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APN: 070-421-25 TS No: CA07000362-25-1 TO No: 250201230-CA-VOI 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 August 17, 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 October 17, 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 9, 2021 as Instrument No. 2021000564380, of official records in the Office of the Recorder of Orange County, California, executed by CHARLENE MITCHELL, A SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BANC ONE MORTGAGE CORPORATION 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: 8452 STANTON AVENUE, BUENA PARK, CA 90620. 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, 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. The total amount of the unpaid balance of the obligations secured by the

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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 \$530,423.89 (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 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

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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, CA07000362-25-1. 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 CA07000362-25-1 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: August 8, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000362-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OB-

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TAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0477603 To: BUENA PARK / ANAHEIM INDEPENDENT 08/22/2025, 08/29/2025, 09/05/2025 **BP/A Independent 8/22,29,9/5/25-155811**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01501224

TO ALL INTERESTED PERSONS: Petitioner: BALBIR KAUR SINGH filed a petition with this court for a decree changing names as follows: BALBIR KAUR SINGH TO BALBIR S.RAI. 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

10/02/2025

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: Buena Park/Anaheim Independent

Date: 08/04/2025
Erik L. Larsh, Judge
Judge of the Superior Court

Buena Park Independent - 8/8,15,22,29/25-155539

TSG No.: 92277431 TS No.: CA2500291891 APN: 932-402-04 Property Address: 306 N CITRUS HILL LN LA HABRA, CA 90631 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/10/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT

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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 09/15/2025 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/24/2020, as Instrument No. 2020000431420, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: CHRISTIAN CAJUCOM, A SINGLE MAN, 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) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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# 932-402-04 The street address and other common designation, if any, of the real property described above is purported to be: 306 N CITRUS HILL LN, 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, 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 \$ 130,738.03. 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

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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 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 (916)939-0772 or visit this internet website <http://search.nationwide-posting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2500291891 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

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purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwide-posting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2500291891 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 Mortgagee, 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 (916)939-0772NPP0477648 To: BUENA PARK / ANAHEIM INDEPENDENT 08/22/2025, 08/29/2025, 09/05/2025 **BP/A Independent 8/22,29,9/5/25-155812**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01503901

TO ALL INTERESTED PERSONS: Petitioner: KRISHAN KUMAR filed a petition with this court for a decree changing names as follows: KRISHAN KUMAR TO KISHAN SINGH. 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.

Date: 10/16/2025
1:30 p.m. D100

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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:

Buena Park/Anaheim Independent

Date: 08/15/2025

Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent - 8/22,29,9/5,12/25-155875

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

ELSIE REYES OLIVA, aka ELSIE OLIVA

CASE NO.

30-2025-01505156-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 ELSIE REYES OLIVA, aka ELSIE OLIVA. A Petition for PROBATE has been filed by: TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY-PUBLIC ADMINISTRATOR in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY-PUBLIC ADMINISTRATOR 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: OCT 29, 2025 at 1:30 PM in Dept. CM04, 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 appear-

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ance 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: LEON J PAGE, COUNTY COUNSEL and SAUL REYES, DEPUTY, 400 WEST CIVIC CENTER DRIVE, PO BOX 118, SANTA ANA, CA 92701. (714) 834-4664 BSC 227348

Buena Park/Anaheim Independent 8/27, 8/29, 9/3/2025-156009

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO.

30-2025-01502433-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ESPERANZA GREEN filed a petition with this court for a decree changing names as follows: ESPERANZA GREEN to HOPE GREEN. 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

10/14/2025

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:

Buena Park/Anaheim Independent

Date: 08/08/2025

Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent - 8/15,22,29,9/5/25-155757

Legals-IND**NOTICE OF LIEN SALE AT PUBLIC AUCTION**

Notice is hereby given that personal property in the following units will be sold at public auction on September 25, 2025 after 10:30 AM

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage at Fullerton**

920 W Commonwealth Ave Fullerton, CA 92832

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number

Brenda Zaret 0082

Oscar Vera 0074

Kyler Lassley 0107

8/29, 9/5/25

CNS-3961425# BUENA PARK INDEPENDENT

Buena Park Independent 8/29,9/5/25-156019

Trustee Sale No. 1236073

Notice of Trustee's Sale Unified Sale

Loan No. Title Order No.

You Are In Default Under A Deed Of Trust Dated 08/15/2022.

