

In schools to instill confidence.

See how we help all kids succeed.

CommunitiesInSchools.org



Legals-IND

Legals-IND

Legals-IND

Legals-IND

Legals-IND

Legals-IND Legals-IND

APN: 128-195-07 TS No.: 24-07457CA TSG Order No.: 240071062 NOTICE OF TRUSTE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JULY 20, 2018. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded July 30, 2018 as

Document No.: 2018000277786 of Official Records in the office of the Recorder of Orange County, California, executed by: George D Delgado, an unmarried man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under

said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: January 6, 2025 Sale Time: 9:00 AM Sale Location: Auction.com RoomDoubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 2 File No.:24-07457CA The street address and other common designation, if any, of the real property described above is purported to be: 2154 W Niobe Ave, Anaheim, CA 92804. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale

will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$330,182.90 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTEN-

TIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size

of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 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, (800) 280-2832 for information regarding the trustee's sale or visit this internet website www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07457CA. 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 website. The best way

Legals-IND	Legals-IND	L egals-IND	L egals-IND	Legals-IND	Legals-IND	Legals-IND
to verify postponement in- formation is to attend the	ing title, possession, or en- cumbrances, to pay the re-	uled time and date for the sale of this property, you	ENT or other form of payment authorized by	those not present at the sale. If you wish to learn	On 01/08/2025 at 01:30 P.M., First American Title	of which may charge you a fee for this information. If
scheduled sale. NOTICE TO TENANT: You may	maining principal sum of the note(s) secured by the	may call (949) 776-4697 or visit this Internet Website	2924h(b), (Payable at time of sale in lawful money of	whether your sale date has been postponed, and	Insurance Company, as duly appointed Trustee un-	you consult either of these resources, you should be
have a right to purchase this property after the trustee auction pursuant to	Deed of Trust, with in- terest and late charges thereon, as provided in the	https://prestigepostand- pub.com, using the file number assigned to this	the United States) At the North front entrance to the County Courthouse at 700	if applicable, the resched- uled time and date for the sale of this property, you	der and pursuant to Deed of Trust recorded 12/03/2021, as Instrument	aware that the same lender may hold more than one mortgage or deed of
Section 2924m of the California Civil Code. If you	note(s), advances, under the terms of the Deed of	case 24-11841. Information about postponements	Civic Center Drive West, Santa Ana, CA 92701 All	may call (916)939-0772 or visit this internet website	No. 2021000732394, in book, page, of Official	trust on the property. NO- TICE TO PROPERTY
are an "eligible tenant buy- er," you can purchase the property if you match the	Trust, interest thereon, fees, charges and expenses of the Trustee for	that are very short in dura- tion or that occur close in time to the scheduled sale	right, title and interest con- veyed to and now held by it under said Deed of Trust	<pre>http://search.nationwide- posting.com/proper- tySearchTerms.aspx, us-</pre>	Records in the office of the County Recorder of OR-ANGE County, State of	OWNER: The sale date shown on this notice of sale may be postponed
last and highest bid placed at the trustee auction. If	the total amount (at the time of the initial publica-	may not immediately be reflected in the telephone	in the property situated in said County and State de-	ing the file number assigned to this case	California. Executed by: RISHAB OBEROI AND	one or more times by the mortgagee, beneficiary,
you are an "eligible bidder," you may be able to purchase the property if	tion of the Notice of Sale) reasonably estimated to be set forth below. The	information or on the Internet Web site. The best way to verify postpone-	scribed as: AS MORE FULLY DESCRIBED IN THE ABOVE MEN-	CA2400290858 Information about postponements that are very short in dura-	ROHINI SOOD OBEROI, HUSBAND AND WIFE AS JOINT TENANTS, WILL	trustee, or a court, pursu- ant to Section 2924g of the California Civil Code. The
