THE NUMBER OF PEOPLE WHO THINK

THEY HAVE THEIR CHILD IN THE RIGHT



KNOW FOR SURE

IF YOUR CHILD IS IN THE RIGHT CAR SEAT.



VISIT SAFERCAR.GOV/THERIGHTSEAT



Child Car Safety

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

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 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 the court at the 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 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 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

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

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

Date: 08/28/2024 Judge Julie A. Palafox Judge of the Superior Court

Buena Park Independent 9/13,20,27,10/4/24-145994 **Legals-IND**

T.S. No. 23-66973 APN: 135-141-13 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/14/2022. UNLESS YOU TAKE ACTION TO 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, 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 suthorized to do business or 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, ex-pressed or implied, regard-ing title, possession, or en-cumbrances, 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 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) tion 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 WILL-INGHAM AND EUGENE WILLINGHAM II WIFE AND HUSBAND, AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 3/21/2022, as Instruded 3/21/2022, as Instrument No. 2022000109121, of Official Records in the

office of the Recorder of

Legals-IND

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 un-paid balance and other c h a r g e s : \$511.595.97Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it 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 DRBUENA PARK, CALIFORNIA 90620Described as follows: As more fully 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 street address or o er common designation, if any, shown above. If no street address or other 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 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 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 **Legals-IND**

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, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale 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 (855) 976-3916 or visit this internet website www.auction.com, using the file number assigned tion about trustee sale 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 purchase to Section erry 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 hid placed at the 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 tracker.auc-

tion.com/sb1079, using the

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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 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 down offer the 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 contact. should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/17/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information. (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer This should consider contacttion.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 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

NOTICE OF ANCILLARY PETITION TO ADMINIS-TER ESTATE OF Yolanda E. Lind CASE NO. 30-2023-01368637-PR-PW-CMC

or Jobbs 3/-PR-PW-CMC all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Yolanda E. Lind

AN ANCILLARY PETI-TION FOR PROBATE has been filed by Heidi Policky in the Superior Court of

Legals-IND

California, County of Or-

ange.
THE ANCILLARY PETITION FOR PROBATE re-TION FOR PROBATE requests that Robert E. Hammond, CLPF be appointed as personal representative to administer the estate of the decedent. THE ANCILLARY PETITION requests the decedent'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.

by the court.
THE ANCILLARY PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to in-terested persons unless they have waived notice or consented to the pro-posed action.) The inde-pendent administration authority will be granted un-less an interested person files an objection to the pe-tition and shows good cause why the court should not grant the au-thority

should not grant the authority.
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 CENTER.

NOTICE IN PROBATE CASES

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-

Legals-IND

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 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-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 representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate of the California Probate

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court Other California statutes available from the court

Attorney for Petitioner: Alexander L. Conti, Esq. (CA Bar No. 155945) 23 Corporate Plaza Dr. #150

#150 Newport Beach, CA 92660 Telephone: 949-791-8555 9/27, 10/4, 10/11/24 CNS-3855483# BUENA PARK INDE-PENDENT

Buena Park Independent 9/27,10/4,11/24-146286

NOTICE OF PETITION TO ADMINISTER ES-

Legals-IND

TATE OF: EMMA MARY MITCHELL AKA EMMA M. MITCHELL pecial Notice form CASE NO. 30-2024-01426696-PR-LA-CMC clerk. To all heirs, beneficiaries, creditors, contingent creditors, and persons who Attorney for Petitioner may otherwise be inter-ested in the WILL or es-tate, or both of EMMA MARY MITCHELL AKA EMMA M. MITCHELL. A PETITION FOR PRO-Telephone (714) 522-8880 9/27, 10/4, 10/11/24 CNS-3855706# 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 author-ity will allow the personal representative to take many actions without ob-taining 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

grant the authority.

A HEARING on the petition will be held in this court as follows: 10/30/24 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA NOTICE IN PROBATE

objection to the petition and shows good cause why the court should not

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 hear-ing instructions. If you have difficulty connecting or are unable to connect to your remote hearing. your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department

on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your 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 representative appointed by the court within the later of either (1) four months from either (1) four months from

either (1) four months from the date of first issuance of letters to a general person-al representative, as defined in section 58(b) of defined in section 56(b) of the California Probate 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 the 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 pe-

available from the court ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE BUENA PARK CA 90621

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tition or account as provided in Probate Code

section 1250. A Request

BUENA PARK INDE-PENDENT Buena Park Independent 9/27,10/4,11/24-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01424246 ALL INTERESTED PERSONS: Petitioner: HELEN TRAN filed a petition 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 low to show cause, if any, why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objection 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

