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\*Terms and Conditions apply.

**GENERAC**°

### **Legals-IND**

TSG No : 8793984 TS No.: CA2400290858 APN: 268-231-08 Property Address: 1023 NORTH WHITTIER STREET ANA-HEIM, CA 92806 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/13/2024. 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. ON 01/08/2025 at 01:30 P.M., First American Title Insurance Company, as duly appointed YOU ARE IN DEFAULT ican Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/03/2024, as Instrument No. 2024000083668, in book, page,, of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: CHERRY ANN PINGOL, A UNMARRIED WOMAN CHERRY ANN PINGOL, A
UNMARRIED WOMAN
AND JOHANNES PINGOL, A UNMARRIED
MAN AS JOINT TENANTS, WILL SELL AT
PUBLIC AUCTION TO
HIGHEST BIDDER FOR

CHECK/CASH EQUIVAL-ENT or other form of pay-ment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All-right, title and interest con-veyed to and now held by

veved to and now held by

it under said Deed of Trust

it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 268-231-08

he street address and other common designa-

tion, if any, of the real property described above is purported to be: 1023

### **Legals-IND**

NORTH WHITTIFR STREET, ANAHEIM, CA 92806 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining prin-cipal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, ex-penses and advances at the time of the initial publication of the Notice of Sale is \$ 210,008.00. The beneficiary under said Deed of Trust has depos-ited all documents evidencing the obligations secing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO PO-TENTIAL 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. 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

# **Legals-IND**

are or may be responsible for paying off all liens seni-or to the lien being auctioned off, before you can tioned 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 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 informa-tion about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the 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 http://search.nationwide-posting.com/proper-tySearchTerms.aspx, us-ing the file number as-signed to this case CA2400290858 Information about postponements that are very short in dura-tion or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement in-formation is to attend the formation is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil

## **Legals-IND**

Code. If you are an "eli-gible 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 http://search.nationwide-posting.com/properposting.com/proper-tySearchTerms.aspx, us-ing the file number as-signed to this case CA2400290858 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. you must submit a bid, by remitting the funds and af-fidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of entitled only to a return of the deposit paid. The Pur-chaser shall have no furchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mall Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0468492 To: INDEPENDENT 12/18/2024,

#### **Legals-IND**

12/25/2024, 01/01/2025 n d e p e n d e n t 2/18,25/24,1/1/25-148520

TSG No.: 8793601 TS No.: CA2400290781 APN: 354-473-10 Property Address: 947 S SILVER STAR WAY ANAHEIM, CA 92808 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/21/2021. 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 TSG No : 8793601 TS YOU, YOU SHOULD CONTACT A LAWYER. On 01/08/2025 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/03/2021, as Instrument No. 2021000732394, in book, page, of Official Records in the office of the Records in the office of the County Recorder of OR-ANGE County, State of California. Executed by: RISHAB OBEROI AND ROHINI SOOD OBEROI, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it un-der said Deed of Trust in the property situated in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 354-473-10 The street address and

#### **Legals-IND Legals-IND**

other common designation, if any, of the real property described above is purported to be: 947 S SILVER STAR WAY, ANAHEIM, CA 92808 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, but without covenant or warranty, excovenant or warranty, ex-pressed or implied, regard-ing 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable es-timated costs, expenses and advances at the time and advances at the time of the initial publication of the Notice of Sale is \$ 288,293.64. The beneficiary under said Deed of Trust has deposited all documents evidencing the abligations secured by the obligations secured by the Deed of Trust and has de-clared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Elec-Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to automatically entitle you to free and clear ownership of the property. You should also be aware that

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 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. mortgagee, beneficiary trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. The law requires that informa-tion about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/proper-tySearchTerms.aspx, us-ing the file number as-signed to this case CA2400290781 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 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

the lien being auctioned off may be a junior lien. If you are the highest bidder at

