

File No. 48227949
Notice of Trustee's Sale
You Are In Default Under
A Deed Of Trust Dated
October 2, 2009. Unless
You Take Action To Pro-
tect Your Property, It May
Be Sold At A Public Sale.
If You Need An Explana-
tion Of The Nature Of The
Proceeding Against You,
You Should Contact A
Lawyer. A public auction
sale to the highest bidder
for cash, cashier's check
drawn on a state or nation-
al bank, check drawn by a
state or federal credit uni-
on, or a check drawn by a
state or federal savings
and loan association, or
savings association, or
savings bank specified in
Section 5102 of the Finan-
cial Code and authorized
to do business in this state
will be held by the duly ap-
pointed 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 pursu-
ant to a Deed of Trust de-
scribed below. The sale
will be made, but without
covenant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with in-
terest and late charges
thereon, as provided in the
note(s), advances, under
the terms of the Deed of
Trust, interest thereon,
fees, charges and expen-
ses of the Trustee for the
total amount (at the
time of the initial publica-
tion of the Notice of Sale)
reasonably estimated to
be set forth below. The
amount may be greater on
the day of sale. Trustor:
Dennis C. Huddleston, An
Unmarried Man Duly Ap-
pointed Trustee: IDEA Law
Group, PC Recorded Oc-
tober 8, 2009 as Instru-
ment No. 2009000533005
of Official Records in the
office of the Recorder of
Orange County, California.
Street Address or other
common designation of
real property: 740 Laura St
La Habra, CA 90631
A.P.N.: 303-261-36 Date
of Sale: September 24,
2025 at 03:00 PM Place of
Sale: Front Steps To En-
trance Of Civic Center,
3300 East Chapman Ave-
nue, Orange Amount of un-
paid balance and other
charges: \$562,408.93, Es-
timated. The undersigned
Trustee disclaims any liab-
ility for any incorrectness
of the street address or
other common designa-
tion, if any, shown above.
If no street address or oth-
er common designation is
shown, directions to the
location of the property
may be obtained by send-
ing a written request to the
beneficiary within 10 days
of the date of first publica-
tion of this Notice of Sale.
Notice To Potential Bid-
ders: If you are consider-
ing bidding on this prop-
erty lien you should un-
derstand that there are
risks involved in bidding at
a trustee auction. You will
be bidding on a lien, not
on the property itself. Plac-
ing 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 <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48227949. 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 may call (877) 440-4460 or visit this Internet Website <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48227949 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: August 25, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website

CASE NO.
30-2025-01509858

NOTICE IS HEREBY GIVEN that Construct 1 One, Corp. (LEASE-LEASEBACK CONTRACTOR), on behalf of Anaheim Union H.S. District (OWNER), is requesting Subcontractor and Supplier bids for the following: **Project:** Orangeview Modernization Maintenance Project; **Bid Deadline:** 2:00 PM on Thursday, October 2, 2025; All bids must be submitted to Construct 1 One, Corp. via email at Estimating@construct1.com; **Site Visit:** A voluntary pre-bid site visit will be held at 10:00 AM on Wednesday, September 24th, 2025. Do not visit the site on your own; **Site Address:** 3715 W. Orange Ave., Anaheim, CA 92804; Project Budget: \$1,000,000; **Pre-Bid RFI's:** Direct pre-bid RFI's to Sam Reed via email – samr@construct1.com. Do not contact the District. The deadline for submitting questions is Friday, September 25, 2025, at 2:00 PM; **DIR Registration:** This project is subject to DIR Public Works Funding Legislation - SB 854. To bid on this Project, subcontractors and all their lower-tier subcontractors must be registered online as Public Works Contractors with the California Department of Industrial Relations. Go to the DIR Website for more information <https://www.dir.ca.gov/Public-Works/PublicWorks.html>; **Skilled and Trained Workforce:** This project is subject to skilled and trained workforce requirements. All Subcontractors and their subcontractors at every tier shall comply with Education Code 17407.5 and Public Contract Code Sections 2600 to 2603, skilled and trained workforce requirements. STW Frequently Asked Questions can be found at <https://www.dir.ca.gov/Public-Works/PublicWorks.html>; **Payment and Performance Bonds:** Subcontracts with values over \$100,000 may require Payment and Performance Bonds; **Prevailing Wages:** Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under such contractor, to pay not less than the general prevailing rate of per diem wages. **Compliance Monitoring:** Subcontractors are advised that this contract is subject to monitoring by the Compliance Monitoring Unit (CMU), a Division of the Department of Industrial Relations (DIR). Subcontractors of all tiers shall be required to furnish electronic certified payroll reports (CPR) directly to the Labor Commissioner/CMU per Title 8, California Code of Regulations, Section 16460 et seq. **Contractors' License:** Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, at the time of bid and throughout the contract, all Bidders must possess the proper Contractor's license to perform the specified work. The OWNER and LEASE-LEASEBACK CONTRACTOR reserve the right to reject any and all bids and to waive irregularities in any bid. Each bid must conform and be responsive to all pertinent Bidding and Contract Documents. For further information, consult the Information for Bidders and the Contract Documents. Anaheim Independent - Published: 09/17/2025, 09/24/2025
Anaheim Independent - 9/17-24 10/1 8/25-156693

**Anaheim Independent -
9/17,24,10/1,8/25-156701**