you exceed the last and highest bid placed at the	amount may be greater on the day of sale.	ment information is to attend the scheduled sale.	TIONED DEED OF TRUST APN# 268-231-08	tion or that occur close in time to the scheduled sale	SELL AT PUBLIC AUCTION TO HIGHEST BID-	law requires that informa- tion about trustee sale
trustee auction. There are three steps to exercising	Trustor: PAUL J. KRAMER AND ANGELA W. KRAMER, HUSBAND	NOTICE TO TENANT: You may have a right to	The street address and other common designa-	may not immediately be reflected in the telephone information or on the Inter-	DER FOR CASH, CASH- IER'S CHECK/CASH EQUIVALENT or other	postponements be made available to you and to the public, as a courtesy to
this right of purchase. First, 48 hours after the date of the trustee sale.	AND WIFE AS JOINT TENANTS	after the trustee auction pursuant to Section 2924m	tion, if any, of the real property described above is purported to be: 1023	net Website. The best way to verify postponement in-	form of payment authorized by 2924h(b), (Pay-	those not present at the sale. If you wish to learn
you can call (800) 280- 2832, or visit this internet	Prestige Default Services,	of the California Civil Code. If you are an "eli-	NORTH WHITTIER STREET, ANAHEIM, CA	formation is to attend the scheduled sale NOTICE	able at time of sale in law- ful money of the United	whether your sale date has been postponed, and
website www.auction.com, using the file number as- signed to this case 24-	LLC Recorded 10/23/2020 as Instrument No.	gible tenant buyer," you can purchase the property if you match the last and	92806 The undersigned Trustee disclaims any liab- ility for any incorrectness	TO TENANT: You may have a right to purchase this property after the	States) At the North front entrance to the County Courthouse at 700 Civic	if applicable, the resched- uled time and date for the sale of this property, you
07457CA to find the date on which the trustee's sale	2020000597553 in book, page of Official Records	highest bid placed at the trustee auction. If you are	of the street address and other common designa-	trustee auction if conducted after January 1, 2021,	Center Drive West, Santa Ana, CA 92701 All right,	may call (916)939-0772 or visit this internet website
was held, the amount of the last and highest bid, and the address of the	in the office of the Record- er of Orange County, Cali- fornia,	an "eligible bidder," you may be able to purchase the property if you exceed	tion, if any, shown herein. Said sale will be made, but without covenant or war-	of the California Civil Code. If you are an "eli-	title and interest conveyed to and now held by it un- der said Deed of Trust in	http://search.nationwide- posting.com/proper- tySearchTerms.aspx, us-
trustee. Second, you must send a written notice of in-	Date of Sale: 1/6/2025 at 3:00 PM	the last and highest bid placed at the trustee auc-	ranty, expressed or implied, regarding title, pos-	gible tenant buyer," you can purchase the property	the property situated in said County and State de-	ing the file number assigned to this case
tent to place a bid so that the trustee receives it no more than 15 days after	Place of Sale: On the steps to the entrance of the Orange Civic Center,	tion. There are three steps to exercising this right of purchase. First, 48 hours	session, or encumbrances, to pay the remaining prin- cipal sum of the note(s)	if you match the last and highest bid placed at the trustee auction. If you are	scribed as: AS MORE FULLY DESCRIBED IN THE ABOVE MEN-	CA2400290781 Information about postponements that are very short in dura-
the trustee's sale. Third, you must submit a bid so	300 E. Chapman Avenue, Orange, CA 92866	after the date of the trust- ee sale, you can call (949)	secured by said Deed of Trust, with interest there-	an "eligible bidder," you may be able to purchase	TIONED DEED OF TRUST APN# 354-473-10	tion or that occur close in time to the scheduled sale
that the trustee receives it no more than 45 days after		776-4697, or visit this internet website	on, as provided in said note(s), advances, under	the property if you exceed the last and highest bid	The street address and other common designa-	may not immediately be reflected in the telephone
