

RECOGNIZE WILDFIRE HAZARDS

A single ember from a wildfire can travel over a mile to your home or community. Learn how to reduce wildfire damage by spotting potential hazards at fireadapted.org.





FIREADAPTED.ORG

TS No.: D.077-891 APN: 231-441-22 Title Order 13 No.: D.077-891 APN. 231-441-22 Title Order No.: 2468749CAD NO-TICE OF TRUSTEE'S SALE YOU ARE IN DE-FAULT UNDER A DEED

OF TRUST DATED
5/28/2020. UNLESS YOU
TAKE ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A
PUBLIC SALE. IF YOU
NEED AN EXPLANATION OF THE NATURE

OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national

drawn by a state or feder-al credit union, or a check drawn by a state or federal savings and loan asso-ciation, or savings associ-ation, 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, expressed or implied, regard-

ing title, possession, or en-

cumbrances, to pay the recumbrances, 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

Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN
Trust, interest thereon, ees, charges and ex-	to verify postponement in- formation is to attend the	section 5102 of the California Financial Code, au-	net website. T to verify postp
benses of the Trustee for the total amount (at the	scheduled sale. For sales conducted after January 1,	thorized to do business in the State of California, ALL	formation is to scheduled sa
ime of the initial publica- ion of the Notice of Sale)	ANT: You may have a	PAYABLE AT THE TIME OF SALE, all right, title	You may hav
reasonably estimated to be set forth below. The	erty after the trustee auc-	and interest held by it as Trustee, in that real prop-	purchase thi
amount may be greater on the day of sale. Trustor:	2924m of the California	County and State, de-	of the Calif
Huyen Thi Tran AKA Huy- en T Tran, A Married Wo- man As Her Sole And	Civil Code. If you are an "eligible tenant buyer," you	Scribed as follows: Lot 74, Tract 8658, per Map, Book	Code. If you gible tenant I can purchase
Separate Property Duly Appointed Trustee:	if you match the last and highest bid placed at the	359, Pages 1, 2 and 3 of Miscellaneous Maps. The street address or other	if you match thighest bid pl
PROBER AND RAPHAEL, ALC Recorded 8/4/2020	trustee auction. If you are an "eligible bidder," you	common designation of the real property herein-	trustee auction an "eligible b
as Instrument No. 2020000380174 in book	may be able to purchase the property if you exceed	above described is purported to be: 5091 Sharon	may be able the property if
N/A, page N/A of Official Records in the office of the	the last and highest bid placed at the trustee auc-	Dr., La Palma, CA 90623. The undersigned dis-	the last and placed at the
Recorder of Orange County, California, Date of	tion. There are three steps to exercising this right of	claims all liability for any incorrectness in said street	tion. There are to exercising
Sale: 10/16/2024 at 1:30 PM Place of Sale: At the	purchase. First, 48 hours after the date of the trust-	address or other common designation. & emsp; Said	purchase. First after the date
north front entrance to the county courthouse at 700	ee sale, you can call (916) 939-0772, or visit this in-	warranty, express or im-	ee sale, you o
Civic Center Drive West, Santa Ana, CA 92701	tionwideposting.com, us-	plied regarding title, pos- session, or other encum-	ternet websit tionwidepostir ing the file r
Amount of unpaid balance and other charges: \$685,350.60 Street Ad-	signed to this case D.077- 891 to find the date on	paid obligations secured by said Deed of Trust, with	signed to this 11096 to find
dress or other common designation of real prop-	which the trustee's sale was held, the amount of	interest and other sums as provided therein; plus ad-	which the tru was held, the
erty: 12352 LAMPSON AVE GARDEN GROVE,	the last and highest bid, and the address of the	vances, if any, thereunder and interest thereon; and	the last and and the addi
California 92840 A.P.N.: 231-441-22 The under-	trustee. Second, you must send a written notice of in-	plus fees, charges, and expenses of the Trustee	trustee. Secon send a written
signed Trustee disclaims any liability for any incor-	tent to place a bid so that the trustee receives it no	and of the trusts created by said Deed of Trust. The	tent to place a the trustee re
rectness of the street address or other common	more than 15 days after the trustee's sale. Third,	total amount of said obligations at the time of initial	more than 15 the trustee's
designation, if any, shown above. If no street ad-	you must submit a bid so that the trustee receives it	publication of this Notice is \$699,381.43. In the event	you must subr
dress or other common designation is shown, dir-	no more than 45 days after the trustee's sale. If you	scribed in this Notice of	scribed in
the property may be ob-	think you may qualify as an "eligible tenant buyer" or "eligible bidder," you	by real property contain-	2924m(c) of Code, so that
en request to the beneficiary within 10 days of the	should consider contact-	family residences, the fol-	45 days after
ciary within 10 days of the date of first publication of this Notice of Sale. NO-	priate real estate professional immediately for ad-	provided pursuant to the provisions of Civil Code	sale. If you the qualify as an ' ant buyer" or '
TICE TO POTENTIAL BIDDERS: If you are con-	vice regarding this potential right to purchase. Date:	section 2924f: NOTICE TO POTENTIAL BIDDERS: If	der," you show
sidering bidding on this property lien, you should	9/3/2024 PROBER AND RAPHAEL, ALC 28001	you are considering bidding on this property lien,	appropriate professional i
understand that there are isks involved in bidding at	Smyth Drive, Unit 101 Valencia, California 91355	you should understand that there are risks in-	for advice reconstruction
