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NOTICE OF ANCILLARY PETITION TO ADMINISTER 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 interested in the will or estate, or both, of: Yolanda E. Lind

AN ANCILLARY PETITION FOR PROBATE has been filed by Heidi Policky in the Superior Court of 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 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.

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 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 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 of the COSTA MESA JUSTICE CENTER.

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 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 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 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 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 (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 clerk.

Attorney for Petitioner: Alexander L. Conti, Esq. (CA Bar No. 155945) 23 Corporate Plaza Dr., #150 Newport Beach, CA 92660 Telephone: 949-791-8555 9/27, 10/4, 10/11/24 CNS-3855483# BUENA PARK INDEPENDENT Buena Park Independent

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ent 9/27,10/4,11/24-146286

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EMMA MARY MITCHELL AKA EMMA M. 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 EMMA M. MITCHELL. A PETITION FOR PROBATE 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 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

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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 court as follows: 10/30/24 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

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 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 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 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

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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 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 petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 Telephone (714) 522-8880 9/27, 10/4, 10/11/24 CNS-3855706# BUENA PARK INDEPENDENT Buena Park Independent 9/27,10/4,11/24-146322

NOTICE OF DEFAULT AND FORECLOSURE

Legals-IND

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, HUSBAND AND WIFE AS JOINT TENANTS, as trustor in favor of COUNTRY-WIDE BANK, FSB as beneficiary and RECONSTRUCTION COMPANY, N.A. as trustee, and was recorded on 10/29/2007 as Document No. 2007000656088, and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded 08/08/2019 in document no. 2019000282462, of Official records in the office of the Recorder of ORANGE County, CA, and WHEREAS a default has been made in the covenants and conditions of the Deed of Trust PURSUANT TO SECTION 9(A)(i), OF THE LOAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL. AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUT-

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STANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSURE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of 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 DESCRIBED AS FOLLOWS: LOT 183 OF TRACT 2548, AS PER MAP RECORDED IN BOOK 117, PAGE 11 TO 15 INCLUSIVE OF MISCELLANEOUS MAPS RECORDS OF SAID ORANGE 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 bid \$446,869.83. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate 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 \$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 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 successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a cer-

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tified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD 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 property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner 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 default 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 property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled 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 incurred in giving notice, mileage by the most reasonable road distance for the Foreclosure Commissioner's attendance at the sale, a reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. *446,508.07 as of 10/20/2024 Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. DATE: 09/13/2024 FORECLOSURE COMMISSIONER: 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.com TARA CAMPBELL, ASSISTANT VICE PRESIDENT NPP0465520 To: BUENA PARK / ANAHEIM INDEPENDENT 09/27/2024, 10/04/2024, 10/11/2024

B/P A Independent 9/27,10/4,11/24-146352

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01424246
TO ALL INTERESTED PERSONS: Petitioner: HELEN TRAN filed a petition with this court for a decree changing names as follows: HELEN TRAN to HELEN TRAN NGUYEN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
10/30/2024
8:30 a.m. D-100
REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent
Date: 09/09/2024
Judge Layne H. Melzer
Judge of the Superior Court

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME 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 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
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be published at least once each week for four successive

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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: 09/25/2024
Judge Mary Kreber-Vari-papa
Judge of the Superior Court

Buena Park Independent 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 LOPEZ to EMMANUEL TROCONIS. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
11/14/2024
8:30 a.m. D100
REMOTE
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/find-my-court.htm)
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent
Date: 09/26/2024
Judge Layne H Melzer
Judge of the Superior Court

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

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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 by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 1/22/2019 as instrument number 2019000020086, notice is hereby given that on 10/30/2024 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 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 Secretary 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 accompanied by a deposit. If 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 purchase 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 check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee

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shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$562,662.42, as of 10/29/2024, 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 incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 9/9/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 9/9/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)

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Buena Park Independent 10/4,11,18/2024-146522

Loan No.: Varney TS no. 2024-11077 APN: 303-182-08 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/7/2021, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 California Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Daniel J. Varney and Blanca E. Varney, Husband and Wife as Joint Tenants recorded on 10/20/2021 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2021000639818, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 7/1/2024 as Recorder's Instrument No. 2024000164116, in Book 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 the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 23, Tract 5488, per Map, Book 199, Pages 36 to 38 inclusive of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 1430 N Brighton St., La Habra, CA 90631-3202. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$606,935.70. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand

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that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11077. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.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 intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately

for advice regarding this potential right to purchase. Dated: October 1, 2024 The Strunzo Development Corporation of California, a California Corporation, as Trustee By: Ashwood TD Services LLC, a California Limited Liability Company, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0669 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0466052 To: BUENA PARK / ANAHEIM INDEPENDENT 10/04/2024, 10/11/2024, 10/18/2024