the trustee's sale. If you think you may qualify as an "eligible tenant buyer"	\$1,919,587.77 Street Address or other common designation of	https://prestigepostand- pub.com, using the file number assigned to this	the terms of said Deed of Trust, fees, charges and expenses of the Trustee	placed at the trustee auction. There are three steps to exercising this right of	tion, if any, of the real property described above is purported to be: 947 S	information or on the Inter- net Website. The best way to verify postponement in-
or "eligible bidder," you should consider contact-	real property: 240 S OR- ANGE ACRES DR	case 24-11841 to find the date on which the trustee's	and of the trusts created by said Deed of Trust. The	purchase. First, 48 hours after the date of the trust-	SILVER STAR WAY, ANAHEIM, CA 92808 The	formation is to attend the scheduled sale. NOTICE
ing an attorney or appro- priate real estate profes- sional immediately for ad-	ANAHEIM, CALIFORNIA 92807 A.P.N.: 361-191-13	sale was held, the amount of the last and highest bid, and the address of the	total amount of the unpaid balance of the obligation secured by the property to	ee sale, you can call (916)939-0772, or visit this internet website	undersigned Trustee dis- claims any liability for any incorrectness of the street	TO TENANT: You may have a right to purchase this property after the
vice regarding this poten- tial right to purchase. 3	The undersigned Trustee disclaims any liability for	trustee. Second, you must send a written notice of in-	be sold and reasonable estimated costs, ex-	http://search.nationwide- posting.com/proper-	address and other com- mon designation, if any,	trustee auction if conducted after January 1, 2021,
File No.:24-07457CA If the Trustee is unable to convey title for any reason,	any incorrectness of the street address or other common designation, if	tent to place a bid so that the trustee receives it no more than 15 days after	penses and advances at the time of the initial pub- lication of the Notice of	tySearchTerms.aspx, us- ing the file number as- signed to this case	shown herein. Said sale will be made, but without covenant or warranty, ex-	pursuant to Section 2924m of the California Civil Code. If you are an "eli-
the successful bidder's sole and exclusive rem-	any, shown above. If no street address or other	the trustee's sale. Third, you must submit a bid so	Sale is \$ 210,008.00. The beneficiary under said	CA2400290858 to find the date on which the trustee's	pressed or implied, regarding title, possession, or en-	gible tenant buyer," you can purchase the property
edy shall be the return of monies paid to the Trust- ee and the successful bid-	common designation is shown, directions to the location of the property	that the trustee receives it no more than 45 days after the trustee's sale. If you	Deed of Trust has deposited all documents evidencing the obligations se-	of the last and highest bid, and the address of the	cumbrances, to pay the re- maining principal sum of the note(s) secured by	if you match the last and highest bid placed at the trustee auction. If you are
der shall have no further recourse. For Pre Sale In-	may be obtained by send- ing a written request to the	think you may qualify as an "eligible tenant buyer"	cured by the Deed of Trust and has declared all sums	trustee. Second, you must send a written notice of in-	said Deed of Trust, with interest thereon, as provided	an "eligible bidder," you may be able to purchase
formation Log On To: www.auction.com or Call: (800) 280-2832. For Post	beneficiary within 10 days of the date of first publication of this Notice of Sale.	or "eligible bidder," you should consider contact- ing an attorney or appro-	secured thereby immedi- ately due and payable, and has caused a written	tent to place a bid so that the trustee receives it no more than 15 days after	in said note(s), advances, under the terms of said Deed of Trust, fees,	the property if you exceed the last and highest bid placed at the trustee auc-
Sale Results please visit www.affiniadefault.com or	NOTICE TO POTENTIAL BIDDERS: If you are con-	priate real estate professional immediately for ad-	Notice of Default and Election to Sell to be executed.	the trustee's sale. Third, you must submit a bid, by	charges and expenses of the Trustee and of the	tion. There are three steps to exercising this right of
Call (866) 932-0360 Dated: December 3, 2024 By: Omar Solorzano Fore-	sidering bidding on this property lien, you should understand that there are	vice regarding this potential right to purchase. Date: 12/3/2024 Prestige	The undersigned caused said Notice of Default and Election to Sell to be re-	remitting the funds and af- fidavit described in Sec- tion 2924m(c) of the Civil	trusts created by said Deed of Trust. The total amount of the unpaid bal-	purchase. First, 48 hours after the date of the trust- ee sale, you can call
