



# In schools to encourage healing.

As if dealing with his mom's death wasn't hard enough, Sean had to adjust to a new home and new school. It was a lot to handle, so he struggled emotionally and academically. Lee from Communities In Schools helped Sean develop coping skills by finding positive outlets for his feelings. As his attitude improved, his grades followed—going from D's to B's. Now, he's focused on football and a promising future. There are millions of at-risk kids like Sean who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed.  
**CommunitiesInSchools.org**



### Legals-IND

TS No. 240822461 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 935-27-061 Property Address: 2011 W Katella Ave #61 Anaheim, CA 92804 Whereas, on 4/4/2007, a certain Deed of Trust was executed by Juanita M Stokes, an unmarried woman as trustor in favor of One Mortgage Network as beneficiary, and Fidelity National Title Co CA as trustee, and was recorded on 4/10/2007, as instrument No. 2007000228258, in the Office of the County Recorder of Orange County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 10/28/2010, recorded on 2/28/2011, as instrument number 2011000107400, in the Office of the County Recorder, Orange County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 5/4/2020, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 10/23/2024 is \$927,602.61; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 1/22/2019 as instrument number 2019000020086, notice is hereby given that on 10/23/2024 at 3:00 PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: A Condominium Comprised Of:

### Legals-IND

Parcel 1: Unit 61 As Said Unit Is Shown On That Certain Condominium Plan In The City Of Anaheim, County Of Orange, State Of California, Recorded October 4, 1977 In Book 12402, Pages 1974 Through 1988, Inclusive, Of Official Records, In The Office Of The County Recorder Of Said County. Parcel 2: An Undivided One-Seventy Fourth (1/74th) Interest In Common In Parcel 1 And Parcel 2 As Shown On That Certain Condominium Plan Referred To Hereinabove, Excepting Therefrom Units 1 Through 74 Inclusive, As Shown Upon The Above Referred To Condominium Plan And Excepting Therefrom The Right To Possession Of All Those Areas Designated As Parking Space, Storage Space, Parcel 3: The Exclusive Right To Use, Possession And Occupancy Of Those Portions Of Parcel 2 Described Above, Designated As Parking Space, Storage Space, And On The Condominium Plan Referred To Above Which Is Appurtenant To Parcel 1 And Parcel 2 Above Described. Except Therefrom All Oil, Gas, Minerals And Other Hydrocarbon Substances Lying Below A Depth Of 500 Feet From The Surface Of Said Property, But With No Right Of Surface Entry, As Provided In Deeds Of Record. Commonly known as: 2011 W Katella Ave #61, Anaheim, CA 92804 The sale will be held at on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA. The Secretary of Housing and Urban Development will bid an estimate of \$927,602.61. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$92,760.26 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$92,760.26 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of

### Legals-IND

the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$927,602.61, as of 10/22/2024, plus all other amounts that would be due under the mortgage

### Legals-IND

agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 8/22/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 8/23/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal) Buena Park Independent 9/6,13,20/2024-14607

### Legals-IND

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 10/16/2024 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 08/27/2024 Judge Layne H. Melzer Judge of the Superior Court Buena Park Independent 9/6,13,20,27/24-145811

### Legals-IND

tion should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING 10/22/2024 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 09/03/2024 Judge Layne H. Melzer Judge of the Superior Court Buena Park Independent 9/6,13,20,27/24-145864

### Legals-IND

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: Buena Park Independent Date: 09/04/2024 Judge Layne H. Melzer Judge of the Superior Court Buena Park Independent 9/6,13,20,27/24-145866

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000975

TO ALL INTERESTED PERSONS: Petitioner: GLYNA VERRIGNI on behalf of LUNA HANG, a minor, filed a petition with this court for a decree changing names as follows: LUNA HANG to LUNA AUBRI GHOSSEIN. 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 01/09/2025 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: Buena Park/Anaheim Independent Date: 08/28/2024 Judge Julie A. Palafox Judge of the Superior Court

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01422525

TO ALL INTERESTED PERSONS: Petitioner: RYKY MARTINEZ filed a petition with this court for a decree changing names as follows: RYKY MARTINEZ to RICKY MARTINEZ. 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 10/02/2024 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find

**Legals-IND****Buena Park Independent 9/13,20,27,10/4/24-145994**File No: 0099-5057  
Notice Of Sale Of Collateral

TO: Elena Vega and Daisy Martinez, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows:

2020 Canyon Lake Mobile Home which is located at 13096 Blackbird St, Space 164, Garden Grove, CA 92843 and registered with the Department of Housing and Community Development under Decal No. LBO5192 and the following Serial and Label/Insignia Number(s): Serial Number(s) FLE220CA1939132A FLE220CA1939132A Label/Insignia Number(s) PFS1247094 PFS1247095

The Undersigned Will Sell Said Collateral On October 16, 2024, At 3:00 P.M., at front steps to the entrance of the Civic Center, 300 East Chapman Avenue, Orange, CA 92866. Such sale is being made by reason of your default on June 15, 2024 under that certain Security Agreement dated January 5, 2021, between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$71,140.41 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition.

