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TRUSTEE'S SALE (The above statement is made bursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided o Trustor(s) and/or vesed owner(s) only, pursuant to CA Civil Code Section 2023.2(d)(2) IN TO CA CIVIL CODE SEC-on 2923.3(d)(2).) YOU RE IN DEFAULT UN-ER A DEED OF TRUST ATED May 30, 2023. NLESS YOU TAKE AC-ION TO PROTECT OUR PROPERTY, IT GAINST YOU, YOU HOULD CONTACT A AWYER. On December 2, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a Double-Tree by Hilton - 100 The

City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the

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duly Appointed Trustee, under and pursuant to the power of sale contained in power of sale contained in that certain Deed of Trust Recorded on May 31, 2023 as Instrument No. 2023000128374, of official records in the Office of the Recorder of Orange County, California, executed by PAUL SAMUELS AND NATASHA MAYLOR, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for STG MORTGAGE INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the that certain Deed of Trust 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EMIBIT "A" The Land Referred To In This Guaran-

ferred To In This Guaran-

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tee Is Situated In The State Of California, City Of La Habra, County Of Or-ange And Is Described As ange And is Described As Follows: A Condominium Composed Of The Following: Parcel One Unit No. 25 Consisting Of Certain Air Space And Elements As Described In The Condominium Plan Phase 4 As Described in The Condominium Plan Phase 4 Module, For Phase 4 Of The Project, Recorded On July 8, 2022 As Instrument No. 2022000240528 Of Official Records Of Orange County, California ("Condominium Plan"). ange County, California ("Condominium Plan"). Parcel Two An Undivided One-Twentieth (1/20) Interest As A Tenant In Common In The Common Area Of Module 4 As Shown On The Condominium Plan Phase 4 Recorded On July 8, 2022 As Instrument No. 2022000240528 Against A Portion Of Lot 1 Of Tract No. 18168, In The City Of La Habra, County Of Orange, State Of California, As Per Map Filed In Book 993 Pages 3 Through 7 Inclusive Of Maps In The Of-

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fice Of The County Recorder Of Orange County. Excepting Therefrom All Oil, Gas, Minerals And Other Hydrocarbon Substances Below A Depth Of 500 Feet, But Without The Right Of Surface Entry To Remove Or Recover Same, As Reserved In Deed Recorded July 1, 1955 In Book 3125, Page 220, Official Records. Excepting Therefrom, Nonexfice Of The County Recepting Therefrom, Nonex-clusive Easements For En-joyment, Ingress, Egress, Encroachment, Pedestri-Encroachment, Pedestrian Walkway, General Recreation Purposes, Maintenance, Repair, Drainage, Support And For Other Purposes, All As Described In The Declaration Referred To Below. Also Excepting Therefrom, Nonexclusive Easements Over The Common Areas And Units To The Association To Discharge Its Obligations As Described In The Declaration Referred The Declaration Referred To Below. Parcel Three An Exclusive Easement For All Uses And Purposes Of

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A Balcony Area Appurtenant To Parcel One And Parcel Two Above, Designated As "B25" On The Above-Referenced Condominium Plan. Parcel Four An Exclusive Easement For All Uses And ment For All Uses And Purposes Of A Patio/Porch Area Appurtenant To Par-Area Appurtenant To Parcel One And Parcel Two Above, Designated As "P25" On The Above-Reference Condominium Plan. Parcel Five An Exclusive Easement For All Uses And Purposes Of An Air Conditioner Compressor Pad Appurtenant To Parcel One And Two Above, Designated "Ac25" On The Above-Referenced Condominium Plan. The property heretofore The property heretofore described is being sold "as is". The street address and is". The street address and other common designation, if any, of the real property described above is purported to be: 203 S PAIGE LN, LA HABRA, CA 90631 The undersigned Trustee disclaims any liability for any incorrectness of the street ad-

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dress 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 made without covenant or reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$778,842.89 (Estimated). However, prepayment premiums, accrued in-terest and advances will increase this figure prior to sale. Beneficiary's bid at

