Notice of Trustee's

Loan No. 910010628536

itle Order No. APN 082-356-06 TRA No.

You Are In Default Under

A Deed Of Trust Dated 11/03/2022. Unless You Take Action To Protect

T.S. No. 24-71484APN: 066-201-18 NOTICE OF TRUSTEE'S SALEYOU
ARE IN DEFAULT UNDER A DEED OF TRUST
DATED 7/7/2010. 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 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 state or national bank federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 authorized to do business in this state will be held by the duly appointed truste as shown below, of all right, title, and interest inafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without coven-ant or warranty, ex-pressed or implied, regarding 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 Trust, interest thereon, 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. Trustor: EZEQUIEL C. YEPEZ, A MARRIED MAN AS HIS OLE AND SEPARATE ROPERTY AND VI-MARRIFD JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 7/15/2010, as Instrument No strument No. 2010000337779, of Official Records in the office of the Recorder of Orange County, California, Date of Sale:12/8/2025 at 9:00 AM Room, Doubletree Hilton Hotel Anaheim – Doubletree by ange County, 100 The City Drive, Orange, CA Drive, Orange, CA 92868Estimated amount of unpaid balance and other c h a r g e s : \$185,545.61Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 8202 TAYLOR STREET BUENA PARK CALIFORNIA 90621De-cribed as follows: As CALIFO scribed more fully described in said Deed of Trust A.P.N #.: 066-201-18The under-For all public

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

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 resched-uled time and date for the

sale of this property, you may call (855) 976-3916 or visit this internet website

www.auction.com, using

the 24-71484 Information

or that occur close in time

to the scheduled sale may

ted in the telephone in-

formation or on the Internet Web site. The best

way to verify postpone-

ment information is to attend the scheduled sale.NOTICE TO TEN-

ANT: You may have a right to purchase this prop-

tion 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 auc-tion. There are three steps

to exercising this right of purchase. First, 48 hours after the date of the trust-

ee sale, you can call (855) 976-3916, or visit this internet website tracker.auc-

tion.com/sb1079, using the

24-71484 to find the date

was held, the amount of

the last and highest bid, and the address of the trustee. Second, you must send a written notice of in-

tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third,

notices, call us for information: 310-329-6351

any liability for any incor-rectness of the street adthat the trustee receives it no more than 45 days after the trustee's sale. If you or other common think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contactdesignation, if any, shown above. If no street address or other common designation is shown, diring an attorney or approections to the location of the property may be obtained by sending a writpriate real estate profes-sional immediately for adten request to the benefivice regarding this potential right to purchase. Dated: 11/6/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite ciary within 10 days of the date of first publication of this Notice of Sale.NO-TICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should 450Irvine, CA 92606For Non-Automated Sale In-formation, call: (714) 848-7920For Sale Information: understand that there are (855) 976-3916 www.auc-tion.com Michael Busby, a trustee auction. You will be bidding on a lien, not Trustee Sale OfficerThis on the property itself. Placing the highest bid at a ity interest of your creditor To the extent that your obtrustee auction does not automatically entitle you to free and clear ownership ligation has been dis-charged by a bankruptcy of the property. You should also be aware that the lien being auctioned off court or is subject to an automatic stay of bankformational purposes only may be a junior lien. If you are the highest bidder at the auction, you are or and does not constitute a any attempt to collect such obligation. EPP 45803 Pub Dates 11/14, 11/21, may be responsible for paying off all liens senior to the lien being auctioned off, before you can re-ceive clear title to the Buena Park Independent 11/14,21,28/2025-158241 property. You are encouraged to investigate the ex istence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title 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 insurance company, either of which may charge you a fee for this information. If you consult either of these In the Matter of the resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE_TO_PROPERTY

the State or Camering the County of Orange 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, 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 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, particular 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 State of California, particu-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 awful money of the States on confirmation of sale, or part cash and bal-ance 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 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) 342-10/31, 11/7, 11/14/25

10/31, 11/7, 11/14/25 CNS-3980027# BUENA PARK INDE-PENDENT Buena Park Independ-ent 10/31,11/7,14/25-157764

Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Pro-Lawyer. On 12/10/2025 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursu-ant to Deed of Trust Re-corded on November 8, 2022 as Document Num her 2022000358251 of official records in the of the Recorder of Orange County, California, executed by: Nikjoo LLC, as Trustor, First-Citizens Trustor,First-Citizens Bank & Trust Company. 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 check drawn by a state or federal credit union. or a check drawn by a state or federal savings and loan association, savings asso-ciation, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA., 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 describ-ing the land therein: Lot 115 Of Tract No. 2205, In The City Of Anaheim, The City Of Anaheim, County Of Orange, State Of California, As Per Map Recorded In Book 64, Pages 33, 34 And 35, Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County The property heretofore described is being sold "as is" The street address and other common designation, if any, of the rea property described above is purported to is purported to be: 705 South State College Blvd Anaheim, CA 92806, The undersigned Trustee dis-claims 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, ex pressed or implied, regarding title, possession, or encumbrances, to pay the re-maining principal sum of the note(s) secured by said Deed of Trust, with in-

terest thereon, as provided in said note(s), advances, if any, under the terms of

the Deed of Trust, estim-

ated fees, charges and ex-penses of the Trustee and

of the trusts created by said Deed of Trust, to-wit: \$1,004,410.75 (Estimated)

