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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01512284-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: DERRICK VINHLAC DUONG filed a petition with this court for a decree changing names as follows: DERRICK VINHLAC DUONG to DERRICK YANG. 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
11/19/2025
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: 09/22/2025
Judge David J. Hesseltn
Judge of the Superior Court
Buena Park Independent - 10/17,24,31,11/7/25-157514

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2025, at the office of Law Offices of Ralph V. Palmieri, 4378 La Barca Drive, Tarzana CA 91356 Telephone: (818) 342-3044, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Buena Park, County of Orange, State of California, particularly described as follows: LOT 4 OF TRACT NO. 2597, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77 PAGES 44, 45 AND 46 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN No. 070 421 25
More commonly known as: 8452 Stanton Avenue, Buena Park CA 90620
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.
Dated 10/22/2025
Cam'ron Amir Mitchell
Personal Representative of the Estate.
Attorney(s) at Law:
Law Offices of Ralph V. Palmieri
4378 La Barca Drive
Tarzana CA 91356
Telephone: (818) 342-3044
10/31, 11/7, 11/14/25
CNS-3980027#
BUENA PARK INDEPENDENT
Buena Park Independent 10/31,11/7,14/25-157764

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AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 8, 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 January 25, 2023 as Instrument No. 2023000017084, of official records in the Office of the Recorder of Orange County, California, executed by BENJAMIN HONG AND CHAEAN LEE, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESAL MORTGAGE, LLC 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: 5831 FULLERTON AVE, BUENA PARK, CA 90621 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$768,471.04 (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

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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 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

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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 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, CA07000784-25-1. 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 CA07000784-25-1 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: October 27, 2025 MTC Financial Inc. dba Trustee Corps T.S. No. CA07000784-25-1 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 NPP0480551 To: BUENA PARK / ANAHEIM INDEPENDENT 11/07/2025, 11/14/2025, 11/21/2025 **Buena Park Independent 11/7,14,21/25-158027**

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NOTICE OF PUBLIC SALE
PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **NOVEMBER 25, 2025**, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT:

STORAGE ETC ANAHEIM
900 E. ORANGETHORPE AVE
ANAHEIM, CA 92801
714-992-2874 TIME: 12:00 P.M.
THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM
PURCHASES MUST BE MADE WITH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:

"RICHARD CHARLES STAMBERG"
"ENRIQUE ARMENTA"
"TARA CLIFFORD"
"SAMANTHA EVELIA MORA ABARCA"
"BORMAN ANWAR QUINONEZ"

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ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE.
DATED THIS **"NOVEMBER 7TH, 2025"** BY STORAGE ETC PROPERTY MANAGEMENT, LLC.
2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,
(323) 852-1400, 11/7/2025 **Buena Park Independent 11/7/2025-158121**

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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 November 13th, 2025. The undersigned will accept bids to satisfy a Lien sale for past due rent, collections efforts and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number
Ernesto Robles B004
Francisco Martinez B216
Dumitru Apostol B237
David Morales G209
Norma A. Sanchez U064
Ruperto Valdivia U223
Joseph P. Johanniss U272
Carlos Luis U326
10/31, 11/7/25
CNS-3980378#
BUENA PARK INDEPENDENT
Buena Park Independent 10/31,11/7/25-157768

Notice of Sale of Real Property at Private Sale Case No. 30-2024-01447069-PR-LA-CM?

In the Superior Court of the State of California, for the County of Orange
In the Matter of the Estate of Charlene D. Mitchell, deceased.
Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 17th day of November,

A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:
hud.gov/fairhousing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL HOUSING OPPORTUNITY



FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.