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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 feder-al credit union or a check al credit union or a check drawn by a state or feder-al savings and loan asso-ciation, savings associ-ation or savings bank spe-cified 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 Trust-ee. In the event tender other than cash is accepted, the Trustee may with-hold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or en-dorsee 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 **Legals-IND**

of monies paid to the Trustee and the success-

ful 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 auc-tion. You will be bidding on

a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically en-

title vou to free and clear

ownership of the property. You should also be aware

that the lien being auc-

tioned 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 seni-or to the lien being auc-tioned off, before you can

receive clear title to the 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

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 prop-

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, pursu-

ant to Section 2924g of the California Civil Code. The

law requires that informa-

tion 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 visit the Internet Web-

site address www.Auction.com or call

WWW.Auction.com at 800.280.2832 for informa-tion regarding the Trustee's Sale for informa-tion regarding the sale of

this property, using the file number assigned to this case, CA09000116-25-1.

Information about post-

ponements that are very short in duration or that oc-

cur 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 TEN-ANT FOR FORECLOS-

URES AFTER JANUARY

1, 2021 You may have a right to purchase this prop-

erty after the trustee auc-

tion pursuant to Section 2924m of the California

Civil Code. If you are an "eligible tenant buyer," you

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 800.280.2832, or visit this

internet website www.Auc-

tion.com, using the file number assigned to this case CA09000116-25-1 to

find the date on which the trustee's sale was held, the amount of the last and

ighest bid, and the ad-

lress of the trustee. Second, you must send a

written notice of intent to

place a bid so that the rustee receives it no more

than 15 days after the trustee's sale. Third, you

the trustee receives it no more than 45 days after ne trustee's sale think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate profes-sional immediately for advice regarding this potential right to purchase. Date: November 12, 2025 MTC Financial Inc. dba Trustee CA09000116-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 T D D: 7 1 1 949.252.8300 By: L Quema, Authorized Signatory SALE INFORMA-TION CAN BE OB-TAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES IN-ORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0481235 To: BUENA PARK / ANAHEIM INDE-

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SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01525150

PENDENT 11/21/2025 11/28/2025, 12/05/2025

Buena Park/Anaheim In-

d e p e n d e n t 11/21,28,12/5/25-158490

ORDER TO

12/05/2025

TO ALL INTERESTED PERSONS: Petitioner: JUAN REYNOSO filed a petition with this court for a decree changing names as follows: JUAN REYNas follows: JÜAN REYN-OSO to JOHN NAVARRO REYNOSO. THE COURT ORDERS that all persons interested in this matter appear before this court 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 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 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, go to www.courts.ca.gov/findmy-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 newspa-per of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 11/12/2025 Judge David J. Hesseltine Judge of the Superior

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

NOTICE OF PETITION TO ADMINISTER ES-TATE OF PHILIP CHARLES GLUMM Case No. 30-2025-01526974-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interor both, of CHARLES G GLUMM A PETITION FOR PRO-BATE has been filed by Kassaundra M. Martinez in the Superior Court of CaliPROBATE requests that Kassaundra M. Martinez be appointed as personal representative to administer the estate of the de-THE PETITION requests

Legals-IND

fornia, County of OR-

PETITION FOR the decedent's lost will and codicils, if any, be admit-ted to probate. Copies of the lost will and any codi-cils are available for examination in the file kept by

the court.
THE PETITION requests authority to administer the estate under the Inde-pendent Administration of Estates Act. (This authority will allow the personal representative to take representative to take many actions without obtaining court approval. Be-fore taking certain very im-portant 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 will be granted unless an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the peti-

tion will be held on January 22, 2026 at 1:30 PM in Dept. No. CM07 located at 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 hear-ing 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 ob-jections or file written ob-

jections with the court be-fore the hearing. Your ap-pearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR or a contingent credit-or 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 per-sonal 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 credit-or. You may want to consult with an attorney know-ledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in

inventory and appraisal of estate assets or of any pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court Attorney for petitioner:
MICHAEL C BERGKVIST SBN 214901 BERGKVIST BERGKV-CARTER LLP

the estate, you may file

with the court a Request

for Special Notice (form DE-154) of the filing of an

CN122349 GLUMM Dec 3,5,10, 2025 Buena Park/Anaheim Independent 12/3,5,7/2025-NOTICE OF PETITION TO ADMINISTER ESTATE OF: ADA VENERANDA CON-AWAY CASE NO. 30-2025-01525778-PR-PW-CMC