<b>L</b> egals-IND	<b>L</b> egals-IND
ustee auction if conduc-	that you can use for your
ed after January 1, 2021, jursuant to Section 2924m	response. You can find these court forms and
f the California Civil Code. If you are an "eli-	more information at the California Courts Online
ible tenant buyer," you an purchase the property	Self-Help Center (www. courtinfo.ca.gov/ selfhelp),
you match the last and ighest bid placed at the	your county law library, or the courthouse nearest
rustee auction. If you are n "eligible bidder," you	you. If you cannot pay the filing fee, ask the court
nay be able to purchase ne property if you exceed	clerk for a fee waiver form. If you do not file your re-
he last and highest bid laced at the trustee auc-	sponse on time, you may lose the case by default,
on. There are three steps exercising this right of	and your wages, money, and property may be taken
urchase. First, 48 hours fter the date of the trust-	without further warning from the court.
e sale, you can call 916)939-0772, or visit this	There are other legal requirements. You may want
nternet website ttp://search.nationwide-	to call an attorney right away. If you do not know
osting.com/proper- ySearchTerms.aspx, us-	an attorney, you may want to call an attorney referral
ng the file number asigned to this case	service. If you cannot af- ford an attorney, you may
CA2400290781 to find the ate on which the trustee's	be eligible for free legal services from a nonprofit
ale was held, the amount f the last and highest bid,	legal services program. You can locate these non-
nd the address of the rustee. Second, you must	profit groups at the California Legal Services Web
end a written notice of in- ent to place a bid so that	site (www.law helpcalifor- nia.org), the California
ne trustee receives it no nore than 15 days_after	Courts Online Self-Help Center (www.courtinfo.ca.
ne trustee's sale. Third, ou must submit a bid, by	gov/selfhelp), or by contacting your local court of
emitting the funds and af- davit described in Sec-	county bar association. NOTE: The court has a
on 2924m(c) of the Civil code, so that the trustee	statutory lien for waived fees and costs on any set-
5 days after the trustee's	award of \$10,000.00 or
ale. If you think you may ualify as an "eligible ten-	more in a civil case. The court's lien must be paid
nt buyer" or "eligible bider," you should consider	before the court will dismiss the case.
ontacting an attorney or ppropriate real estate rofessional immediately	AVISO! Lo han de- mandado. Si no responde dentro de 30 dias, la corte
or advice regarding this otential right to purchase.	puede decidir en su con- tra sin escuchar su ver-
the sale is set aside for ny reason, the Pur-	sion. Lea la informacion a continuacion.
haser at the sale shall be ntitled only to a return of	Tiene 30 dias de calendario despues de que le
ne deposit paid. The Purhaser shall have no fur-	entreguen esta citacion y papeles legales para
ner recourse against the fortgagor, the Mortgagee	presentar una respuesta por escrito en esta corte y
r the Mortgagee's attor- ey. Date: First American	hacer que se entregue una copia al demandante. Una
itle Insurance Company 795 Regent Blvd, Mail	carta o una llamada tele- fonica no lo protegen. Su
Code 1011-F Irving, TX 5063 FOR TRUSTEES	respuesta por escrito tiene que estar en formato legal
SALE INFORMATION PLEASE CALL (916)939-	correcto si desea que pro- cesen su caso en la corte.
772NPP0468606 To: IN- DEPENDENT 12/18/2024,	Es posible que haya un formularlo que usted
2/25/2024, 01/01/2025 n d e p e n d e n t	pueda usar su repuesta. Puede encontrar estos for-
2/18,25/24,1/1/25- 48521	mularios de la corte y mas informacion en el Centro
	de Ayunda de las Cortes de California (www.su-
SUMMONS (CITACION JUDICIAL)	oteca de leyes de su
CASE NUMBER (Numero del Caso)	le quede mas cerca. Si no
0-2023-0306876-CU-PO- CJC	presentacion, pida al sec-
NOTICE TO DEFENDANT: (Aviso al Demandado):	retario de la corte que le de un formularlo de exen- cion de pago de cuotas. Si
ELVA GUTIERREZ, an individual; RAUL	no presenta su respuesta a tiempo, puede perder el
RUJILLO, an individual; PARK STANTON PLACE,	caso por incumplimiento y la corte le podra quitar su
LP, a business organiz- ation; APERTO PROP-	sueldo, dinero y blenes sin mas advertencia.
ERTY MANAGEMENT, a business organization;	Hay otros requisitos le- gales. Es recomendable
MOSS MANAGEMENT COMPANY, a business	que llame a un abogado inmediatamente. Si no
organization; DOE 3: TOLISE A. WILLIS; and	conoce a un abogado, puede llamar a un servicio
DOES 1 through 50, in- clusive.	de remision a abogados. Si no puede pagar a un
YOU ARE BEING SUED BY PLAINTIFF:	abogado, es posible que cumpla con los requisitos
(Lo esta demandando el demandante)	para obtener servicios le- gales gratuitos de un pro-
MAXIMINO ESQUIVEL, an individual	grama de servicios le- gales sin fines de lucro.
IOTICE! You have been ued. The court may de-	Puede encontrar estos grupos sin fines de lucro
ide against you without our being heard unless	en el sitio web de Califor- nia Legal Services,
ou respond within 30 ays. Read the informa-	(www.lawhelpcalifornia,org ), en el Centro de Ayunda de las Cortes de Califor
on below.  You have 30 calendar	de las Cortes de Califor- nia, (www.sucorte.ca.gov)
ays after this summons nd legal papers are	o poniendose en contacto con la corte o el colegio de abogados locales.
erved on you to file a writ- en response at this court	AVISO: Por ley, la corte tiene derecho a reclamar
nd have a copy served n the plaintiff. A letter or hone call will not protect	las cuotas y los costos ex- entos por imponer un
ou. Your written re- ponse must be in proper	gravamen sobre cualquier recuperacion de
egal form if you want the ourt to hear your case.	\$10,000.00 o mas de val- or recibida mediante un
here may be a court form	acuerdo o una concesion

