

# SAVE \$350 when you transform your patio into an outdoor oasis.



- Instant shade—at the touch of a button.
- Enjoy more quality time with family and friends.
- Up to 10-Year Limited Warranty.

Call 1-877-592-3564 now to  
**SAVE \$350 TODAY!**



## America's #1 Awning!

### Legals-IND

APN: 298-051-08 TS No: CA07000902-21-2 TO No: CTT25023172 NOTICE 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 owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 20, 2019. 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 September 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 June 28, 2019 as Instrument No. 2019000230288, of official records in the Office of the Recorder of Orange County, California, executed by PETRA MAGDALENO, A WIDOW, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HOMEBRIDGE FINANCIAL SERVICES, INC. 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" THE WESTERLY ONE-HALF OF LOT 28 IN TRACT NO. 362, IN THE CITY OF LA HABRA, AS PER MAP RECORDED IN BOOK 21, PAGE 20 OF MISCELLANEOUS

### Legals-IND

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ONE-HALF INTEREST IN ALL OIL AND GAS CONTAINED IN OR UNDER SAID PROPERTY, AS RESERVED IN DEED FROM FRANK D. MCFADDEN, ET UX., RECORDED JULY 24, 1929, IN BOOK 295, PAGE 136, OFFICIAL RECORDS. 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: 705 W 4TH AVENUE, LA HABRA, CA 90631 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 \$379,036.96 (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 asso-

### Legals-IND

ciation, 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 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 The sale date shown on this Notice of

### Legals-IND

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](http://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, CA07000902-21-2. 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](http://www.nationwideposting.com), using the file number assigned to this case CA07000902-21-2 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: July 1, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000902-21-2 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.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476301 To: BUENA PARK / ANAHEIM INDEPENDENT 07/11/2025, 07/18/2025, 07/25/2025 Buena Park/Anaheim Independent 7/11,18/25/25-154727

**SUMMONS**  
(CITACION JUDICIAL)  
**CASE NUMBER**  
(Numero del Caso)  
**30-2024-01430092-CU-OR-CJC**  
**NOTICE TO DEFENDANT:**  
(Aviso al Demandado):  
**JACK FITZGERALD, an individual**  
**YOU ARE BEING SUED BY PLAINTIFF:**  
(Lo esta demandando el demandante)  
**LAKEVIEW LOAN SERVICING, LLC**  
**NOTICE!** You have been sued. The court may decide against you without

your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version.

Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000



Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p>mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso.</p> <p>The name and address of the court is (El nombre y dirección de la corte es): Superior Court of Orange County, Central Justice Center: 700 Civic Center Drive, Santa Ana 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 demandante, o del demandante que no tiene abogado, es): BRIAN S. THOMLEY, #275132, 2112 Business Center Drive, Irvine CA 92612, 949-252-9400. Date: 09/30/2024 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) K. Climer Deputy (Adjunto)</p> <p>NOTICE TO THE PERSON SERVED: You are served Buena Park Independent - 07/11,18,25,8/1/25-154793</p>	<p>court's website. To find your court's website, go to <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>) 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: Buena Park/Anaheim Independent Date: 07/08/2025 Judge Eric J. Wersching Judge of the Superior Court Buena Park Independent - 7/18,25,8/1,8/25-154930</p>	<p>carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de extension de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (<a href="http://www.lawhelpcalifornia.org">www.lawhelpcalifornia.org</a>), en el Centro de Ayuda de las Cortes de California, (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>) o poniendose en contacto con la corte o el colegio de abogados locales.</p> <p><b>AVISO:</b> Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso. The name and address of the court is (El nombre y dirección de la corte es): Orange County Superior Court, 700 Civic Center Drive, 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 demandante, o del demandante que no tiene abogado, es): Cyrus Safa, Esq. (SBN 282971), Safa Law Firm, APC, 18650 MacArthur Blvd, Suite 300, Irvine, CA 92612, (888) 377-7799 Date: 11/13/2023 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) A. Van Arkel Deputy (Adjunto)</p> <p>NOTICE TO THE PERSON SERVED: You are served Cyrus Safa, Esq. (SBN. 282971) Safa Law Firm, APC 18650 MacArthur Blvd, Suite 300 Irvine, CA 92612 Telephone 888-377-7799 Attorneys for: Plaintiff Juli Severs No. 30-2023-01360468-CS-PA-CJC</p> <p><b>STATEMENT OF DAMAGES</b> To (name of one defendant only): Hai Thanh Nguyen Plaintiff (name of one plaintiff only): Juli Severs 1. General Damages a. Pain, suffering, and inconvenience \$100,000.00 e. Other (specify) All applicable non-economic damages per CACI 3905A \$100,000.00 Special Damages a. Medical expenses (to date) \$25,000.00 b. Future medical expenses (present value) \$PENDING</p>	<p>c. Loss of earnings (to date) \$PENDING d. Loss of future earning capacity (present value) \$PENDING e. Property damage \$PENDING Date: 07/11/2025 Cyrus Safa, Esq /s/ Cyrus Safa Buena Park Independent 07/18,25,8/1,8/25-154939</p>	<p>vances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Brian Phillips Recorded: recorded on 03/08/2023 as Document No. 2023000052295 of Official Records in the office of the Recorder of Orange County, California; Date of Sale: 08/20/2025 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$512,999.80 The purported property address is: 1316 West Crone, Anaheim, CA 92802 Legal Description The Land Referred To Herein Below Is Situated In The City Of Anaheim, County Of Orange, State Of California, And Is Described As Follows: Lot 108 Of Tract No. 1421, In The City Of Anaheim, County Of Orange, State Of California, As Per Map Thereof Recorded In Book 62 Pages 13 To 16 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Assessor's Parcel No. 036-352-09 The beneficiary under the 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 Under Deed of Trust and Assignment of Rents (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 Trustee's 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 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</p>	<p>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 (877)440-4460 or visit this internet web-site <a href="http://www.mkconsultantsinc.com">www.mkconsultantsinc.com</a>, using the file number assigned to this case F25-00075. 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: 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 (877)440-4460 or visit this internet website <a href="http://www.mkconsultantsinc.com">www.mkconsultantsinc.com</a>, using the file number assigned to this case F25-00075 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.* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. Date: 7/14/2025 Assured Lender Services, Inc. /s/ Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: <a href="http://www.mkconsultantsinc.com">www.mkconsultantsinc.com</a> Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose.</p>	<p>pose. Buena Park Independent 7/25,8/1,8/2025-155068</p> <p><b>NOTICE</b> Notice is hereby given per Section 21700 et seq. 551 Carnes Cir, Redlands, CA 92374 Of the California Business &amp; Professions Code that the undersigned, Anaheim Fullerton Self &amp; RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct an online public lien sale on <a href="http://StorageTreasures.com">StorageTreasures.com</a> of the personal Property described below at 10:30 a.m. On August 12th, 2025. The undersigned will accept bids to satisfy a Lien sale for past due rent, collections efforts and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number Antonio Bonilla B040 Dorothy Akau B051 Anahi Salas B309 Rosy Cruz G033 Valerie Alfaro U259 7/25, 8/1/25 CNS-3949837#</p> <p><b>BUENA PARK INDEPENDENT</b> Buena Park Independent 7/25,8/1/25-155061</p> <p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME</b> CASE NO. 25FL000760 TO ALL INTERESTED PERSONS: Petitioner: SOPHIA LAU &amp; GEORGE TSAI on behalf of LINTONG CAI, a minor, filed a petition with this court for a decree changing names as follows: LINTONG CAI to ARIS FORREST TSAI. 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.</p> <p><b>NOTICE OF HEARING</b> 10/20/2025 8:30 a.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South 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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>) 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: Buena Park/Anaheim Independent Date: 07/21/2025 Judge Eric J. Wersching Judge of the Superior Court Buena Park Independent - 7/25,8/1,8,15/25-155125</p>	