B/P/A Independent 10/4,11,18/24-146659

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 RODRIGUEZ to RANDY MILLAN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

10/22/2024
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 published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent

Date: 08/22/2024
Judge Layne H. Melzer
Judge of the Superior Court

Buena Park Independent 9/27,10/4,11,18/24-146298

TS No. 240912556
Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 234-082-18 Property Address: 1421 E Turin Avenue Anaheim, CA 92805 Whereas, on 9/7/2006, a certain Deed of Trust was executed by Robert F Browning and Margaret Browning, husband and wife as joint tenants as trustor in favor of Wells Fargo Bank, N.A. as beneficiary, and Fidelity National Title Ins Co as trustee, and was recorded on 9/12/2006, as Instrument No. 2006000608163, in the Office of the County Recorder of Orange County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of

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Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 7/21/2010, recorded on 9/14/2010, as instrument number 2010000454397, 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 6/14/2024, 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 11/6/2024 is \$584,516.20; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 1/22/2019 as instrument number 201900020086, notice is hereby given that on 11/6/2024 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 38 Of Tract No. 3327, In The City Of Anaheim, County Of Orange, State Of California, As Shown On A Map Thereof Recorded In Book 107 Pages 17 To 19 Inclusive, Miscellaneous Maps, Records Of Said Orange County. Commonly known as: 1421 E Turin Avenue, 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 Secretary of Housing and Urban Development will bid an estimate of \$584,516.20. 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 \$58,451.62 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$58,451.62 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 the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the

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transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$584,516.20, as of 11/5/2024, 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 incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 9/12/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 9/13/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)

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on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)
Buena Park Independent 10/11,18,25/2024-146790

Public Notice of Sale of Abandoned Property

Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 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.storage-treasures.com to register and see photos of the items available for sale. This is a cash only sale and a refundable \$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 considered to contain household goods and other personal property.

Unit 334 Sandra Gayle
B/P/A Independent 10/4,11/24-146365

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL001055

TO ALL INTERESTED PERSONS: Petitioner: NICOLE MENDOZA on behalf of ISAAC ANTHONY SMITH filed a petition with this court for a decree changing names as follows: ISAAC ANTHONY 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 includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

01/23/2025
8:30 a.m. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent
Date: 09/23/2024
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 9/27,10/4,11,18/24-146386

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL001092

TO ALL INTERESTED PERSONS: Petitioner: KENNY ALLAN BO and THI HA MY BUI on behalf of HAI LY BO, a minor, filed a petition with this court for a decree changing names as follows: HAI LY BO to HAILEY ALLAN BO. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

01/23/2025
8:30 a.m. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent
Date: 10/03/2024
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 10/11,18,25,11/1/24-146750

NOTICE OF PUBLIC LIEN SALE

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 Section 21700-2176 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. Anaheim Fullerton Self & RV Storage located at 711 E La Palma Ave., Anaheim, CA 92801 will sell the following at public sale competitive bidding, to end at 10:00am on the 25th day of October, 2024 on Bid13.com:
B051 - Akau, Dorothy
B081 - Bautista, Rodrigo
B309 - Salas, Anahi
G048 - Cabrera, Saul
G058 - Arevalo, Emma
G259 - Zambrano, Irma
G272 - Alcocer, Luis
U239 - Villegas, Tylor
U263 - Sakakibara, David G.
U266 - Renteria, Gloria
U270 - Campos, Yahaira Y.
U275 - Guzman, Edilson Alberto
The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items

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10/11/24
CNS-3860280# BUENA PARK INDEPENDENT
Buena Park Independent 10/11/24-146799

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01430258

TO ALL INTERESTED PERSONS: Petitioner: AARON JON LECAVE filed a petition with this court for a decree changing names as follows: AARON JON LECAVE JOHNNY KAY. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

12/03/2024
8:30 a.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park Independent
Date: 10/08/2024
Judge Layne H. Melzer
Judge of the Superior Court
Buena Park Independent 10/11,18,25,11/1/24-146822

NOTICE OF PUBLIC LIEN SALE

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 Lien Sales per California Self Storage Act Chapter 10, Sec 21700. Auction will be conducted online at www.StorageTreasures.com starting on **October 18,2024 10AM and ending on October 26, 2024 10AM**
Tenants:
Ingrid Guibert
Javier F Serrato
Linda Ayala
Louie Mares

Items to be sold may include, but are not limited to personal property containing boxes, household and/or office furnishings, clothes, electronics, auto parts, tools, and other miscellaneous items. Purchases must be paid in cash only. All purchased items sold as is, where is and must be removed at time of sale. Sale subject to cancellation up to the time of the sale and company reserves right to refund any bid. Property has been stored at Lock & Leave Storage 550 South Richfield Rd, Placentia, CA 92870
Buena Park Independent 10/11/24-146835