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

NOTICE OF HEARING

10/30/2024 8:30 a.m. D-100

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

Buena Park Independent 9/20,27,10/4,11/24-146186 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 ex-ecuted by ROBERT D. MITCHELL AND EMMA M. MITCHELL, HUS-BAND AND WIFE AS JOINT TENANTS, as trus-tor in favor of COUNTRYneficiary and RECON-STRUST COMPANY, N.A. as trustee, and was recorded on 10/29/2007 as Document 2007000656088, 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 pur-pose of providing single family housing; and WHEREAS the beneficial

Legals-IND Trust is now owned by the Secretary, pursuant to an assignment recorded 08/08/2019 in document no. 2019000282462. of Official records in the office of the Recorder of OR-ANGE County, CA, and WHEREAS a default has been made in the coven-ants and conditions of the Deed of Trust PURSU-ANT TO SECTION 9 (A)(i), OF THE LOAN DOCUMENTS "AN IMME-DIATE PAYMENT IN 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." IN-CLUDING ALL FORE-CLOSURE FEES, AT-TORNEY FEES AND AD-VANCES TO SENIOR LI-ENS, INSURANCE, TAXES AND ASSESS-MENTS. 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 pay-able; NOW THEREFORE pursuant to powers ves-ted in me by the Single Family Mortgage Foreclos ure 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. 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 the highest bidder: THE REAL PROPERTY IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA SCRIBED AS FOLLOWS: LOT 183 OF TRACT 2548, AS PER MAP RECOR-DED IN BOOK 117, PAGE 11 TO 15 INCLUSIVE OF MISCELLANEOUS MAPS RECORDS OF SAID OR-ANGE COUNTY. Commonly 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 will hid \$446 869 83 There will be no proration taxes, 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 Secret-ary to the date of the fore-

closure sale. When making their bids, all bidders except the Secretary must submit a deposit tótaling \$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 de-livered within 30 days of the sale or at such other time as the Secretary may determine for good cause ments, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with shown, time being of the the foreclosure prior to re-instatement. *446,508.07 as of 10/20/2024 Tender essence. This amount like the bid deposits, must be delivered in the form of a of payment by certified or cashier's check or applica-tion for cancellation of the certified or cashier's check. If the Secretary is the highest bidder, he the highest bidder, he need not pay the bid amount in cash. The sucforeclosure sale shall be submitted to the address

Legals-IND conveying fees, all real estate and other taxes that are due on or after the delivery date of the re mainder of the payment and all other costs associ-ated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful 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 adwith the HUD represen

vance. The extension fee will 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 un-used portion of the extension fee shall be applied toward the amount due. If 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 ive, 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 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 scheduled foreclosure sale shall be can-celled or adjourned if it is established, by docu-mented written application of the mortgagor to the Foreclosure Commission-er not less than 3 days before 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 de-fault and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the is completed. The amount that must be paid if the mortgage is to be re-instated prior to the sched-uled sale is \$* as of , plus all other amounts that would be due under the mortgage agreement 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 Commission reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commission-er for recording documissioner provided below. DATE: 09/13/2024 FORE-CLOSURE SIONER: MORTGAGE LENDER SERVICES 7844 Hadison Ave., Suite 145
Fair Oaks, CA 95628 (916)
962-3453 Fax: (916) 9621334 Sale Information
Line: 916-939-0772 or www.nationwideposting.co m TARA CAMPBELL, AS-SISTANT VICE PRESID-ENT NPP0465520 To: BUENA PARK / ANA-HEIM INDEPENDENT 09/27/2024, 10/04/2024, 10/11/2024 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 (Unit B3) will be sold via online public auction to

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online public auction to satisfy liens on Mon 10/14/24 at 9am. Unit B3 CI Acquisitions Office Located at 15300 Valley View Ave. La Mirada, CA 90638. Auctions will take place online at: 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

30-2024-01420858 TO ALL INTERESTED PERSONS: Petitioner: RANDY RODRIGUEZ filed a petition with this court for a decree changing names as follows: RANDY as follows: RAND RODRIGUEZ to RAND THE COURT MILLAN. ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause ated below to show cause if any, why the petition for change of name should not be granted. Any per-son 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 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. 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) 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

NOTICE OF PETITION TO ADMINISTER **ESTATE OF:** WILLIAM QIANG WU CASE NO. 30-2024-01427138-PR-

APC 1407 N. BATAVIA ST STE 103, ORANGE, CA 92867. (714) 984-2004 BSC 225823 LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who Buena Park/Anaheim Independent

or both, of WILLIAM QI-ANG WU. or both A Petition for PROBATE has been filed by: ANNA WEI CAI in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANNA WEI sonal representative to administer the estate of the decedent. The petition requests au-

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may otherwise be interested in the will or estate,

thority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not

2024 at 1:30 PM in Dept. CM07, 3390 Harbor Blvd, Costa Mesa, CA 92626. The court is providing the convenience to appear for

grant the authority A hearing on the peti-tion will be held in this

court as follows: NOV 7.