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 09/24/2025 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on September 8, 2022 as Document Number 2022000301397 of official records in the Office of the Recorder of Orange County, California, executed by: 18222 Yorba Linda Owner, LLC, as Trustor, Western Alliance Bank, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, 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). At: At front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the real and personal property therein: See Exhibit "A" attached hereto and incorporated by reference herein for real property; and See Exhibit "B" attached hereto and incorporated by reference herein for personal property. 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: 18222 Mariposa Avenue, Yorba Linda, CA. 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, 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, estimat-

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ated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$25,008,571.23 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 caused said 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. 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 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 website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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 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 (858) 410-2154, or visit this internet website [See Link Below], using the file number assigned to this case [TS 1236073] to find the date on which the trustee's sale was held, the amount

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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 information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 8/18/25 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Lot 1 Of Tract No. 17784, As Shown By Map On File In Book 992, Pages 18 Through 19 Of Maps, Records Of Orange County, California. Also Except All Oil, Asphaltum, Gas And Other Hydrocarbons In, Or Under Said Land, As Reserved In Deed From Rosa B. Evans And Others, To Ralph A. Phillips And Wife, Recorded July 23, 1942 In Book 1149, Page 570 Of Official Records. APN: 343-671-08 Exhibit B Description Of Personal Property (a) All goods, supplies, equipment, furniture, furnishings, fixtures, machinery, inventory, and construction materials, and software embedded in any of the foregoing, and any other tangible personal property in which other tangible personal property in which Trustor now or hereafter acquires an interest or right, which is now or hereafter located on or affixed to the Premises or the Improvements or used or useful in the operation, use, or occupancy thereof or the construction of any Improvements thereon, together with any interest of Trustor in and to tangible personal property which is leased or subject to any superior security interest, and all books, records, leases and other agreements, documents, and instruments of whatever kind or character, relating to the Premises, Improvements, or such personal property; (b) All fees, income, rents, issues, profits, earnings, receipts, royalties, and revenues which, after the date hereof and while any portion of the Obligations remains unpaid or unperformed, may accrue from such personal property or any part thereof or from the Premises, the Improvements or any other part of the Trust Estate, or which may be received or receivable by Trustor from any hiring, using, letting, leasing, subleasing, occupancy, operation, or use thereof; (c) All of Trustor's rights under contracts for the sale of the Premises and Improvements or any portion thereof; (d) All of Trustor's present and future rights to receive payments of money, services, or property, including, without limitation, rights to all deposits from tenants of the Premises or Improvements: rights to receive capital contributions or subscriptions from Trustor's members, partners or shareholders, amounts payable on account of the sale of membership or partnership interests in Trustor or the capital stock of Trustor, accounts receivable, deposit accounts maintained with Beneficiary and its affili-

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ates, chattel paper (whether tangible or electronic), notes, drafts, contract rights, instruments, general intangibles, all as defined in the Uniform Commercial Code, as presently or hereafter in effect, and principal, interest and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents, and instruments, evidencing, securing or guarantying the same; (e) All other intangible personal property (and related software) and rights relating to the Premises, the Improvements, the personal property described in Section (a) above or the operation, occupancy, or use thereof, including, without limitation, all governmental and non-governmental permits, licenses, and approvals relating to construction on or operation, occupancy, or use of the Premises or Improvements, all names under or by which the Premises or Improvements may at any time be operated or known, all rights to carry on business under any such names, or any variant thereof, all trade names and trademarks relating in any way to the Premises or the Improvements, and all good will and software in any way relating to the Premises or the Improvements; limitation, oil, gas, and other hydrocarbons and other minerals; (g) Trustor's rights under all insurance policies covering the Premises, the Improvements, the Personal Property, and the other parts of the Trust Estate and any and all proceeds, loss payments, and premium refunds payable regarding the same; (h) All reserves, deferred payments, deposits, refunds, cost savings, and payments of any kind relating to the construction of any Improvements on the Premises; (i) All water stock relating to the Premises; (G) All causes of action, claims, compensation, and recoveries for any damage to, destruction of, or condemnation or taking of the Premises, the Improvements, the Personal Property, or any other part of the Trust Estate, or for any loss or diminution in value of the Premises, the Improvements, the Personal Property, or any other part of the Trust Estate; (k) All architectural, structural, mechanical, and engineering plans and specifications prepared for construction of Improvements or extraction of minerals or gravel from the Premises and all studies, data, and drawings related thereto, and also all contracts and agreements of the Trustor relating to the aforesaid plans and specifications or to the aforesaid studies, data, and drawings or to the construction of Improvements on or extraction of minerals or gravel from the Premises; (1) All commercial tort claims Trustor now has or hereafter acquires relating to the properties, rights, titles, and interests referred to in this Exhibit B or elsewhere in the Deed of Trust; (m) All letter of credit rights (whether or not the letter of credit is evidenced by a writing) Trustor now has or hereafter acquires relating to the properties, rights, titles and interest referred to in

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this Deed of Trust; (n) All proceeds from sale or disposition of any of the aforesaid collateral and all supporting obligations ancillary thereto or arising in any way in connection therewith; and (O) All Trustor's rights in proceeds of the loan evidenced by the Note. As used in this Exhibit B the terms "Obligations", "Note", "Trust Estate", "Premises", "Improvements", and "Personal Property" shall have the meanings set forth in the Deed of Trust to which this Exhibit B is attached.

