/10/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Anaheim Independent**  
**6/19,26,7/3,10/24-143580**