



MAKE SURE THEY'RE IN THE RIGHT CAR SEAT

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APN: 070-421-25 TS No: CA07000362-25-1 TO No: 250201230-CA-VOI NO: 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

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ated 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 \$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

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fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may 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

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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 OBTAINED 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**

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 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

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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 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

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fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.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 purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.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 a affidavit described in Section 2924m(c) of the Civil

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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 or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (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.

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

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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 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 Orangethorpe** 2260 E Orangethorpe Ave Fullerton, CA 92831

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

Customer Name	Unit Number
Nisarg Pate	4009
Frank Saldana	0573
Goldie Jaco	0667
John Castro	0701-08
Lydia Park	0795
Julian Shockley	0417
Rachell Grissette	0724
Bianca Vasquez	0643
Atrina Alivandi	743

9/5, 9/12/25
CNS-3961413#
BUENA PARK INDEPENDENT

Buena Park Independent 9/5,12/25-156018

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

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
Eduaro Maqueda	1120
Prince Ralph	0263

8/29, 9/5/25
CNS-3961431#
BUENA PARK INDEPENDENT

Buena Park Independent 8/29,9/5/25-156020

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the

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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

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

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, estimated

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

sale. 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 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

postponements that

are very short in

duration or that

occur close in

time to the

scheduled sale

may not 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

sale 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

sale. 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

sale. There

are three

steps to

exercising

this right

of purchase.

First, 48

hours

after the

date of the

trustee's

sale, you can call (858) 410-2154, or visit this

internet website [iSee 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 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