closure Associate Affinia Default Services, LLC 301	risks involved in bidding at a trustee auction. You will	Default Services, LLC 1920 Old Tustin Ave.	corded in the County where the real property is	Code, so that the trustee receives it no more than	ance of the obligation secured by the property to be	(916)939-0772, or visit this internet website
E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452	on the property itself. Pla- cing the highest bid at a	Santa Ana, California 92705 Questions: 949-427-2010	located. NOTICE TO PO- TENTIAL BIDDERS: If you are considering bidding on	45 days after the trustee's sale. If you think you may qualify as an "eligible ten-	sold and reasonable es- timated costs, expenses and advances at the time	http://search.nationwide- posting.com/proper- tySearchTerms.aspx, us-
NPP0468206 To: INDE- PENDENT 12/11/2024,	trustee auction does not automatically entitle you to	Sale Line: (949) 776-4697 Patricia Sanchez Foreclos-	this property lien, you should understand that	ant buyer" or "eligible bid- der," you should consider	of the initial publication of the Notice of Sale is \$	ing the file number assigned to this case
12/18/2024, 12/25/2024 Independent 12/11,18,25/24-148367	free and clear ownership of the property. You should also be aware that	ure Manager PPP#24-005054 Anaheim Independent	there are risks involved in bidding at a trustee auc- tion. You will be bidding on	contacting an attorney or appropriate real estate professional immediately	288,293.64. The beneficiary under said Deed of Trust has deposited all	CA2400290781 to find the date on which the trustee's sale was held, the amount
12/11,10,23/24-140007	the lien being auctioned off may be a junior lien. If you	12/11,18,25/2024-148383	a lien, not on the property itself. Placing the highest	for advice regarding this potential right to purchase.	documents evidencing the obligations secured by the	of the last and highest bid, and the address of the
T.S. No.: 24-11841 Loan No.: ******1786 APN: 361- 191-13	are the highest bidder at the auction, you are or may be responsible for	TSG No.: 8793984 TS No.: CA2400290858 APN:	bid at a trustee auction does not automatically en- title you to free and clear	If the sale is set aside for any reason, the Pur- chaser at the sale shall be	Deed of Trust and has de- clared all sums secured thereby immediately due	trustee. Second, you must send a written notice of in- tent to place a bid so that
NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-	paying off all liens senior to the lien being auctioned	268-231-08 Property Address: 1023 NORTH	ownership of the property. You should also be aware	entitled only to a return of the deposit paid. The Pur-	and payable, and has caused a written Notice of	the trustee receives it no more than 15 days after
FAULT UNDER A DEED OF TRUST DATED 10/17/2020. UNLESS	off, before you can receive clear title to the property. You are encour-	WHITTIER STREET ANA- HEIM, CA 92806 NOTICE OF TRUSTEE'S SALE	that the lien being auctioned off may be a junior lien. If you are the highest	chaser shall have no fur- ther recourse against the Mortgagor, the Mortgagee	Default and Election to Sell to be executed. The undersigned caused said	the trustee's sale. Third, you must submit a bid, by remitting the funds and af-
YOU TAKE ACTION TO PROTECT YOUR PROP-	aged to investigate the existence, priority, and size	YOU ARE IN DEFAULT UNDER A DEED OF	bidder at the auction, you are or may be responsible	or the Mortgagee's attorney. Date: First American	Notice of Default and Election to Sell to be recorded	fidavit described in Section 2924m(c) of the Civil
ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-	of outstanding liens that may exist on this property	TRUST, DATED 03/13/2024. UNLESS	for paying off all liens seni- or to the lien being auc- tioned off, before you can	Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX	in the County where the real property is located. NOTICE TO POTENTIAL	Code, so that the trustee receives it no more than
ATION OF THE NATURE OF THE PROCEEDING	by contacting the county recorder's office or a title insurance company, either	YOU TAKE ACTION TO PROTECT YOUR PROP- ERTY, IT MAY BE SOLD	receive clear title to the property. You are encour-	75063 FOR TRUSTEES SALE INFORMATION	BIDDERS: If you are considering bidding on this	45 days after the trustee's sale. If you think you may qualify as an "eligible ten-
