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TSG No.: 92051036 TS No.: CA2400291236 APN: 233-162-26 Property Address: 2159 SOUTH VERN STREET ANAHEIM, CA 92802 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/08/2020. 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 04/28/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursu-

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ant to Deed of Trust recorded 09/25/2020, as Instrument No. 2020000525866, in book , page , of Official Records in the office of the County Recorder of Orange County, State of California. Executed by: PHONG MINH NGUYEN AND VIVIAN DINH, HUSBAND AND WIFE AND CECILIA T. DINH, A SINGLE WOMAN, 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) Auction.com Room Hotel Fera Anaheim, a

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DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 233-162-26 The street address and other common designation, if any, of the real property described above is purported to be: 2159 SOUTH VERN STREET, ANAHEIM, CA 92802 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale

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will be made, 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, 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, expenses and advances at the time of the initial publication of the Notice of Sale is \$

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421,961.62. The beneficiary under said Deed of Trust has deposited all documents evidencing 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 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

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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

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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 call 800-280-2832 or visit this internet website www.Auction.com, using the file number assigned to this case CA2400291236 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:** 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 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 855-976-3916, or visit this internet website <https://www.auction.com/sb1079>, using the file number assigned to this case CA2400291236 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 800-280-2832NPP0472445 To: INDEPENDENT 04/02/2025, 04/09/2025, 04/16/2025 **Independent 4/2,9,16/25-151617**

NOTICE OF TRUSTEE'S SALE File No.: 24-225817 A.P.N.:035-17L07 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 1, 2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, 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 will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. The property described heretofore is being sold "as is". The sale will be made, 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): SERGIO RODRIGUEZ, A SINGLE MAN Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on September 11, 2006 at Instrument No 2006000605808 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 5/1/2025 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$372,984.60 (Estimated) Street Address or other common designation of real property: 401 EAST ADELE STREET, ANAHEIM, CA 92805 . See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 8, TRACT 152, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 BIDDER(S):** 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. **NOTICE TO PROPERTY OWNER(S):** 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 866-684-2727 or visit the website <http://www.servicelinkasap.com> using the file number assigned to this case 24-225817. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT(S):** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 866-684-2727 or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 24-225817 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. Robertson, Anschutz, Schneid & Crane, LLP Date: 3/26/25 Marisol Nagata, Esq. Authorized Signatory I League, #62700 Irvine, CA 92602 Phone: 858-997-1304 **SALE INFORMATION CAN BE OBTAINED ONLINE AT** <http://www.servicelinkasap.com>. FOR AUTOMATED SALES INFORMATION, PLEASE CALL 866-684-2727. The above-named trustee may be acting as a debt collector or attempting to collect a debt. Any information obtained may be used for that purpose. CA DPF1 Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4838756 04/02/2025, 04/09/2025, 04/16/2025 **Independent 4/2,9,16/2025-151622**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01471239
TO ALL INTERESTED PERSONS: Petitioner: JOSE DE JESUS MARTINEZ filed a petition with this court for a decree changing names as follows: JOSE DE JESUS MARTINEZ to JOSE JESUS MARTINEZ. 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01471239

TO ALL INTERESTED PERSONS: Petitioner: JOSE DE JESUS MARTINEZ filed a petition with this court for a decree changing names as follows: JOSE DE JESUS MARTINEZ to JOSE JESUS MARTINEZ. 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
05/27/2025
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause 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: 04/01/2025
Judge David J. Hesselstine
Judge of the Superior Court
Anaheim Independent - 4/9,16,23,30/25-151811

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01469276

TO ALL INTERESTED PERSONS: Petitioner: MARCELA SMITH filed a petition with this court for a decree changing names as follows: MARCELA SMITH to MARCELA MIRANDA. 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
05/15/2025
1:30 p.m. D100
REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause 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: 03/18/2025
Judge David J. Hesselstine
Judge of the Superior Court
Anaheim Independent - 4/9,16,23,30/25-151818

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ESTEBAN M. GARCIA CASE NO. 30-2025-01459539-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 ESTEBAN M. GARCIA.

A Petition for PROBATE has been filed by: MANUEL O. GARCIA in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that MANUEL O. GARCIA 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: JUN 05, 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 service to the public. Go to the Court's website at The Superior Court of California - County of Orange (ocourts.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 are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: SCOTT FEIG, ESQ; FEIG

LAW FIRM
930 ROOSEVELT STE
214, IRVINE, CA 92620.
(949) 689-9715
BSC 226491
Buena Park/Anaheim Independent 4/16,4/18,4/23/2025-152055

NOTICE OF PUBLIC LIEN SALE

Notice is hereby given that the undersigned intends to sell the personal property described

below to enforce a lien imposed on said property pursuant to Lien Sales per California Self Storage Act Chapter 10, Sec 21700. Auction will be conducted online at www.StorageTreasures.com starting on **April 23, 2025 10AM and ending on May 01, 2025 10AM**

Tenants:
Mario C Jones
Linda Ayala
Britt Samuels Sr

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

Buena Park Independent 4/16/2025-152092

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

**(310)
329-6351**