To all heirs, beneficiaries

Legals-IND

STE #850 LONG BEACH CA 90802

200 OCEANGATE

creditors, contingent creditors, and persons who Attorney for Petitioner: may otherwise be interested in the will or estate, or both, of ADA VI ANDA CONAWAY. A Petition for probate has been filed by: ROBERT DEAN CONAWAY in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ROBERT DEAN CONAWAY be appointed as personal representative to administer the estate of the decedent The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take répresentative many actions without ob taining court approval. Before taking certain very important actions, however, the personal representatmust file a written objecive will be required to give tion that includes the reasnotice to interested persons unless they have ons for the objection at least two court days bewaived notice or consenfore the matter is schedted to the proposed action.) The independent uled to be heard and must appear at the hearing to administration authority show cause why the peti-tion should not be granted. If no written objection is will be granted unless an interested person files an objection to the petition timely filed, the court may and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as

1:30 PM in Dept. CM08 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 hear-ings 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 ap-

JANUARY 14, 2026 at

pear in-person, vou 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 hearshould 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 areditor of the

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 representation. 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 sec-

tion 9052 of the California

Probate Code. Other Cali-

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 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 source. available from the court

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authority may affect your

SHEELA A. STARK, ESQ., 1461 FORD STREET, SUITE 203, REDLANDS, CA 92373. TEL: (909) 767-3890. Buena Park Independent 11/28.12/5.12/25-158765 SHOW CAUSE FOR CHANGE OF NAME CASE NO.
30-2025-01519652
TO ALL INTERESTED PERSONS: Petitioner: AUSTIN CHI DANG NGUYEN filed a petition with this court for a decree changing names as follows: AUSTIN CHI DANG NGUYEN to AUSTIN CHI DANG THE TIN CHI DANG. THE COURT ORDERS that all persons interested in this court at the hearing indic ated 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

NOTICE OF HEARING 12/16/2025

grant the petition without a

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 week for four successive 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 Independent Date: 10/20/2025 Judge David J. Hesseltine Judge of the Superior Buena Park Independent 11/14,21,28,12/5/25-158320

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

DECEMBER 11, 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 Buena Park Independent 11/28,12/5/25-158788 **NOTICE OF PETITION** TO ADMINISTER ES-TATE OF PATRICIA MARIAN GAN-

Erin Martinez 206

11/28, 12/5/25

Legals-IND

CNS-3990308#
BUENA PARK INDE-PENDENT

Legals-IND

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 pe-

tition or account as provided in Probate Code section 1250. A Request for Special Notice form is

available from the court

Attorney for Petitioner ALEXANDRIA M. CA

MARELLA - SBN 333138 VARNER & BRANDT LLP 3237 EAST GUASTI

3237 EAST GUASTI ROAD, SUITE 220 ONTARIO CA 91761 Telephone (909) 931-0879

BUENA PARK INDE-PENDENT

12/5, 12/12, 12/19/25

CNS-3990526#

ER CASE NO. 30-2025 01527325-PR-LA-CMC To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be inter-ested in the WILL or es-tate, or both of PATRICIA MARIAN GANER. A PETITION FOR PRO-

