

APN: 343-231-45 TS No: CA05000509-24-1 TO No: 240607451-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary shall 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 September 10, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 14, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, 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 September 16, 2021 as Instrument No. 2021000577889, of official records in the Office of the Recorder of Orange County, California, executed by AUSTIN EMINHIZER A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for DOLAN GADDI LENDING, INC., DBA DG FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 1920 NORTH CEDAR CREEK CIRCLE, ANAHEIM, CA 92807 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 in-

terest 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 \$596,468.33 (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 excludes 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 ex-

istence, 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 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.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000509-24-1. 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000509-24-1 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: February 24, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000509-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0471625 To: INDEPENDENT 03/05/2025, 03/12/2025, 03/19/2025 **Independent 3/5,12,19/25-150758**

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 **3/26/2025** 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 348 Floyd L McIntosh
 Unit 403 Brian Freeze
 Unit 520 Brian Chong
 Unit 644 Valerie L Bullock
 Unit 789 Lisa Garcia
 Unit 960 Carla Mize
Independent 3/12,19/2025-150576

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01460472
 TO ALL INTERESTED PERSONS: Petitioner: MARCELLA AUSTIN KELLEY-WIDEMAN filed a petition with this court for a decree changing names as follows: MARCELLA AUSTIN KELLEY-WIDEMAN to MARCELLA AUSTIN KELLEY WIDEMAN. 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
 04/10/2025
 8:30 a.m. D100
 REMOTE
 Central Justice Center
 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 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: Anaheim Independent
 Date: 02/14/2025
 Judge Deborah C. Servino
 Judge of the Superior Court
Anaheim Independent - 3/5,12,19,26/25-150865

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01459228-CU-PT-CJC
 TO ALL INTERESTED PERSONS: Petitioner: MIKE QASIM filed a petition with this court for a decree changing names as follows: MIKE QASIM to MOHAMMED AL-SAMARAI. 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
 04/10/2025
 8:30 a.m. D100
 REMOTE
 Central Justice Center
 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 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: Anaheim Independent
 Date: 02/14/2025
 Judge Deborah C. Servino
 Judge of the Superior Court
Anaheim Independent - 3/5,12,19,26/25-150865

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01459228-CU-PT-CJC
 TO ALL INTERESTED PERSONS: Petitioner: MIKE QASIM filed a petition with this court for a decree changing names as follows: MIKE QASIM to MOHAMMED AL-SAMARAI. 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
 04/10/2025
 8:30 a.m. D100
 REMOTE
 Central Justice Center
 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 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: Anaheim Independent
 Date: 02/14/2025
 Judge Deborah C. Servino
 Judge of the Superior Court
Anaheim Independent - 3/5,12,19,26/25-150865

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. D-100
 REMOTE
 Central Justice Center

