(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)

copy of this Order to now Cause shall be pub-

lished at least once each

week for four successive

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

my-court.htm)

dependent Date: 09/03/2024

Judge Layne H. Melzer

Judge of the Superior Court

Buena Park Independent 9/6,13,20,27/24-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO.

TO ALL INTERESTED PERSONS: Petitioner: JINYING XIE filed a petition with this court for a

decree changing names as follows: JINYING XIE to JANICE XIE. THE

COURT ORDERS that all

persons interested in this

matter shall appear before this court at the hearing in-

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

easons for the objection it least two court days be-

fore the matter is sched-

uled to be heard and must

show cause why the peti-

tion should not be granted.

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

your court's website, go to www.courts.ca.gov/find-

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

in the following newspa-per of general circulation, printed in this county:

Buena Park Independent

Judge of the Superior

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 be-

minor, filed a petition with this court for a decree

changing names as fol-lows: LUNA HANG to LUNA AUBRI GHOSSEIN.

THE COURT ORDERS

before this court at the

hearing indicated below to show cause, if any, why the petition for change of

name should not be gran-

ted. Any person objecting to the name changes de-

scribed above must file a

written objection that includes the reasons for the

objection at least two court

days before the matter is

half of LUNA HANG.

Judge Layne H. Melze

Date: 09/04/2024

mv-court.htm)

no written objection is mely filed, the court may

below to show

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CHANGE OF NAME
CASE NO.
30-2024-01421215
TO ALL INTERESTED
PERSONS: Petitioner: KRIZIA HOUSTON BALUN
filed a petition with this
court for a decree changing names as follows:
KRIZIA HOUSTON BALUN to KRIZIA HOUSTON UN to KRIZIA HOUSTON BALUNOVA. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause. not be granted. Any per-son objecting to the name changes described above must file a written objection that includes the réasons 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 NOTICE OF HEARING

10/16/2024

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/findmy-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 in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim In-Date: 08/27/2024 Judge Layne H. Melzer
Judge of the Superior

Buena Park Independent 9/6,13,20,27/24

ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO.

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 in-DERS that all persons in-terested in this matter shall appear before this court at the hearing indicated be-low to show cause, if any, why the petition for chan of name should not be granted. Any person objecting to the name changes described above must file a written obiection that includes the reas-ons 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

NOTICE OF HEARING 10/22/2024 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive West

For all public notices, call us for information: 310-329-6351

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

Legals-IND

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/findmv-court.htm) copy of this Order to now Cause shall be pub-

lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim In-Judge Julie A. Palafox Judge of the Superior

Buena Park Independent 9/13,20,27,10/4/24-T.S. No. 24-68386 APN: 262-142-33 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UN-DER A DEED OF TRUS DATED 8/5/2021. UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST 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 authorized to do business in this state will be held by the duly appointed truste as shown below, of all right title and interest conveyed to and now held by the trustee in the here inafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, ex-pressed or implied, regarding title, possession, or encumbrances, to pay the re maining principal sum o the note(s) secured by the Deed of Trust, with in-terest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and ex-penses of the Trustee for the total amount (at 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 UN-FIDEL M. JOCO, AN UN MARRIED MAN Duly Ap pointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/11/2021, as Instrument 2021000506075, of Offi cial 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 Cen-ter, 300 E. Chapman, Or-

CA Estimated

and other charges: \$769.429.91Note: Be-

cause the Beneficiary re-serves the right to bid less

than the total debt owed, it

is possible that at the time

may be less than the total ee sale, you can call (866) 266-7512, or visit this indebt owed. Street Ad debt owed. Street Address or other common designation of real property: 8042 ROSE STREET LA PALMA, CALIFORNIA 90623Described as follows: Lot 5 of Tract 8150, ternet website www.elite postandpub.com, using the file number assigned as per Map recorded in Book 325, Pages 26-28 of Miscellaneous Maps, records of said County A.P.N #.: 262-142-33The 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 benefiwithin 10 days of the of first publication of this Notice of Sale. NO-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. Pla cing the highest bid at a trustee auction does not 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 for informational purposes only and does not consti-tute a demand for payoff, before you can re-ceive clear title to the ment or any attempt to collect such obligation. EPP 41148 Pub Dates 09/20, 09/27, 10/04/2024 property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property Buena Park Independent 9/20,27,10/4/2024-146138 by contacting the county recorder's office or a title