Buena Park Independent 8/29,9/5,12/2025-156044

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the following units will be sold at public auction on

September 24, 2025 after 10:30 AM

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage at Fullerton 920 W Commonwealth Ave Fullerton, CA 92832**

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number

Allison Brown 0089

Nicole Hara 0078

8/29, 9/5/25

CNS-3961437# BUENA PARK INDEPENDENT

Buena Park Independent 8/29,9/5/25-156022

ORDER TO SHOW CAUSE FOR CHANGE OF NAME**CASE NO.**

30-2025-01504769

TO ALL INTERESTED PERSONS: Petitioner: JOHNNY FERAIRA filed a petition with this court for a decree changing names as follows: JOHNNY FERAIRA to JOHNNY FERREYRA. 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

10/21/2025

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:

Buena Park/Anaheim Independent

Date: 08/20/2025

Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent - 8/29,9/5,12,19/25-155969

Legals-IND**NOTICE**

Notice is hereby given per Section 21700 et seq. 551 Carnes Cir, Redlands, CA 92374 Of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct an online public lien sale on StorageTreasures.com of the personal Property described below at 10:30 a.m. On September 9th, 2025. The undersigned will accept bids to satisfy a Lien sale for past due rent, collections enforced 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

Juan Ramirez B250
Lisa Schluchter B101
Ruperto Valdivia U223
Tyler Villegas U237
Vicky Menke U322
Pedro R. Escobedo G251
Luis Alcocer G272
8/22, 8/29/25

CNS-3960261#
BUENA PARK INDEPENDENT
Buena Park Independent 8/22,29/25-155939

Legals-IND**NOTICE OF LIEN SALE AT PUBLIC AUCTION**

Notice is hereby given that personal property in the following units will be sold at public auction on September 24, 2025 after 10:30 AM

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage at Anaheim Blvd** 626 S Anaheim Blvd Anaheim, CA 92805

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number
Maribel Roque 1126
Joshua Montanez 0106
Eduardo Maqueda 1120
Prince Ralph 0263
8/29, 9/5/25

CNS-3961431#
BUENA PARK INDEPENDENT
Buena Park Independent 8/29,9/5/25-156020

T.S. No.: 241119831

Notice of Trustee's Sale
Loan No.: RSG - 1069 Order No. 95530521 APN: 930-15-806 Property Address: 8257 Saigon Place Garden Grove, CA 92844 You Are In Default Under A Deed Of Trust Dated 1/16/2023. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. 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 amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Lan Uyen Le, a married woman as her sole and separate property Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 1/18/2023 as Instrument No. 2023000012927 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 9/24/2025 at 3:00 PM Place of Sale: on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA Amount of unpaid balance and other charges: \$296,097.92 Street Address or other common designation of real property: 8257 Saigon Place Garden Grove, CA 92844 Legal Description: Please See Attached

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Exhibit "A" 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. 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 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 website www.mkconsultantsinc.com, using the file number assigned to this case 241119831. 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 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 www.mkconsultantsinc.com, using the file number assigned to this case 241119831 to find the date on which the trustee's sale was held, the amount of the last and