ANAHEIM UNION HIGH SCHOOL DISTRICT NOTICE TO CONTRACTORS INVITING BIDS
 The Anaheim Union High School District ("District") invites sealed bids for a Contract for:
BID No. 2025-17 Ball JHS Tennis Courts
BID No. 2025-18 South JHS Tennis Courts
BID No. 2025-19 Sycamore JHS Tennis Courts
 The District shall award the contract to the bidder submitting the lowest bid and is deemed responsible by the District. The District reserves the right after opening bids to reject any or all bids and/or waive any irregularity in a bid. Bids shall be valid for sixty (60) calendar days after the bid opening date.
 Each bid shall be submitted in a sealed envelope bearing on the outside the name of the Bidder and name of the project for which the bid is submitted accompanied by an acceptable form of security and filed with District Facilities Department, 501 N. Crescent Way, Anaheim CA 92801 on or before
***2:00 p.m. for Ball JHS on April 11, 2025**
***1:00 p.m. for South JHS on April 14, 2025**
***2:00 p.m. for Sycamore JHS on April 14, 2025**
 at which time the bids will be opened and read aloud. Bids received after this date shall be returned unopened. Bid packets can be obtained in the Facilities Office, phone (714) 999-2380 email keys_j@auhsd.us, after the job walk.
 A **mandatory job walk** will be held at the Ball Junior High School, 1500 W Ball Rd, Anaheim 92802: **March 27, 2025 at 9:00 a.m.** Any bidder failing to attend the entire job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened. A **mandatory job walk** will be held at South Junior High School, 2320 E South St, Anaheim 92806: **March 27, 2025 at 10:30 a.m.** Any bidder failing to attend the entire job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened. A **mandatory job walk** will be held at the Sycamore Junior High School, 1801 E Sycamore St, Anaheim 92805: **March 27, 2025 at 12:00 p.m.** Any bidder failing to attend the entire job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.
 Each bid shall be accompanied by cash, a certified or cashier's check or bond secured from a surety company satisfactory to District, in an amount not less than 10% of the total bid submitted. The cash, check or bond will be declared forfeited if the successful bidder fails to enter into a contract and provide the necessary bonds and certificate of insurance within ten (10) days after notice to do so. Following the award of the contract, District will return the security of an unsuccessful bidder no later than sixty (60) days from the award date.
 The bid bond shall be made payable to District, executed by the bidder as principal, in an amount not less than 10% of the maximum amount of the bid. If the contract price exceeds \$25,000, the successful bidder will be required to furnish a Payment Bond and a Performance Bond, both in an amount equal to 100% of the contract price. All bonds shall be secured from an admitted surety as defined in California Code of Civil Procedure Section 995.120, approved to conduct business in the State of California.

At the request and expense of the successful bidder, District will pay the amounts retained pursuant to the Contract Documents as security for the completion of the Work in compliance with the requirements of Public Contract Code Section 22300.
 Each bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification of contractor's license, **A or B**, for the work bid upon, and must maintain the license throughout the duration of the Contract.
 District has obtained the prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work applicable in this locality from the Director of the Department of Industrial Relations for each craft, classification, or type of workman need to execute this contract and has a copy of these prevailing rates on file at its office. Any interested party may request a copy or obtain the information from www.dir.ca.gov. The successful bidder shall post a copy thereof at each job site. District hereby places the Contractor and any subcontractors on notice of the penalty provisions of Labor Code Section 1775 for failure to comply with prevailing wage laws. No bids shall be accepted from a contractor who is ineligible pursuant to Labor Code Sections 1777.1 and 1777.7.
 Contractors, and their subcontractors, shall be properly registered with the Department of Industrial Relations (DIR) and qualified to perform public works in accordance with Labor Code sections 1725.5 and 1771.1, otherwise the District will not be able to award a contract to the contractor. The project will be subject to compliance monitoring and enforcement by the DIR.

700 Civic Center Drive
 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 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: Independent
 Date: 02/11/2025
 Judge David J. Hesselthine
 Judge of the Superior Court
Independent - 3/12,19,26,4/2/25-150490

Sign: Jennifer Keys
 Procurement Contract Specialist
Independent 3/19,26/2025-151192

SAVE \$1,800
 SAVINGS INCLUDE A FREE TOILET & BIDET
 PLUS
NO INTEREST
 and
NO PAYMENTS
 for
12 MONTHS*
 PLUS
50% OFF INSTALL

Transform your bath with a walk-in tub



American Standard HOME SERVICES

SCHEDULE A FREE IN-HOME CONSULTATION

877-910-1970

Discount applied at time of purchase. Terms and Conditions Apply. *Subject to 3rd party credit approval. Minimum monthly payments required. All offers subject to change prior to purchase. Offers valid through March 31, 2025. See AmericanStandardBathtubs.com for other restrictions and for licensing, warranty, and company information. CA: CSLB B982796; NYC: HIC 2022748-DCA; Suffolk County NY: 55431H; Safety Tubs Co. LLC does not sell in Nassau NY, Westchester NY, Putnam NY, Rockland NY