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

insurance company, eithe

of which may charge you a

fee for this information. If

ou 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

mortgagee, beneficiary,

trustee, or a court, pursu

ant to Section 2924g of the California Civil Code. The

law requires that informa-

tion about trustee sale

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 resched-

uled time and date for the

sale of this property, you may call (866) 266-7512 or

visit this internet website

www.elitepostandpub.com

using the file number as-

signed to this case 24

68386. Information about

postponements that are

ery short in duration of

that occur close in time to

the scheduled sale may

not immediately be reflected in the telephone in-

formation or on the Inter-

net Web site. The best way to verify postpone-ment information is to at-

tend 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

can purchase the property

if you match the last and

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 auc-

tion. There are three steps

to exercising this right of purchase. First, 48 hours

tion with this court for a decree changing names as follows: HELEN TRAN to HELEN TRAN NGUY-EN. THE COURT OR-DERS that all persons in terested 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 objec-tion that includes the reasons for the objection at least two court days be-fore the matter is sched-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

8:30 a.m. D-100 REMOTE

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 vour court's website. /ww.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 in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent

CHANGE OF NAME
CASE NO.
30-2024-01424246
TO ALL INTERESTED
PERSONS: Petitioner:
HELEN TRAN filed a petithe day of sale. Trustor: NATALIE JANETTE WILL-INGHAM AND EUGENE WILLINGHAM II WIFE LLP Deed of Trust recor-ded 3/21/2022, as Instru-ment No. 2022000109121, of Official Records in the 9:00 AM Place of Sale: Auction.com Room Estimated amount of unc h a r g e s \$511.595.97Note: Because the Beneficiary re is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Ad-NOTICE OF HEARING 10/30/2024

Central Justice Center 700 Civic Center Drive West

Date: 09/09/2024 Judge Layne H. Melzer Judge of the Superior Court

be bidding on a lien, not

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 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 appro-priate real estate professional immediately for adsional immediately for advice regarding this potential right to purchase. Dated: 9/16/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Ryan Bradford, Trustee Sale Of-ficer This office is enforcing a security interest of your creditor. To the ex-tent that your obligation has been discharged by a bankruptcy court or is sub-ject to an automatic stay of bankruptcy, this notice is

T.S. No. 23-66973 APN: 135-141-13 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 3/14/2022. UN-LESS YOU TAKE AC-TION TO PROTECT TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST public auction sale to the highest bidder for cash 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 here-inafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty. pressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with in-terest and late charges thereon, as provided in 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 publica-tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on AND HUSBAND, AS JOINT TENANTS Duly Ap-pointed Trustee: ZBS Law, office of the Recorder of Orange County, California, Date of Sale:10/18/2024 at Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 paid balance and other than the total debt owed, it dress or other common designation of real prop-erty: 7425 FILLMORE DRBUENA PARK, CALI-FORNIA 90620Described as follows: As more fully described in said Deed of Trust A.P.N #.: 135-141-13The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if anv. shown above. If no common designation shown, directions to the location of the property may be obtained by send-ing a written request to the beneficiary within 10 days of the date of first publica-tion of this Notice of Sale. NOTICE TO POTENTIAL

Buena Park Independent 9/20,27,10/4,11/24-146186

tial right to purchase Dated: 9/17/2024 ZBS BIDDERS: If you are considering bidding on this property lien, you should Law, LLP , as Trustee 30 Corporate Park, Suite understand that there are risks involved in bidding at a trustee auction. You will 450 rvine CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information

on the property itself. Placing the highest bid at a trustee auction does not utomatically 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 re-ceive 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 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. 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 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, 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 is to attend the scheduled sale. NOTICE TO TEN-ANT: You may have a right to purchase this property after the trustee auc-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 may be able to purchase placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustternet website tracker.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 rustee receives it no more than 15 davs 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 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 profes-sional immediately for adsional immediately for advice regarding this poten-

Legals-IND Legals-IND must file your claim with the court and mail a copy (855) 976-3916 www.auction.com Michael Busby. to the personal represent-ative appointed by the court within the later of Trustee Sale Officer This office is enforcing a secur ity interest of your creditor. To the extent that your obeither (1) four months from ligation has been dis-charged by a bankruptcy court or is subject to an automatic stay of bank-ruptcy, this notice is for inthe California formational purposes only and does not constitute á demand for payment or any attempt to collect such obligation. EPP 41167 Pub 09/20, 09/27, Buena Park Independent 9/20,27,10/4/2024-146193 NOTICE OF ANCILLARY PETITION TO ADMINIS-TER ESTATE OF Yolanda E. Lind CASE NO. 30-2023-01368637-PR-PW-CMC To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be intertition or account as provided in Probate Code section 1250. A Request ested in the will or estate, or both, of: Yolanda E. Lind AN ANCILLARY PETI-TION FOR PROBATE has been filed by Heidi Policky for Special Notice form is available from the court Attorney for Petitioner: Alin the Superior Court of exander L. Conti, Esq. (CA Bar No. 155945)