a trustee auction. You will be bidding on a lien, not	Sale Line: (916) 939-0772 Phone Number: 818-227-	volved in bidding at a trust- ee auction. You will be bid-	Dated: Sept 2024 JMJ Fur
on the property itself. Placing the highest bid at a	0100 Rita Terzyan, Trust- ee Sale Officer	ding on a lien, not on the property itself. Placing the	Inc. By: Ashwo
rustee auction does not automatically entitle you to	NPP0465044 To: OR- ANGE COUNTY NEWS	auction does not automat-	Sale Officer 2
ree and clear ownership of the property. You should also be aware that	09/18/2024, 09/25/2024, 10/02/2024	and clear ownership of the	andro Blvd., S Riverside, CA (951) 215-006
the lien being auctioned off may be a junior lien. If you	Orange County News 9/18,25,10/2/2024-146018	property. You should also be aware that the lien be- ing auctioned off may be a	323-9054 Tru
are the highest bidder at the auction, you are or	Loan No.: 4206-21 / L2 Realty Group TS no. 2024-	junior lien. If you are the highest bidder at the auc-	0772 or www.
may be responsible for paying off all liens senior	11096 APN: 263-301-10 NOTICE OF TRUSTEE'S	tion, you are or may be re- sponsible for paying off all	To: ORANGE NEWS 09/
to the lien being auctioned off, before you can re-	TRUST YOU ARE IN DE-	liens senior to the lien being auctioned off, before	09/25/2024, Orange Cou
ceive clear title to the property. You are encour-	OF TRUST, DATED	you can receive clear title to the property. You are	9/18,25,10/2/2
aged to investigate the ex- stence, priority, and size	4/17/2023, UNLESS YOU TAKE ACTION TO PRO- TECT YOUR PROPERTY,	encouraged to investigate the existence, priority, and	Notice is here StorQuest Self
nay exist on this property	IT MAY BE SOLD AT A PUBLIC SALE. IF YOU	that may exist on this	sell at public s peting bidding al property of:
recorder's office or a title	NEED AN EXPLANA- TION OF THE NATURE	property by contacting the county recorder's office or a title insurance company,	-Miguel Barrios -Leticia Alcanta
nsurance company, either of which may charge you a fee for this information. If	OF THE PROCEEDING AGAINST YOU, YOU	either of which may charge you a fee for this informa-	-TYSHEUNA N -Jessica Unger
you consult either of these resources, you should be	SHOULD CONTACT A LAWYER. NOTICE IS	tion. If you consult either of these resources, you	-Leticia Chave: -Guillermo Asc
aware that the same ender may hold more than	HEREBY GIVEN, that on 10/9/2024, at 1:30 PM of	should be aware that the same lender may hold	-Mariza Hernai -Manuel O Moi
one mortgage or deed of rust on the property. NO-	said day, At the North front entrance to the County	more than one mortgage or deed of trust on the	Property to be household g
TICE TO PROPERTY DWNER: The sale date	Courthouse at 700 Civic Center Drive West, Santa	property. NOTICE TO PROPERTY OWNER: The	boxes, toys,
shown on this notice of sale may be postponed	Ana, CA 92701, JMJ Funding Group, Inc., as duly appointed Trustee un-	notice of sale may be post-	sporting good sonal conter
mortgagee, beneficiary,	der and pursuant to the power of sale conferred in	by the mortgagee, benefi-	ageTreasure sale ends at 1
rustee, or a court, pursuant to Section 2924g of the California Civil Code. The	that certain Deed of Trust executed by L2 Realty	ciary, trustee, or a court, pursuant to Section 2924g of the California Civil	the 11th of Ocat the property
aw requires that informa- tion about trustee sale	Group, A Limited Liability Company recorded on	Code. The law requires that information about	property has and which is
postponements be made available to you and to the	4/28/2023 in Book n/a of Official Records of OR-	trustee's sale postpone- ments be made available	StorQuest Se 500 S. Waln
public, as a courtesy to those not present at the	ANGE County, at page n/a, Recorder's Instru-	to you and to the public, as a courtesy to those not	heim, CA 928 must be paid
sale. If you wish to learn whether your sale date	ment No. 2023000099276, by reason of a breach or	present at the sale. If you wish to learn whether your	removed at t sale. Sale is
nas been postponed, and, f applicable, the resched-	default in payment or per- formance of the obliga-	sale date has been post- poned, and, if applicable,	cancellation in settlement bet
uled time and date for the sale of this property, you	tions secured thereby, in- cluding that breach or de- fault. Notice of which was	the rescheduled time and date for the sale of this	and obligated 9/25, 10/2/24
may call (916) 939-0772 or visit this Internet Website	recorded 6/13/2024 as Recorder's Instrument No.	916-939-0772 or visit this	CNS-3855157: ORANGE NEWS
www.nationwideposting.co m, using the file number	2024000146941, in Book n/a, at page n/a, WILL	internet website www.na- tionwideposting.com, us- ing the file number as-	Orange Cou 9/25,10/2/20
assigned to this case D.077-891. Information about postponements that	SELL AT PUBLIC AUC- TION TO THE HIGHEST	signed to this case 2024- 11096. Information about	NOTICE OF
are very short in duration or that occur close in time	BIDDER FOR CASH, law- ful money of the United	postponements that are very short in duration or	SALE T.S. No BA-CA Title N
to the scheduled sale may not immediately be reflec-	States, evidenced by a Cashier's Check drawn on	that occur close in time to the scheduled sale may	A.P.N. 132-0 ARE IN DEF
ed in the telephone in- formation or on the Inter-	a state or national bank, or the equivalent thereof	not be immediately reflec- ted in the telephone in-	DER A DEED DATED 04/01
net Website. The best way	drawn on any other finan- cial institution specified in	formation or on the inter-	LESS YOU TION TO I