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 Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
If you object to the granting of the petition, you should appear at the hearing and state your object. ing and state your objections or file written objections with the court before the hearing. Your appear-ance may be in person or

by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under sec-tion 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

NOTICE OF SALE ABAN-DONED PERSONAL PROPERTY Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at

Legals-IND

10/2,10/4,10/9/2024-146415

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following

customers containing household and other goods will be sold for cash

by CubeSmart Manage-

92835 to satisfy a lien on October 24th, 2024, at ap-

agetreasures.com. Ri-cardo Acosta, SHUMATE WYNNE-SONG AKA

SONG, Curtis Lineberry III

CNS-3853658# BUENA PARK INDE-PENDENT Buena Park Independ-ent 10/4/24-146162

Renee Diaz.

10/4/24 CNS-3853658#

ment

nt, LLC 4200 N. Har-Blvd. Fullerton CA

1:00PM at www.stor

www.storagetreasures.co m by competitive bidding ending on 10/16/2024 at 2:30 PM. Property has been stored and is locbeen stored and is issated at A-1 Self Storage 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, com-pany reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing office furniture & equipment, sporting goods, etc. belonging to the following Grace Galvan Lance Carrescia

ures.com 480-397-6503 10/4/24 TO/4/24 CNS-3856743# BUENA PARK INDE-PENDENT Buena Park Independ-ent 10/4/24-146437

Auction by StorageTreas-

Kacey Gauthier Edgar Ramirez Margaret Zack

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

CASE NO.
24FL001063
TO ALL INTERESTED
PERSONS: Petitioner
NAMHAI TRAN filed a petition with this court for a
decree changing names
as follows: NAMHAI TRAN to MICHAEL NHAI TRAN 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 days before the matter is scheduled to be heard and ing to show cause why the petition should not be granted. If no written ob-

jection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING 01/23/2025 8:30 a.m. L74

REMOTE

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 pub-

REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
(To appear remotely
check in advance of the CHEIK. Attorney for petitioner: C. TRACY KAYSER KAYSER LAW GROUP, APC

Legals-IND

week for four successive

weeks prior to the date set 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: 09/85/2024 Date: 09/25/2024 Judge Mary Kreber-Vari-Judge of the Superior Court

Buena Park Independ-ent 10/4,11,18,25/24-146485

ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01427656 TO ALL INTERESTED PERSONS: Petitioner: EMMANUEL LOPEZ filed a petition with this court for a decree changing names as follows: EMMANUEL OPEZ to EMMANUEL ROCONIS. 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 fo 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 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 peti-

11/14/2024 8:30 a.m. D100 REMOTE Central Justice Center

tion should not be granted.

If no written objection is
timely filed, the court may

grant the petition without a

NOTICE OF HEARING

Central Justice Center 700 Civic Center Dr 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) 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 dependent Date: 09/26/2024 Judge Layne H Melzer Judge of the Superior Court

Buena Park Independent 10/4,11,18,25/24-146486

TS No. 240909522 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Develop-ment Recorded in accord-ance with 12 USCA 3764 (c) APN 082-391-14 Property Address: 1212 E Haven Dr Anaheim, CA 2805 Whereas, on 24/2010, a certain Deed of Trust was executed by Constance L. Ricker of The Constant Ricker Trust arch 6, 199 dated March 1990. amended and restated on May 23, 2001 as trustor in favor of Wells Fargo Bank, N.A. as beneficiary, and surance Co as trustee. and was recorded on 9/29/2010, as Instrument No. 2010000487693, in the Office of the County Recorder of Orange County, California; and Whereas, the Deed of Trust was insured by the opment (the Secretary) opinion (the Secretary)
pursuant to the National
Housing Act for the purpose of providing single
family housing; and