California, County of Orange.
THE ANCILLARY PETITION FOR PROBATE requests that Robert E.
Hammond, CLPF be appointed as personal representative to administer

the estate of the decedent. THE ANCILLARY PETI-TION requests the de-cedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE ANCILLARY PETITION requests authority to administer the estate under the Independent Ad-ministration of Estates Act with full authority . (This

authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal rep-resentative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The inde-. pendent 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 thority A HEARING on the petition will be held on October 31, 2024 at 1:30 PM in

Dept. CM07 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE NOTICE IN PROBATE CASES 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) 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 ap-pear 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 obrearing 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 CREDIT OR or a contingent creditor of the decedent, you

the date of first issuance of letters to a general personal representative. defined in section 58(b) of Code, or (2) 60 days from the date of mailing or per-sonal delivery to you of a notice under section 9052 of the California Probate Other California statutes and legal authority may af-fect your rights as a credit-or. You may want to con-sult with an attorney knowledgeable in California law. YOU MAY EXAMINE 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 (DE 154) of the filing of an inestate assets or of any pe-

Corporate Plaza Dr., Newport Beach, CA 92660 Telephone: 949-791-8555 9/27, 10/4, 10/11/24 CNS-3855483# CN5-3855483# BUENA PARK INDE-PENDENT Buena Park Independ-ent 9/27,10/4,11/24-

CHANGE OF NAME
CASE NO.
30-2024-01420858
TO ALL INTERESTED
PERSONS: Petitioner:
RANDY RODRIGUEZ filed a petition with this court for

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

a decree changing names as follows: RANDY RODRIGUEZ to RANDY MILLAN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indic-ated 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 tion that includes the reasons for the objection at least two court days be-fore 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 10/22/2024 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. your court's website, go to www.courts.ca.gov/find-my-court htm\ 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 in the following newspa-per 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 9/27,10/4,11,18/24-146298

MITCHELL CASE NO. 30-2024-01426696-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 EMMA MARY MITCHELL AKA répresentative

Legals-IND

TATE OF: EMMA MARY MITCHELL AKA EMMA M.

court as follows: 10/30/24 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA NOTICE IN PROBATE 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) to appear remotely for Probate hearremotely for Probate nearings 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 of the property of the ance. 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 obiections or file written objections with the court be-fore the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general person-

Other California statutes and legal authority may affect your rights as a credit-or. You may want to con-sult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in 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 tition or account as provided in Probate Code

NOTICE OF PETITION TO ADMINISTER ES-

EMMA M. MITCHELL. A PETITION FOR PRO-BATE has been filed by ROBERT L COHEN in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that ROBERT L. COHEN 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 many actions without obtaining court approval. Be-fore 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 in this CASES

al representative, 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

Penal Code and Provisions of the Civil Code The undersigned will sell at public sale on **October 9. 2024 12:00 P.M**. bv competitive bidding on the premises where said property of units to be auction, consisting of miscel-laneous: Household goods, personal effects, unopened boxes, bed-room, living room, dining room & office furniture, apoliances, tools, machinery equipment, sporting goods, electronics & other business & personal be-longings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the fol-lowing units: lowing units: 61 Sarah Hustead 132 Jonathan Oakey 140 Silvia Zavala 143 Bonnie Ivan 163 Matthew Flynn 214 Jessica Klier 294 Margarita Maldonado 307 Jonathan Oakey 346 Carlos Barillas 178E George Maldonado 482B Steven Zavala 488 Victor Bedolla 490 Jessica Garcia 508 Victor Walfred Rebolledo Ruiz 532 Juana Delara 533 Ron Campos 535 Ron Campos 539 Ron Campos 541 James Gibson

570 Monica Salgado

612 Michael Cavanagh 635 Linde Simpson 637 Martin Corona

Purchases must be paid for at the time of purchase in cash only. All pur-chased items sold as

is/where is condition must be removed at the time of

sale. Sale subject to can-

cellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRI-

Auctioneer

Legals-IND

for Special Notice form is

available from the court

ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC.

8081 ORANGETHORPE

Telephone (714) 522-8880 9/27, 10/4, 10/11/24 CNS-3855706#

BUENA PARK INDE-

Buena Park Independent 9/27,10/4,11/24-

NOTICE OF PUBLIC

LIEN SALE EVERGREEN STORAGE,

wishing to avail them-selves of the provisions of applicable laws of the State of California, hereby

gives notice that the un-dersigned intends to sell

the personal property de-

scribed below to enforce a

lien imposed upon said property pursuant to sec-tions 21700-21716 of the

Business & Professions Code Section 2328 of the

UCC. Section 535 of the

PENDENT

146322

AVE. BUENA PARK CA 90621

Attorney for Petitioner

Legals-IND

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 recorded

08/08/2019 in document

ficial records in the office of the Recorder of OR-ANGE County, CA, and WHEREAS a default has