This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 0099-5057. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may**Legals-IND**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. Dated: September 13, 2024 21st Mortgage Corporation By: /s/ Raymond Soriano, Steele, LLP, as Agent Tel: (949) 222-1161  
**Buena Park Independent 9/20/2024-146120**

T.S. No. 24-68386 APN: 262-142-33 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/5/2021. 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 remaining 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: FIDEL M. JOCO, AN UNMARRIED MAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/11/2021, as Instrument No. 2021000506075, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 10/16/2024 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$769,429.91 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 8042 ROSE STREET LA PALMA, CALIFORNIA 90623 Described as follows: Lot 5 of Tract 8150, as per Map recorded in Book 325, Pages 26-28 of Miscellaneous Maps, records of said County. A.P.N #: 262-142-33 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 hearing.

**Legals-IND**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 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 (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-68386. 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 (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-68386 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. 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**Legals-IND**appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/16/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41148 Pub Dates 09/20, 09/27, 10/04/2024  
**Buena Park Independent 9/20,27,10/4/2024-146138****ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01424246**

TO ALL INTERESTED PERSONS: Petitioner: HELEN TRAN filed a petition with this court for a decree changing names as follows: HELEN TRAN to HELEN TRAN NGUYEN. 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 10/30/2024 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: Buena Park/Anaheim Independent Date: 09/09/2024 Judge Layne H. Melzer Judge of the Superior Court**Buena Park Independent 9/20,27,10/4,11/24-146186**

T.S. No. 23-66973 APN: 135-141-13 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/14/2022. 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

**Legals-IND**

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 remaining 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: NATALIE JANETTE WILLINGHAM AND EUGENE WILLINGHAM II WIFE AND HUSBAND, AS JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 3/21/2022, as Instrument No. 2022000109121, of Official Records in the office of the Recorder of Orange County, California Date of Sale: 10/18/2024 at 9:00 AM Place of Sale: Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 Estimated amount of unpaid balance and other charges: \$511,595.97 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 7425 FILLMORE DR BUENA PARK, CALIFORNIA 90620 Described as follows: As more fully described in said Deed of Trust A.P.N #: 135-141-13 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 you a fee for this information. If you consult either of these resources, you should be

**Legals-IND**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 (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 23-66973. 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 (855) 976-3916, or visit this internet website [www.auction.com/sb1079](http://www.auction.com/sb1079), using the file number assigned to this case 23-66973 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. 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**Legals-IND**7920 For Sale Information: (855) 976-3916 [www.auction.com](http://www.auction.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41167 Pub Dates 09/20, 09/27, 10/04/2024  
**Buena Park Independent 9/20,27,10/4/2024-146193****ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01420080**

TO ALL INTERESTED PERSONS: Petitioner: AMANDA LISANN PORTELA aka AMANDA LISANN PORTELA GENCHI filed a petition with this court for a decree changing names as follows: AMANDA LISANN PORTELA aka AMANDA LISANN PORTELA GENCHI to AMANDA PORTELA GENCHI. 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 10/09/2024 8:30 a.m. D100 REMOTE**

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

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm)) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 08/22/2024 Judge Layne H. Melzer Judge of the Superior Court**Buena Park Independent 8/30,9/6,13,20/24-145427****BUENA PARK SCHOOL DISTRICT ACCEPTING APPLICATIONS FOR APPOINTMENT TO FILL VACANT GOVERNING BOARD SEAT**

A vacancy has occurred on the governing board of the Buena Park School District in Trustee Area #4. Pursuant to Education Code sections 5326 and 5328, the governing board of the Buena Park School District is required to appoint a resident of Trustee Area #4 to fill the vacancy.

The governing board is seeking qualified candidates for appointment to fill the vacancy in Trustee Area #4 to serve for a four-year term. To be eligible, an applicant must be 18 years of age, reside in Trustee Area #4, be registered to vote, and not be disqualified from holding public office.

Applications are now being accepted to fill the seat for District Area 4 on the Buena Park School District Governing Board that will be vacated due to the absence of candidates on the November 5, 2024 ballot. Maps of the school district trustee areas may be viewed on the District website.

Applications will be accepted from September 13, 2024 through 12:00 p.m. on September 27, 2024. Interviews will be held in a public session of the Governing Board on October 21, 2024.

The appointment to be made is for a four-year term beginning December 16, 2024. The appointee will hold office until December, 2028.  
**Buena Park Independent 9/13,20/2024-145975**