Legals-IND Whereas, the beneficial interest in the Deed of Trust is now owned by the Sec retary, pursuant to an Assignment of Deed of Trust dated 4/11/2018, recorded on 4/24/2018, as instrument number 2018000146965, 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 8/19/2024, 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 10/30/2024 is \$562,662.42; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured immediately due and pay-able; Now Therefore, pur-suant 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 Sec retary'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 10/30/2024 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: Lot 57
Of Tract No. 2652 As
Shown On A Map Recorded In Book 78, Pages 24
And 25 Of Miscellaneous And 25 Of Miscellaneous Maps, Records Of Orange County, California. Commonly known as: 1212 E Haven Dr, Anaheim, CA 92805 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 Secret-ary of Housing and Urban Development will bid an estimate of \$562,662.42. 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 \$56,266.24 [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 ccompanied by a deposit the successful bid is oral. a deposit of \$56,266,24 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the pur-chase price must be delivered within 30 days of 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 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 deliv-

ery of the remainder of the

payment and all other costs associated with the transfer of title. At the con-

clusion 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

Legals-IND 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 Sec-retary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the un-used portion of the exten-sion 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 li-able 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 the Act. Therefore, the Foreclosure commission-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 amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$562,662.42, as of scheduled 10/29/2024, plus all amounts that would be due under the mortgage 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 ne-cessary 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 re-instatement. Date: 9/9/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Com-missioner 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 com-pleting 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 doc-ument. State Of CA County Of San Diego On 9/9/2024 before me, berly Alise Lokey, a ary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evid-

ence to be the person(s) whose name(s) is/are subscribed to the within instru-

ment and acknowledged to me that he/she/they e ecuted the same

his/her/their authorized ca-pacity(ies), and that by his/her/their signature(s)

on the instrument the person(s), or the entity upon behalf of which the per-

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 forego-

ing paragraph is true and

correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)

Buena Park Independent 10/4,11,18/2024-146522 NOTICE OF PUBLIC SALE:Self storage Cube contents of the following

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California Corporation as

Husband and Wife as Joint

Official Records of OR-

ANGE County, at page n/a, Recorder's Instru

ment No. 2021000639818

by reason of a breach or default in payment or per-

formance of the obliga-

corder's Instrument No. 2024000164116, in Book

a state or national bank or

section 5102 of the California Financial Code, au

the State of California. ALL

Trustee, in that real property situated in said

or other common designa-

tion of the real property hereinabove described is

said street address or oth-

provided therein; plus advances, if any, thereunder

and interest thereon; and

plus fees, charges, and expenses of the Trustee

and of the trusts created

ations at the time of initial

provisions of Civil Code

section 2924f: NOTICE TO POTENTIAL BIDDERS: If

vou are considering bid-

ing auctioned off may be a junior lien. If you are the

highest bidder at the auc-

tion, you are or may be responsible for paying off all liens senior to the lien be-

ing auctioned off, before

you can receive clear title to the property. You are encouraged to investigate the existence, priority, and

231 E. Alessandro Blvd

duly appointed Trustee

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customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on October 23, 2024 at approximately 2:00 pm at www.storagetreasures.co m: Yolanda Rivera, Den-ise Moriel, Sara Spagnolini, Nicolas Sierra, Janielynn Baker, Jose r, Jose Daniel Rodriguez, Daniel Bautista, James Ryerson, Michael Talili Maria Villar ortega, Gian Rivada, Jose Van Rodriguez, Martin Rodolfo Garcia, Ricardo Mora dolfo Garcia, Ricardo Mora 10/4/24 CNS-3857240# BUENA PARK INDE-PENDENT Buena Park Independ-ent 10/4/24-146518

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001055 TO ALL INTERESTED PERSONS: Petitioner:

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 gran-ted. 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. L7 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/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 date set

for hearing on the petition in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 09/23/2024 Judge Julie A. Palafox Judge of the Superior

Court Buena Park Independent 9/27,10/4,11,18/24-146386

Loan No.: Varney TS no. 2024-11077 APN: 303-182-08 NOTICE OF TRUSTEE'S SALE UN-DER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/7/2021, UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING

AGAINST YOU, YOU SHOULD CONTACT A size of outstanding liens that may exist on this SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 10/28/2024, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, The Strunzo Development Corporation of California, a property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this informa-tion. 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 poration of California, a property. NOTICE TO PROPERTY OWNER: The der and pursuant to the power of sale conferred in sale date shown on this that certain Deed of Trust executed by Daniel J. Var-ney and Blanca E. Varney, notice of sale may be post-poned one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires Tenants recorded on 10/20/2021 in Book n/a of that information about trustee's sale postpone-ments be made available to you and to the public, as a courtesy to those not present at the sale. If you tions secured thereby, including that breach or default, Notice of which was recorded 7/1/2024 as Rewish to learn whether vour sale date has been post-poned, and, if applicable the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank or internet website www.na-tionwideposting.com, using the file number ined to this case 2024signed to this case 202 11077. Information about postponements that are very short in duration or the equivalent thereof drawn on any other finan-cial institution specified in that occur close in time to the scheduled sale may not be immediately reflected in the telephone in-formation or on the inter-net website. The best way thorized to do business in to verify postponement in-formation is to attend the PAYABLE AT THE TIME OF SALE, all right, title scheduled sale.   NOTICE TO TENANT: You may have a right to purchase this property and interest held by it as County and State, described as follows: Lot 23, Tract 5488, per Map, Book 199, Pages 36 to 38 inafter the trustee auction of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and bigbest bid placed at the clusive of Miscellaneous Maps. The street address highest bid placed at the trustee auction. If you are an "eligible bidder," you nereinabove described is purported to be: 1430 N Brighton St., La Habra, CA 90631-3202. The under-signed disclaims all liabilmay be able to purchase the property if you exceed the last and highest bid ity for any incorrectness in placed at the trustee auction There are three steps to exercising this right of purchase. First, 48 hours after the date of the truster common designation.   Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to ee sale, you can call 916-939-0772, or visit this internet website www.nasatisfy the unpaid obliga-tions secured by said Deed of Trust, with in-terest and other sums as tionwideposting.com, using the file number assigned to this case 2024-11077 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 inby said Deed of Trust. The total amount of said obligtent to place a bid so that the trustee receives it no more than 15 days after publication of this Notice is \$606,935.70. In the event that the deed of trust dethe trustee's sale. you must submit a bid, by remitting the funds and afscribed in this Notice of Trustee's Sale is secured fidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee by real property containing from one to four singlefamily residences, the fol-lowing notices are provided pursuant to the receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible ten-ant buyer" or "eligible bid-der," you should consider contacting an attorney or appropriate real estate professional immediately ding on this property lien, you should understand that there are risks infor advice regarding this potential right to purchase. Dated: October 1, 2024 The Strunzo Development volved in bidding at a trust-ee auction. You will be bid-ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automat-Corporation of California, a California Corporation, as Trustee By: Ashwood TD Services LLC, a California ically entitle you to free and clear ownership of the property. You should also be aware that the lien be-Limited Liability Company, its Agent Christopher Loria, Trustee's Sale Officer

10/18/2024 BP/A Independent 10/4,11,18/24-146659 **Public Notice of Sale of** Abandoned Property
Gilbert Self Storage will
hold an online auction to enforce a lien imposed on said property, as de-scribed below, pursuant to the California self-service storage facility act Califor-nia business and profes-sions code 10 division 8 chapter 21700, on or after Chapter 21700, on or after 10/23/2024 at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124 All interested bidders may go to www.storagetreas ures.com to register and see photos of the items available for sale. This is a cash only sale and a re-fundable \$100 cash cleaning deposit is required by all winning bidders. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are con-sidered to contain household goods and other personal property. Unit 334 Sandra Gayle BP/A Independent 10/4,11/24-146365

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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 undersigned 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 Penal Code and Provisions of the Civil Code The undersigned will sell at public sale on October 9, 2024 12:00 P.M. by competitive bidding on the premises where said property of units to be auction consisting of miscellaneous: Household goods, personal effects unopened boxes, bedroom, living room, dining room & office furniture, ap-pliances, tools, machinery equipment. sporting onds electronics & other longings that have been stored & which are located at Evergreen Stor-age 714-521-6910, 6910 Stanton Ave., Buena Park Ca 90621, County of Or-ange, State of CA, the following units: 61 Sarah Hustead 132 Jonathan Oakey 140 Silvia Zavala 143 Bonnie Ivan Third 163 Matthew Flynn 214 Jessica Klier 294 Margarita Maldonado 307 Jonathan Oakey 346 Carlos Barillas 478E George Maldonado 482B Steven Zavala 488 Victor Bedolla 490 Jessica Garcia 508 Victor Walfred Re-bolledo 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 Furchases 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-231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or cellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRI-N Auctioneer Bond 146637300172, 951-681-(916) 939-0... www.nationwideposting.co w.nationwideposing NPP0466052 To PARK / ANA BP/ANA Independent Publish September 27, & October 4, 2024-BUENA PARK / ANA-HEIM INDEPENDENT 10/04/2024, 10/11/2024 146281