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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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 8/22/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description A Condominium Composed Of The Following: Parcel One An Undivided One/Thirteenth (1/13) Interest As A Tenant In Common In The Common Area Of Module 2 Of Lot 1 Of Amended Tract No. 16688, In The City Of Garden Grove, County Of Orange, State Of California, As Shown On A Map Recorded In Book 893, Pages 48 To 50 Inclusive, Of Miscellaneous Maps, Records Of Orange County, California, As Defined In The Condominium Plan For The Project Recorded January 22, 2008 As Instrument No. 2008-29910 Of Official Records Of Said County ("Condominium Plan"). Excepting Therefrom, The Units (13-17, 35-42) In Module 2 As Shown And Defined On The Condominium Plan Referred To Above. Also Excepting And Reserving Therefrom Exclusive Easements For Courtyard, And Incidental Purposes, Over Those Areas So Designated On The Condominium Plan Referred To Above. Also Excepting And Reserving Therefrom, Nonexclusive Easements For Enjoyment, Ingress, Egress, Encroachment, Pedestrian Walkway, General Recreation Purposes, Maintenance, Repair, Drainage, Support, And For Other Purposes, All As Described In The Declaration Recorded January 22 As Instrument No. 2008-29911 Official Records, And Any Amendments Thereto. Also Reserving Therefrom, Nonexclusive Easements Over The Common Areas And Units To The Association To Discharge Its Obligations As Described In The Declaration Referred To Below. Parcel Two Unit No. 40, In Module 2, Consisting Of Certain Air Space And Elements As Described In The Condominium Plan Mentioned Above. Parcel Three An Exclusive Easement Over The Area Shown And Defined As Exclusive Use Common Area, Appurtenant To Parcels One And Two Above, For All Uses And Purposes Of A Court Yard, And Incidental Purposes, Over And Across That Portion Of Module 2 In Lot 1 Of Amended Tract No. 16688, Designated As Cy 40 On The Above-Referenced Condominium Plan. Parcel Four A Non Exclusive Easement Over The Area Shown And Defined As Common Area, Appurtenant To Parcels One And Two Above, For Enjoyment, Ingress, Egress, Pedestrian Walkway And General Recreation Purposes Over And Upon The Common Area

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In All Phases Of Amended Tract No. 16688, (Except Exclusive Use Common Areas) To All Owners, Subject To Other Provisions Of The Governing Documents.

Buena Park Independent 8/29,9/5,12/2025-156094

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the following units will be sold at public auction on September 24, 2025 after 10:30 AM

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage at Lambert Road** 661 E. Lambert Road La Habra, CA 90631

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number
Anne T Herrick 0376
Edwar Bautista 414
Normandino Barsugli 0536
Garrett Lloyd 0405
Ashley Facey 0556
Rolando Solis 0244
Vanessa Rangel 0543
Gary Steyn 0422
Felton McCain 703
8/29, 9/5/25

CNS-3961434#
BUENA PARK INDEPENDENT
Buena Park Independent 8/29,9/5/25-156021

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01504226

TO ALL INTERESTED PERSONS: Petitioner: RUTH PAULINA CHIGUANO filed a petition with this court for a decree changing names as follows: RUTH PAULINA CHIGUANO to RUTH PAULINA CASTILLO. 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 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)

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: 08/18/2025
Judge David J. Hesseltine
Judge of the Superior Court

Buena Park Independent - 8/29,9/5,12,19/25-156074

NOTICE OF PETITION TO ADMINISTER

Legals-IND**ESTATE OF: LUIS ALFONSO VALENCIA JR.**

CASE NO. 30-2025-01499768-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 LUIS ALFONSO VALENCIA JR. A Petition for probate has been filed by: MARISOL VALENCIA in the Superior Court of California, County of ORANGE. The Petition for Probate requests that MARISOL VALENCIA 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:

SEPTEMBER 18, 2025 at 1:30 PM in Dept. CM07 REMOTE
Costa Mesa Justice Complex
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 657-622-8452 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

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available from the court clerk.

Petitioner: 2226 S. PHOENIX AVE., ONTARIO CA 91761. TEL: 909-772-8020.

Buena Park Independent 8/29,9/5,12/25-156195

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20256723185

ANAHEIM SURGICAL ASSOCIATES MEDICAL GROUP located at: 1211 W LA PALMA AVE STE 705, ANAHEIM, CA 92801. County: Orange.

This is a New Statement. Registrant/s/ GRACE H. JEON, MD, MPH, FACS, A PROFESSIONAL CORPORATION, 1211 W LA PALMA AVE SUITE 705, ANAHEIM, CA 92801 & BETTY W. HOU MD, A MEDICAL CORPORATION, 1211 W LA PALMA SUITE 705, ANAHEIM, CA 92801. This business is conducted by: GENERAL PARTNERSHIP. The registrant commenced to transact business under the fictitious business name or names listed above on: 04/01/1994. Registrant /s/ GRACE H. JEON, PARTNER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 08/19/2025.

Buena Park Independent - 8/29,9/5,12,19/25-156095

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000911

TO ALL INTERESTED PERSONS: Petitioner: MAHMOUD HEMID and AMAL MOHAMED on behalf of ASHLEY MAHMOUD HEMID, a minor, filed a petition with this court for a decree changing names as follows: ASHLEY MAHMOUD HEMID to ASEEL ISMAIL. 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 11/17/2025 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 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: Buena Park/Anaheim Independent
Date: 08/14/2025
Judge Mary Kreber-Vari-papa
Judge of the Superior Court

Buena Park Independent - 8/29,9/5,12,19/25-156141