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T.S. No. 127405-CA APN: 931-34-664 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/31/2007. 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 3/6/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recor-

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ded 2/8/2007 as Instrument No. 2007000087283 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: OCTAVIO SANCHEZ, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT

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STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 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 described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7100 CERRITOS AVE #161, STANTON, CA 90680-2067 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 held, but without covenant

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or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$229,512.83 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall

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have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said 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 free and clear ownership

Legals-OCN
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

Legals-OCN
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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 127405-CA. Information

NOTICE TO TENANT: Effective 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 auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearraconcorp.com, using the file number assigned to this case 127405-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you 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. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News
2/7,14,21/2025-149627

TS No: CA07000897-24-1. **APN:** 231-451-07. **TO No:** S-LH-CA-175712-TSG. **NOTICE OF TRUSTEE'S SALE** (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary report to be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED** April 12, 2010. **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 March 3, 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 of sale contained in that certain Deed of Trust recorded on April 16, 2010 as Instrument No. 2010000179137, of official records in the Office of the Recorder of Orange County, California, executed by PROSPERO ALBERTO SANDOVAL AND ELGA ILMA SANDOVAL, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 12401 STIMSON ST, GARDEN GROVE, CA 92840 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 without covenant or warranty, express 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. 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 \$518,116.34 (Estimated). However, prepayment premiums, accrued interest 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 Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale includes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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 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

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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000897-24-1. 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 to verify postponement information is to attend the scheduled sale. **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 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 CA07000897-24-1 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 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. **Date:** December 30, 2024 **MTC Financial Inc. dba Trustee Corps TS No. CA07000897-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, 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 NPP0469484 To: ORANGE COUNTY NEWS 02/07/2025, 02/14/2025, 02/21/2025**

Orange County News
2/7,14,21/2025-149883

CASE NO. 30-2025-01454200-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 ANITA B. KILGORE AKA ANITA BOURASSA KILGORE AKA ANITA B. HAAB. A PETITION FOR PROBATE has been filed by JOSEPH M. STANLEY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JOSEPH M. STANLEY be appointed as personal representative to administer the estate of the decedent. THE 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 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 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: 03/06/25 at 1:30PM in Dept. CM07 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 (courts.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 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

NOTICE OF PETITION TO ADMINISTER ES-

Attorney for Petitioner **KATIE LE - SBN 287063, LAW OFFICE OF KATIE LE**
10971 GARDEN GROVE BLVD. STE. G GARDEN GROVE CA 92843
Telephone (855) 535-2843 2/19, 2/21, 2/26/25 **CNS-3894964#**
ORANGE COUNTY NEWS
Orange County News
2/19,21,26/25-150130

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.
10741 Dale Ave Stanton, CA 90680
March 11, 2025 11:00AM
Jessica Fellows
Alex Garcia
Alan Pham
Rosemarie Endara
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/21/25 **CNS-3894872#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150107

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on March 12th, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1705 S State College Blvd Anaheim, Ca 92806 (714) 308-1789
2:00 PM
Brian Johnson
Mahdie Diab
Christy Quarles-Franklin
Jaysha Walker
Jairo Vega
Eddie Martinez
Erica Thomas
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/21/25 **CNS-3895295#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150131

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on March 12th, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1761 W Katella Ave Anaheim CA, 92804 714.922.3019
11:00 AM
Beths-Hua Corona
Edward Harper
Francisco Servantes
Rhonda Maae
Jacqueline Villagran
Mackenzie Williams
Edgar Flores Suarez
Janice Lynn Gradiaz
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/21/25 **CNS-3895973#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150221

Name of Account: Unit #
Denise Watkins 13
Lance Tamura 109
Jose Campo 975
Elizabeth Lopez 291
Faith Gargano 523
Walter Martinez 788
Ana Maria Luna Badillo 1167
Karen Shenett 1102

AUCTION DATE:

March 1, 2025
Auctioneer's Name:
www.bid13.com
Orange County News
2/14,21/2025-150251

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **March 12th, 2025**. Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
480 W Crowther Ave Placentia CA 92870 714.524.7552
11:00am
Valente Ramirez
Alberto Ramos
Estella Ortiz
Jon Derak
Mikayla Marbra
John Matthews
Alma Valenzuela
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/21/25 **CNS-3896915#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150289

Notice is hereby given that on **March 12, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations:
155 S. Adams St Anaheim CA 92802 (714)-563-0388
12:00 PM
Rufino Barrera
Gretal Rojas
Yvonne Carlos
Raymond Queyquep
Ian Hopper
Irene Leulusoo
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/21/25 **CNS-3896158#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150244

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01459538-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ATHALIE GABRIELLE MOUREY filed a petition with this court for a decree changing name as follows: ATHALIE GABRIELLE MOUREY to ELLIE GABRIELLE MOUREY. The Court Orders that all persons interested in this matter 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

04/03/2025
8:30 a.m. Dept. 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/findmy-court.htm) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Orange County News
DATE: 02/13/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
2/21,28,3/7,14/25-150382

LIEN SALE

On 03/11/2025 at 18881 Gothard St Huntington Beach, CA 92648 a Lien Sale will be held at 10:00 am on a: 2017 VOLK CAR LIC# 8COY903 VIN# 3VW4T7AUXHM064913. 2/21/25 **CNS-3897891#**
ORANGE COUNTY NEWS
Orange County News
2/21/25-150386