been made in the coven-

D o c u m e n t 2007000656088,

#146637300172, 951-681 BP/ANA Independent Publish September 27 , & October 4 , 2024-146281 NOTICE OF DEFAULT AND FORECLOSURE SALE Trustee Sale No: 132715-11 Loan No: 048-4534051 Title Order No: 2509583CAD APN 136-091-15 WHEREAS, on 10/23/2007, a certain Deed of Trust was executed by ROBERT D MITCHELL AND EMMA M. MITCHELL, HUS-BAND AND WIFE AS JOINT TENANTS, as trus-tor in favor of COUNTRY-WIDE BANK, FSB as beneficiary and RECON STRUST COMPANY, N.A as trustee, and was recor-ded on 10/29/2007 as ants and conditions of the Deed of Trust PURSU ANT TO SECTION (A)(i), OF THE LOAN DOCUMENTS "AN IMME DIATE PAYMENT IN FULL. AS DEFINED. THE FULL AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUT-STANDING PRINCIPAL AND ACCRUED IN-TEREST IF; A BORROW-ER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SUR VIVING BORROWER." CLUDING ALL FORE CLOSURE FEES, AT TORNEY FEES AND AD-VANCES TO SENIOR LI-ENS, INSURANCE ENS, INSURANCE TAXES AND ASSESS-MENTS. WHEREAS, by virtue of this default, the ENS Secretary has declared the entire amount of the in-debtedness secured by the Deed of Trust to be impursuant 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 me as Foreclosure Commissioner, recorded on 06/16/2014 as Document No. 2014/00/235648 ment No. 2014000235648 notice is hereby given that on 10/21/2024, at 01:30 PM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to De SOID at public auction to the highest bidder: THE REAL PROPERTY IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA OF CALIFORNIA SCRIBED AS FOLLOWS LOT 183 OF TRACT 2548 AS PER MAP RECOR DED IN BOOK 117 MISCELLANEOUS MAPS MISCELLANEOUS MAPS RECORDS OF SAID OR-ANGE COUNTY. Com-monly known as: 7182 EL VERANO DR., BUENA PARK, CA 90620 The sale will be held: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The Secretary of Housing and Urban Development bid \$446,869.83. T will be no proration of taxes, rents or other intaxes, rents or other income or liabilities, except that the purchaser will pay at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the fore-closure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$44.686.98 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$44,686.98 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 cessful bidder will pay all conveying fees, all real es-tate and other taxes that are due on or after the de-livery date of the re-mainder 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 a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's check made payable to the Sec-retary of HUD. If the high bidder closes the sale pri-or 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 re-quired to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD 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 representative, offer the prop erty 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 Commissio er 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 scheduled foreclosure sale shall be can-celled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days be-fore the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Forethe form of a certified or cashier's check payable to the Secretary of HUD, be-fore public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the sched-uled sale is \$* as of , plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses in-curred 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 custom-ary costs incurred for title and lien record searches. the necessary out-of-pock-et costs incurred by the Foreclosure Commissioner for recording docu-

incurred in connection with the foreclosure prior to reinstatement, *446,508,07 as of 10/20/2024 Tender of payment by certified or cashier's check or application for cancellation of the submitted to the address of the Foreclosure Commissioner provided below DATE: 09/13/2024 FORE CLOSURE COMMIS SIONER: MORTGAGE LENDER SERVICES 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or www.nationwideposting.cc m TARA CAMPBELL, AS-SISTANT VICE PRESID-NPP0465520 BUENA PARK / ANA-HEIM INDEPENDENT 09/27/2024, 10/04/2024 10/11/2024

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ments, a commission for the Foreclosure Commis-

sioner, and all other costs

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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 highest bidder, he need not pay the bid amount in cash. The suc-

BP/A Independent 9/27,10/4,11/24-146352 NOTICE OF PUBLIC SALES: The following two self-storage units contents containing used Miscellaneous product and equipment online public auction to satisfy liens on Mon 10/14/24 at 9am. Unit B3 I Acquisitions Located at 15300 Va View Ave. La Mirada, 90638. Auctions will take www.storagetreasures.c om. Buena Park/Anaheim Ind e p e n d e n t 9/27,10/4/2024-146264 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL001055 TO ALL INTERESTED PERSONS: Petitioner NICOLE MENDOZA on behalf of ISAAC AN-THONY SMITH filed a pe-

tition with this court for a decree changing names as follows: ISAAC AN-THONY SMITH to ISAAC ANTHONY MENDOZA
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 in-cludes 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 01/23/2025 8:30 a.m. L74 8:30 a.m. L/4
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 my-court.htm)

your court's website, go to www.courts.ca.gov/find-my-court htm. your court's website. 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 in the following newspaper of general circulation printed in this county:

Buena Park/Anaheim Independent Date: 09/23/2024 Judge Layne H. Melzer Judge of the Superior Court Buena Park Independent 9/27,10/4,11,18/24-

146386