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<p>APN: 268-101-45 TS No.: 23-06282CA TSG Order No.: 230345991 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 26, 2005. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 10, 2005 as Document No.: 2005000909127 of Official Records in the office of the Recorder of Orange County, California, executed by: Hector Mendoza, a married man, as his sole and separate property, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by 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). 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, and as more fully described in the above referenced deed of trust. Sale Date: August 20, 2025 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 2 File No.: 23-06282CA The street address and other common designation, if any, of the real property described above is purported to be: 115 South Milton 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 in an "AS IS" condition, 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, 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, to-wit: \$ 1 , 2 3 2 , 8 6 9 . 9 8 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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. Plac-</p>	<p>cing 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 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) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-06282CA. 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 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 (866) 932-0360, or visit this internet website www.affiniadefault.com, using the file number assigned to this case 23-06282CA 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</p>	<p>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. 3 File No.: 23-06282CA 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. For Pre Sale Information Log On To: www.xome.com or Call: (800) 758-8052. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360 Dated: July 17, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0476778 To: INDEPENDENT 07/30/2025, 08/06/2025, 08/13/2025 I n d e p e n d e n t 7/30,8/6,13/25-155155</p>	<p>PERSONS: Petitioner: KON TRON & ANH VAN PHAN obo CHLOE TRUONG and OCEANA VI TRUONG, minors, filed a petition with this court for a decree changing names as follows: a) CHLOE TRUONG to SKYLER TIEN TRON, b) OCEANA VI TRUONG to OCEANA VI TRON . 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>NOTICE OF HEARING 10/06/2025 1:30 p.m. L74 REMOTE Lamoreaux Justice Center Family Law 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 www.courts.ca.gov/find-my-court.htm)</p> <p>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: 07/03/2025 Judge Eric J. Wersching Judge of the Superior Court Anaheim Independent - 8/6,13,20,27/25-155364</p>	<p>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)</p> <p>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: 07/24/2025 Judge David J. Hesselstine Judge of the Superior Court Anaheim Independent - 8/6,13,20,27/25-155523</p>	<p>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.</p> <p>Attorney for petitioner: ELENA REYES, ESQ; LAW OFFICES OF ELENA REYES, 1501 E. ORANGETHORPE AVE., STE 210, FULLERTON, CA 92831. (714) 992-2378. BSC 227260 Buena Park/Anaheim I n d e p e n d e n t 8/8,8/13,8/15/2025-155542</p>	<p>in the following newspaper of general circulation, printed in this county: Anaheim Independent Date: 08/08/2025 Judge David J. Hesselstine Judge of the Superior Court Anaheim Independent - 8/13,20,27,9/3/25-155685</p>	
		<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01498769 TO ALL INTERESTED PERSONS: Petitioner: JUSTIN CAMDEN filed a petition with this court for a decree changing names as follows: JUSTIN CAMDEN to JUSTIN TARKIN. 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>NOTICE OF HEARING 09/24/2025 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)</p> <p>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: 07/23/2025 Judge David J. Hesselstine Judge of the Superior Court Anaheim Independent - 7/30,8/6,13,20/25-155319</p>	<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01499054 TO ALL INTERESTED PERSONS: Petitioner: LAUREN SIMONE EWING HICKEY filed a petition with this court for a decree changing names as follows: LAUREN SIMONE EWING HICKEY to LAUREN SIMONE WYNN. 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>NOTICE OF HEARING 10/14/2025 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely,</p>	<p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: JASON FAHT GONG YEE CASE NO. 30-2025-01497329-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 JASON FAHT GONG YEE. A Petition for PROBATE has been filed by: JAMES JASON YEE and JASON JONATHAN YEE in the Superior Court of California, County of ORANGE. The Petition for Probate requests that JAMES JASON YEE and JASON JONATHAN YEE be appointed as personal representative to administer the estate of the decedent. 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: SEP 11, 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 (occourts.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</p>	<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01502300 TO ALL INTERESTED PERSONS: Petitioner: ELIAS DAVID TOWERY VELASQUEZ filed a petition with this court for a decree changing names as follows: ELIAS DAVID TOWERY VELASQUEZ to ELIAS DAVID GALVAN. 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>NOTICE OF HEARING 10/16/2025 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)</p> <p>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</p>	<p>NOTICE IS HEREBY GIVEN that Construct 1 One, Corp. (LEASE-LEASE-BACK CONTRACTOR), on behalf of Anaheim Union H.S. District (OWNER), is requesting Subcontractor or prequalifications for the following: Project: South JHS Site Improvements Project; Prequalification Deadline: 4:00 PM on Friday, September 19, 2025; Prequalification: Pursuant to Education Code Section 17406 and Public Contract Code Section 20111.6, all Mechanical, Electrical, and Plumbing contractors holding C-7, C-10, C-34, C36, C-42, or C-43 licenses (MEP subcontractors) must be prequalified to submit as a first-tier subcontractor for this project. Prequalification documents are available from Construct 1 One, Corp. via email request to Sam Reed, Senior Estimator at or SamR@construct1.com. Prequalification documents must be submitted via email to SamR@construct1.com before 4:00 PM on Friday, September 19, 2025. Any such bidder that submits a proposal and is not prequalified will be deemed non-responsive. This project is subject to skilled and trained workforce requirements. This is a prevailing wage project. Plans and specifications will be made available at a future date. Anaheim Independent - Published: 08/13/2025, 08/15/2025 Anaheim Independent - 8/13/25-155685</p>	

CHANGING YOUR NAME AND NEED TO PUBLISH?
For all public notices, please call us for rates and information:
(310) 329-6351