



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.

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TSG No.: 8790992 TS No.: CA2400290240 APN: 272-152-02 Property Address: 945 NORTH MOHICAN AVENUE ANAHEIM, CA 92801 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/27/2007. 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 09/25/2024 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 09/05/2007, as Instrument No. 2007000546579, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: VINCE PHONGSAVATH AND LOTTIE BOUAHOM, HUSBAND AND WIFE 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 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# 272-152-02 The street address and other common designation, if any, of the real property described above is purported to be: 945 NORTH MOHICAN AVENUE, ANAHEIM, CA 92801 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 pub-

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lication of the Notice of Sale is \$ 91,529.37. 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 CA2400290240 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

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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 CA2400290240 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, 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)939-0772NPP0464762 To: INDEPENDENT 09/04/2024, 09/11/2024, 09/18/2024
Independent 9/4, 11, 18/24-145645

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business organization; MOSS MANAGEMENT COMPANY, a business organization and DOES 1 through 50, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) **MAXIMINO ESQUIVEL, an individual** **NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su

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respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extintos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of CA, County of Orange, Central Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): OCTAVIO LOPEZ, LOPEZ LAW GROUP APLC, 5601 E. SLAUSON AVENUE, SUITE 110, COMMERCE, CA 90040. 323-722-2228. info@lopezlawgrp.com Date: 02/09/2023 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) A. Gill Deputy (Adjunto) NOTICE TO THE PER-

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SON SERVED: You are served **Anaheim Independent 9/4, 11, 18, 25/24-145763** **NOTICE TO CREDITORS OF BULK SALE** (SECS. 6104, 6105 U.C.C.) Escrow No. LECR2400359-TM NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: STAR AUTO AND AC INC. (FORMERLY KNOWN AS IRVINE AUTO AND AC INC), 221 VIKING AVENUE, BREA, CA 92821 The location in California of the chief executive office of the seller(s) is: 8112 PLUM CREEK TRAIL, BURLESON, TX 76028 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE The names and addresses of the buyer are: STAR AUTO SERVICE & A/C REPAIR, INC., 221 VIKING AVENUE, BREA, CA 92821 The assets to be sold are described in general as: ALL ASSETS OF THE BUSINESS OF EVERY KIND AND NATURE, FREE FROM LIENS OR ENCUMBRANCES, AND ARE IN GOOD WORKING CONDITION, TANGIBLE, OR INTANGIBLE, WHEREVER LOCATED, INCLUDING, BUT NOT LIMITED TO, INVENTORY, EQUIPMENT, TRADE FIXTURES, LEASEHOLD, LEASEHOLD IMPROVEMENTS, CONTRACT RIGHTS, BUSINESS RECORDS, SOFTWARE AND SOFTWARE LICENSES, TRANSFERABLE GOVERNMENTAL LICENSES AND PERMITS, OTHER LICENSES, FRANCHISES, GOODWILL, TRADENAMES, CUSTOMER LISTS, TRADE SECRETS, PATENTS, OTHER INTELLECTUAL PROPERTY, MARKET-ING, TELEPHONE AND FAX NUMBERS, WEBSITES, DOMAIN NAMES, EMAIL ADDRESSES, SALES ORDER BACKLOG, TRADENAME and are located at: 221 VIKING AVENUE, BREA, CA 92821 The business name used by the seller at that location is STAR AUTO SERVICE The anticipated date of the bulk sale is SEPTEMBER 27, 2024 at the office of: EMERALD ESCROW A DIVISION OF LAWYERS TITLE COMPANY, 2275 SOUTH MAIN STREET, SUITE 101A, CORONA, CA 92882. This bulk sale

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is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with who claims may be filed is: TERI MALCOLM-NAPIER, EMERALD ESCROW A DIVISION OF LAWYERS TITLE COMPANY, 2275 SOUTH MAIN STREET, SUITE 101A, CORONA, CA 92882, and the last date for filing claims by shall be SEPTEMBER 26, 2024, which is the business day before the sale date specified above. Dated: 08-30-24 STAR AUTO SERVICE & A/C REPAIR, INC., BUYER 2664834-PP INDEPENDENT 9/11/2024-145922 **ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000869** TO ALL INTERESTED PERSONS: Petitioner: NOEMI FALCON on behalf of EMMA JADE SANTISTEVAN, a minor, filed a petition with this court for a decree changing names as follows: EMMA JADE SANTISTEVAN to EMMA JADE FALCON. 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** 12/05/2024 8:30 a.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: Anaheim Independent Date: 08/09/2024 Judge Julie A. Palafox Judge of the Superior Court **Anaheim Independent 8/21, 28, 9/4, 11/24-145297**