AGAINST YOU, YOU SHOULD CONTACT A	of which may charge you a fee for this information. If	AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-	aged to investigate the existence, priority, and size	PLEASE CALL (916)939- 0772NPP0468492 To: IN-	property lien, you should understand that there are	ant buyer" or "eligible bid- der," you should consider
LAWYER. A public auction sale to the highest bidder for cash,	you consult either of these resources, you should be aware that the same	ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU	of outstanding liens that may exist on this property by contacting the county	DEPENDENT 12/18/2024, 12/25/2024, 01/01/2025 Independent	risks involved in bidding at a trustee auction. You will be bidding on a lien, not	contacting an attorney or appropriate real estate professional immediately
cashier's check drawn on a state or national bank,	lender may hold more than one mortgage or deed of	SHOULD CONTACT A LAWYER. On 01/08/2025	recorder's office or a title insurance company, either	12/18,25/24,1/1/25- 148520	on the property itself. Placing the highest bid at a	for advice regarding this potential right to purchase.
check drawn by a state or federal credit union, or a check drawn by a state or		at 01:30 P.M., First American Title Insurance Company as duly appointed	of which may charge you a fee for this information. If you consult either of these	TSG No : 8793601 TS	trustee auction does not automatically entitle you to free and clear ownership	If the sale is set aside for any reason, the Pur- chaser at the sale shall be
federal savings and loan association, or savings as-	NOTICE TO PROPERTY OWNER: The sale date	Trustee under and pursuant to Deed of Trust recor-	resources, you should be aware that the same	No.: CA2400290781 APN: 354-473-10 Property Ad-	of the property. You should also be aware that	entitled only to a return of the deposit paid. The Pur-
sociation, or savings bank specified in Section 5102 of the Financial Code and	shown on this notice of sale may be postponed one or more times by the	ded 04/03/2024, as Instrument No. 2024000083668, in book, page, of Offi-	lender may hold more than one mortgage or deed of trust on the property. NO-		the lien being auctioned off may be a junior lien. If you are the highest bidder at	chaser shall have no fur- ther recourse against the Mortgagor, the Mortgagee
authorized to do business in this state will be held by	mortgagee, beneficiary, trustee, or a court, pursu-	cial Records in the office of the County Recorder of	TICE TO PROPERTY OWNER: The sale date	TRUSTEE'S SALE YOU ARE IN DEFAULT UN-	the auction, you are or may be responsible for	or the Mortgagee's attor- ney. Date: First American
the duly appointed trustee as shown below, of all right, title, and interest	ant to Section 2924g of the California Civil Code. The law requires that informa-	ORANGE County, State of California. Executed by: CHERRY ANN PINGOL, A		DER A DEED OF TRUST, DATED 10/21/2021. UN- LESS YOU TAKE AC-	paying off all liens senior to the lien being auctioned off, before you can re-	Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX
conveyed to and now held by the trustee in the here-	tion about trustee sale postponements be made	UNMARRIED WOMÁN AND JOHANNES PIN-	mortgagee, beneficiary, trustee, or a court, pursu-	TION TO PROTECT YOUR PROPERTY, IT	ceive clear title to the property. You are encour-	75063 FOR TRUSTEES SALE INFORMATION
inafter described property under and pursuant to a	available to you and to the public, as a courtesy to	GOL, A UNMARRIED MAN AS JOINT TEN-	ant to Section 2924g of the California Civil Code. The	MAY BE SOLD AT A PUB- LIC SALE. IF YOU NEED	aged to investigate the existence, priority, and size	PLEASE CALL (916)939- 0772NPP0468606 To: IN-
Deed of Trust described below. The sale will be made, but without coven-	sale. If you wish to learn whether your sale date	ANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR		AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST	may exist on this property	DEPENDENT 12/18/2024, 12/25/2024, 01/01/2025 Independent
ant or warranty, ex- pressed or implied, regard-	has been postponed, and, if applicable, the resched-	CASH, CASHIER'S	available to you and to the public, as a courtesy to	YOU, YOU SHOULD		12/18,25/24,1/1/25-