Accrued interest and addi

tional advances, if any, will increase this figure prior to

sale. The beneficiary un-der said Deed of Trust heretofore executed and

delivered to the under-

signed a written Declara-tion of Default and De-

mand for Sale, and a writ

ten Notice of Default and

Flection to Sell The un-

dersigned caused said No-

tice of Default and Elec-

tion 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 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. Placing the highest bid at a trustee auction does not utomatically entitle you 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 re-quires that information about trustee sale post able to you and to the pub lic. as a courtesy to those not present at the sale. If you wish to learn wheth vour sale date has been postponed, and, if applicable, the rescheduled time able, the rescheduled time and date for the sale of this property, you may vis-it the website below using the file number assigned to this case. Information about postponements that are very short in duration are very short in guration or that occur close in time not immediately be reflec-ted on the Internet Web site. The best way to verify postponement informa-tion 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 "eli-gible tenant buyer," you an purchase the property
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 in-ternet website [iSee Link Below], using the file number assigned to this case [TS 1271939] 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 vou 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 contact-

ing an attorney or appro-priate real estate profes-

sional immediately for ad-

vice regarding this poten-tial right to purchase. For

information on sale dates

please visit our website at: https://foreclosure.firstam. com/#/foreclosure Date:

11/3/25 First American

Title Insurance Company 9255 Town Center Drive

Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclos-

Buena Park Independ-

ure Trustee

Notice of Public Sale of Personal Property pursu-ant to the California Self-Service Storage Facility Act (CA Bus. & Prof. Code §21700, et seq.). EZ Stor-age of Buena Park, L.P. will hold an on-line public auction to sell personal auction to sell personal

ent 11/14,21,28/2025-

property described below belonging to those indi-viduals listed below at the following facility location: 8251 Orangethorpe Ave., Buena Park CA 90621 12-02-25, at 10:00 AM the contents of the following spaces which include boxes, household items, furniture, appliances, clothing and other miscellaneous items. Facility

UNIT FIRST NAME LAST NAME 00307 Lydia A Hoban

phone # is (714) 994-

00315 Howard Taylor Mashburn 00316 Maria Magali Alvarado Alvarez 00402 Howard Taylor Mashburn 00601 Freddie E Calderon 00612 Howard Taylor Mashburn

00726 Pamela Jean Lav-00803 Howard Taylor

00725 Aaron Mortez Fowl-

Mashburn 00809 Howard Taylor Mashburn 01006 Josie Ivania Leiva 0927G Lorraine Marie Ju-

The auction will be listed

and advertised on the website www.stor agetreasures.com, and all rules, terms and condi-tions stated on that website, and not inconsistent with this notice, shall ap-ply. Bids may be made online starting 10 days be-fore the date of the on-line auction. The winning bid amount must be paid in cash only at the above-referenced facility within 48 hours after the auction close time. The on-line auction sale of the contents of the storage unit
shall be deemed "completed" only upon receipt
by the above-named company holding the on-line
auction sale of the cash, in full, from the winning bid-der. In the event the winning bidder has not submitted payment of the amount of the winning bid within 48 hours of the auction close time, sale of the contents of the storage unit will be offered to the next highest bidder, and so on. In the event any lock installed on the storage unit by the winning bidder remains on the unit more than 72 hours after the winning bidder has paid the winning bid amount, the company which held the auction may remove such lock and all items of personal prop-erty remaining in the stor-age unit shall be deemed legally "abandoned" under California law and, without any notice to the winning bidder being legally re-quired, may be disposed of by the company which held the auction in any way as it may choose.

Buena Park Independent

11/14/2025-158236

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01519652 TO ALL INTERESTED PERSONS: Petitioner: AUSTIN CHI DANG AUSTIN CHI DANG NGLIVEN filed a petition

NGUYEN filed a petition with this court for a decree changing names as follows: AUSTIN CHI follows: AUSTIN CHI DANG NGUYEN to AUS-TIN CHI DANG. THE COURT ORDERS that all persons interested in this

court at the hearing indicated below to show cause 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. tion that includes the reas-ons for the objection at least two court days be fore 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

12/16/2025 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/findmy-court.htm)
A copy of this Order to
Show Cause must be published at least once each weeks before the date set

for hearing on the petition in the following newspa-per of general circulation printed in this county: Buena Park/Anaheim In-dependent Date: 10/20/2025 Judge David J. Hesseltine Judge of the Superior

Buena Park Independent 11/14,21,28,12/5/25-158320

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO.
30-2025-01525150
TO ALL INTERESTED
PERSONS: Petitioner
JUAN REYNOSO filed a petition with this court for a decree changing names as follows: JUAN REYN-OSO to JOHN NAVARRO REYNOSO THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated be-low to show cause, if any why the petition for change of name should not be 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 be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted If no written objection is timely filed, the court may grant the petition without a

NOTICE OF HEARING

NOTICE OF HEARING 01/06/2026 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. your court's website, go to www.courts.ca.gov/find-my-court bt--my-court.htm)

A copy of this Order to Show Cause must be pub-lished 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: 11/12/2025 Judge David J. Hesseltine Judge of the Superior Court

Buena Park Independent 11/14,21,28,12/5/25-

158376