The best way ponement into attend the ale. &emsp D TENANT ive a right to his property stee auction section 2924m ifornia Civil are an "eli-buyer," you the property the last and placed at the on. If you are bidder," you to purchase if vou exceed highest bid trustee aucre three steps this right of rst, 48 hours of the trustcan call 916-visit this inite www.na ting.com, us-number as-s case 2024-d the date on ustee's sale highest bid, dress of the and, you must n notice of ina bid so that eceives it no 5 days after s sale. Third, omit a bid, by funds and af-claration den Section of the Civil at the trustee o more than the trustee's hink you may "eligible ten-"eligible bid-ould consider n attorney or real estate immediately egarding this to purchase tember 13, inding Group, vood TD Ser-Agent Chris-a, Trustee's 231 E. Aless-Ste. 6A-693, NPP0465429 SE COUNTY 0/18/2024, 10/02/2024 unty News 2024-146093 eby by given, If Storage will sale by com-g the persons Chavez tar MURPHY andez rales sold: misc. goods, fur-ls, clothes, electronics, eds, and per-ent. Auction www.Stor-es.com.The 11:00 AM on october, 2024 ty where said been stored s located at Self Storage nut St. Ana-2802. Goods I in cash and the time of s subject to n the event of tween owner I party. 7# COUNTY unty News 024-146266 TRUSTEE'S lo. 24-30253-No. 3073242 084-19 YOU FAULT UN-OF TRUST 1/2005. UN-TAKE AC-PROTECT

YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED the auction, you are or may be responsible for AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to Na-tional Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings asso-ciation, 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 in an "as is" condiin an as is condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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 tion, but without covenant reasonably estimated to be set forth below. The be set forth below. The amount may be greater on the day of sale. Trustor: Joseph D. Arevalo and Violeta D. Arevalo, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded Corporation Recorded 04/07/2005 as Instrument No. 2005000261948 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: : 10/31/2024 at 12:00 PM Place of Sale: Abe North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and othof unpaid balance and othof unpaid balance and other charges: \$340,258.71 Street Address or other common designation of real property: 9321 Murline Drive, Garden Grove, CA 92841 A.P.N.: 132-084-19 The undersigned Trustee disclaims any liab-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 publicaor the date of first publica-tion of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive rem-edy shall be the return of monies paid to the Trust-ee, and the successful bid-der shall have no further recourse. The require-ments of California Civil C o d e S e c t i o n 2923.5(b)/2923.55(c) were 2923.3(b)/2923.35(c) were fulfilled when the Notice of Default was recorded. NO-TICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you

paying off all liens senior to the lien being auctioned off, before you can re-ceive clear title to the property. You are encour-aged 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. 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, pursu-ant to Section 2924g of the California Civil Code. The law requires that informa-tion 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 866-539-4173 or visit this internet website www.ndscorp.com/sales using the file number assigned to this case 24-30253-BA-CA. Information about postponements that are very short in dura-tion or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the inter-net website. The best way to verify postponement in-formation 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet 4010, or visit this internet w e b s i t e www.ndscorp.com, using the file number assigned to this case 24-30253-BA-CA 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 tent 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 the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described representative of all elifornia Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later e x t e n d e d . D a t e : 09/25/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San

Legals-OCN

are the highest bidder at

Sales Line 866-539-4173
Sales Website: www.nd-scorp.com Connie Hernandez, Trustee Sales Representative A-4825633
10/02/2024, 10/09/2024
10/16/2024 Orange County News 10/2,9,16/2024-146495 NOTICE OF PUBLIC SALE OF should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days be-NOTICE OF HEARING

SALE OF
PERSONAL PROPERTY
Please take notice
SmartStop Self Storage
located at 580 E Lambert
Rd La Habra, CA 90631
intends to hold an auction
of the acceleration in the of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an on-line auction via www.self-storageauction.com on 10/16/24 at 1 PM or after Contents include personal property described below belonging to those indi-viduals listed below. F009 Juventino Silva: Holiday decorations, home decoradecorations, home decorations and a metal structure; G053, Richard Bustamonte: Furniture, boxes suitcase; H022, Juventino Silva: Furniture, boxes decorations. Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid age may refuse any bid and may rescind any pur-chase up until the winning bidder takes possession of the personal property Please contact the prop-erty with any questions 562-236-6583 562-236-6583 CN110527 10-16-2024 Oct 2, 2024 Orange County News 10/2/24-146319 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CHANGE OF NAME
CASE NO.
24FL001023
TO ALL INTERESTED
PERSONS: Petitioner: DAI
GIA NGUYEN and HANG
NGUYEN on behalf of
QUANG NGUYEN and
HUU NGUYEN, minors
filed a petition with this
court for a decree changing name as follows
QUANG NGUYEN to
APOLLO QUANG NGUYEN and HUU NGUYEN to EN and HUU NGUYEN to ASHER HUU NGUYEN The Court Orders that all persons interested in this matter shall appear before this court at the hearing in-dicated below to show cause, if any, why the peti-tion for change of name

fore the matter is sched-uled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted If no written objection is timely filed, the court may grant the petition without a

01/09/2025 8:30 a.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

Orange, CA 92868
(To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the cessive weeks prior to the

date set for hearing on the petition in the following

newspaper of general cir-culation, printed in this county: Orange County News DATE: 09/12/2024 JUDGE Julie A. Palafox Judge of the Superior

Orange County News 9/18,25,10/2,9/2024-146142

Diego, CA 92108 Toll Free Phone: 888-264-4010