pagar el gravamen de la corte antes de que la corte pueda desechar el caso. pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CA, COUNTY OF ORANGE, CENTRAL JUSTICE CENTER, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del teléfono del abogado del demandante, o del demandante que no tiene abogado, es): OCTAVIO LOPEZ, LOPEZ LAW GROUP APLC, 5601 E. SLAUSON AVENUE, SUITE 110, COMMERCE, CA 90040, 323-722-2228, info@leozlovara.com info@lopezlawgrp.com. Date: 02/09/2023 Clerk, by David H. Yamasaki Clerk of the Court Deputy (Adjunto) A. Gill NOTICE TO THE PER-SON SERVED: You are served Anaheim Independent 12/25/24,1/1,8,15/25-148713 NOTICE OF PETITION TO ADMINISTER **ESTATE OF** CHARLENE D. MITCHELL CASE NO. 30-2024-01447069-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 CHARLENE D. MITCHELL.

A Petition for PROBATE A Petition for PROBATE has been filed by: CAM'RON AMIR MITCHELL in the Superior Court of California, County of ORANGE. The Petition for Probate requests that CAM'RON AMIR MITCHELL be appointed as personal reposited as personal reposited.

**Legals-IND** 

de arbitraje en un caso de derecho civil. Tiene que

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ing of the petition, you should appear at the hear-

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

**Legals-IND** 

at the time of sale, that

certain property situated in

said County. California de

estate under the inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without obtaining court approval. Be-fore taking certain very im-portant actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consenwaived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this tion will be held in court as follows: FEB 06, 2025 at 1:30 PM in Dept. CM07, 3390 Harbor Blvd. Costa Mesa, CA 92626.
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost

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 hearings and for remote hearing instructions. If you ing 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 grant-

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 representation. general personal repres-entative, 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 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 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 Attorney for petitioner: STEPHANIE COOK, ESQ; VARELA LAW, PC (DBA: THE WAGON LEGACY) 1277 E. IMPERIAL HIGH-WAY, PLACENTIA, CA 92870. (714) 451-5766 BSC 226221 Buena Park/Anaheim Independent 12/2724,1/1,1/3/25-148871 APN: 255-092-01 TS No: CA08000957-24-1 TO No: 240486972-CA-VOI NO-TICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested pointed as personal representative to administer Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A the estate of the decedent. The petition requests authority to administer the estate under the Inde-IN DEFAULT UNDER A
DEED OF TRUST DATED
December 28, 2004. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. ON JANUARY 27, 2025 et 20120 PM of the LAWYER. On January 27, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 5, 2005 as Instrument No. 2005000008804, and that said Deed of Trust was modified by Modification Agreement and recorded November 4, 2020 as Instrument Number 2020000630377, of official records in the Office of the Recorder of Orange cial records in the Office of the Recorder of Orange County, California, ex-ecuted by JAMES E MOR-RIS JR, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS TEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A. as Beneficiary.

ficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER,

in lawful money of the United States, all payable

said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" A Portion Of Vineyard Lot "C-7", In The City Of Anaheim, County Of Orange, State Of California, As Shown On A Map Thereof Recorded In Book 4 Page(s) 629 And Map Thereof Recorded In Book 4 Page(s) 629 And 630 Deeds, Records Of Los Angeles County, California, Described As Follows: Beginning At The Northwest Corner Of Said Lot "C-7"; Thence Along The Northerly Line Of Said Lot "C-7" And The Southerly Line Of West Sycamore Street North 74° 47' erly Line Of West Sycamore Street, North 74° 47'
East 156.25 Feet; Thence
Entering Said Lot "C-7"
South 15° 19' 30" East
107.45 Feet; Thence
South 74° 54' 45" West, 107.45 Feet; Thence South 74° 54° 45" West, 156.75 Feet, More Or Less, To The Westerly Line Of Said Lot "C-7" And The Easterly Line Of North West Street, North 15° 05° 15" West 107.00 Feet To The Point Of Beginning. Except Therefrom The Easterly 51 Feet Thereofrom The Northerly 7.0 Feet And Westerly 5.0 Feet Of Said Land, As Conveyed To The City Of Anaheim For The Widening Of West Sycamore Street And North West Street, By Deed Recorded September 28, 1951 In Book 235, Page 419, Official Records, In The Office Of The County Recorder Of Said Corpage County Medical Records of Said Corpage County Medi The County Recorder Of Said Orange County. Also Except The Easterly 4 Feet, Conveyed By A Deed Recorded May 4, 1955 In Book 3054, Page 1955 In Book 3054, Page 124, Official Records. Note: Said Land Is Shown On A Map Of Survey Recorded In Book 14, Page 42, Record Of Surveys, In The Office Of The County Recorder Of Said Orange County. The property heretofore described is being sold "as is". The street ing sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1024 WEST SY-CAMORE STREET, ANA-HEIM, CA 92805 The un-enant or warranty, ex-press 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 if any, under the terms of the Deed of Trust, estim-ated fees, charges and ex-penses of the Trustee and of the trusts created by said Deed of Trust.&emsp The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$421,096.47 (Estimated). However, prepayment premiums, accrued in-terest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trust-ee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or feder-al credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial

Code and authorized to do

business in California, or

ee. In the event tender other than cash is accep-ted, the Trustee may with-hold the issuance of the Trustee's Deed Upon Sale you can call 916.939.0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000957-24-1 to until funds become available to the payee or en-dorsee as a matter of right. The property offered for sale excludes all funds find the date on which the trustee's sale was held the amount of the last and held on account by the highest bid, and the address of the trustee Second, you must send a written notice of intent to property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bid-der's sole and exclusive remedy shall be the return of monies paid to the Trustee and the success-ful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on 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. title 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 encourproperty. 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 Proporty 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 Sale postponements be made 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. sale of this property, you may visit the Internet Website address www.nation-

**Legals-IND** 

other such funds as may be acceptable to the Trust-

In the event tender

behalf of AZIN ASHOURI-VEYSI, a minor, filed a pe-tition with this court for a ASHOURI. 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

least two court days be-fore the matter is sched-uled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted

hearing.

NOTICE OF HEARING
02/03/2025
8:30 a.m. L64

very short in duration or that occur close in time to the scheduled sale may not immediately be reflec-

ted in the telephone in-formation or on the Inter-net Website. The best way 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) to verify postponement in-formation is to attend the scheduled sale.  mv-court.htm)

wideposting.com or call Nationwide Posting & Pub-lication at 916.939.0772

for information regarding

the Trustee's Sale for in-formation regarding the sale of this property, using the file number assigned

to this case, CA08000957-24-1. Information about

postponements that are

tion. 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

Notice to Tenant NOTICE
TO TENANT FOR FORECLOSURES AFTER
JANUARY 1, 2021 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 aucfor hearing on the petition in the following newspa-per of general circulation printed in this county:

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

İndependent

148891

My-court.ntm)
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 harring on the potition

Date: 12/19/2024 Judge Julie A. Palafox Judge of the Superior

Anaheim Independent 12/25/24,1/1,8,15/25-

If no written objection is timely filed, the court may grant the petition without a

changes described above must file a written objec-tion that includes the reasons for the objection at

decree changing names as follows: AZIN ASHOURI-VEYSI to AZIN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001385 TO ALL INTERESTED PERSONS: Petitioner ANOUSHEH ASHOURI on

949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT WWW.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0469268 To: INDEPENDENT 01/01/2025 01/08/2025, 01/15/2025 Independent 1/1,8,15/25-148920

8300 TDD: 711 949.252.8300 By: Loan

place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that

**Legals-IND** 

this right of purchase First, 48 hours after the

date of the trustee sale

the trustee receives it not 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 profession.

priate real estate profes-sional immediately for ad-vice regarding this poten-

tial right to purchase. Date December 20, 2024 MTC Financial Inc. dba Trustee

Corps TS No CA08000957-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 TDD: 7 1 1