BATE has been filed by

PAMELA A. KAHN in the Superior Court of California, County of ORANGE.
THE PETITION FOR Buena Park Independent 12/5,12,19/25-158840 PROBATE requests that PAMELA A. KAHN be ap-PAMELA A. KAHN 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 pendent 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: 01/28/26

at 1:30PM in Dept. CM08 located at 3390 HARBOR

BLVD., COSTA MESA, CA 92626-1554 NOTICE IN PROBATE CASES 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 service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hear-ing instructions. If you ing 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 obiections or file written objections with the court be-fore the hearing. Your ap-pearance may be in per-

son or by your attorney.
IF YOU ARE A CREDIT-OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative 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 defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or per-sonal delivery to you of a notice under section 9052 of the California Probate Code Other California statutes and legal authority may af-

ledgeable in California law. YOU MAY EXAMINE the

30-2025-01526356 A.K.A ANGIE POLK filed a etition with this court for a decree changing names as follows: ANGIE RIDGE THE COURT OR DERS that all persons in terested in this matter appear before this court at hearing indicated be low to show cause, if any why the petition for change uled to be heard and must

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. TO ALL INTERESTED PERSONS: Petitioner ANGIE BRECKENRIDGE as follows: ANGIE
BRECKENRIDGE A.K.A
ANGIE POLK to ANGIE
FRANCETTA BRECKENof name should not be granted. Any person ob-jecting to the name changes described above must file a written objec-tion that includes the reasons for the objection at least two court days be-fore the matter is schedappear 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 earing.
NOTICE OF HEARING
01/20/2026
1:30 p.m. D100
REMOTE

Central Justice Center 700 Civic Center Drive 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

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. week for four successive 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 Independent Date: 11/17/2025 Judge David J. Hesseltine Judge of the Superior

Buena Park Independent 11/21,28,12/5,12/25-158536 Trustee Sale No. 1255461 Notice of Trustee's Sale Loan No: 7000236700 APN 098-222-40 TRA No

You Are In Default Under A Deed Of Trust Dated 09/12/2018. 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 12/31/2025 at 03:00PM, First American Title Insurance Company fect your rights as a credit-or. You may want to con-sult with an attorney knowas the duly appointed Trustee under and pursu-ant to Deed of Trust recor-

ded on September 12

2018 as Document Num-

Legals-IND ber 2018000334679, which was subsequently modified as set forth in that Modification of Deed of Trust recorded October 22, 2024 as Document Number 2024000275144 of official records in the Office of the Recorder of Orto pay the remaining

ange County, California, executed by: Cantor Group II, LLC, as Trustor, Nano 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 states, by cash, a cashier's check drawn by a state or national hand check drawn 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: At front steps to entrance of Civic Center, 300 East Chap-man Avenue, Orange, all right, title and interest conveved to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached hereto and incorporated by reference herein The prop erty 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: 9618-9622 Garden Grove Blvd, Garden Grove, CA 92844. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said said will be made, but without covernant or war. without covenant or warranty, expressed or im-plied, regarding title, pos-session, or encumbrances, cipal 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: \$4,695,310.95 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary un-der said Deed of Trust heretofore executed and delivered to the undersigned a written Declara-tion 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 Bid-Notice To Potential biuders: If you are considering bidding on this property lien, you should understand that there are retacts involved in bidding at a trustee auction. You will a trustee auction. You will be bidding on a lien, on the property itself. cing 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 re-ceive clear title to the property. You are encour-aged 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

Legals-IND of which may charge you a fee for this information. If you consult either of thes 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 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-ponements 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 vour sale date has been postponed, and, if applicable, 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 or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to veri-fy postponement information is to attend the sched-uled 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 in-ternet website [iSee Link Below], using the file number assigned to this case [TS 1255461] 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 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: 11/26/25 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclos-ure Trustee Exhibit "A"

Parcel A: Parcel 1 Of Parcel Map No. 2003-172, In The City Of Garden Grove,

County Of Orange, State Of California, As Per Map Filed In Book 361, Pages

23 Through 26 Inclusive Of Parcel Maps, In The Of-fice Of The County Re-corder Of Said County. Parcel B: An Easement For Driveway, To Be Used In Common With Others, Over The Southerly

Over The Southerly 488.00 Feet Of The North-erly 538.00 Feet Of The Easterly 12.50 Feet Of The West Half Of The

Northeast Quarter Of The

Northeast Quarter Of

Northwest Quarter Of Section 6, Township 5 South, Range 10 West, San Bern-

ardino Base And Meridian,

The Southerly

In The City Of Garden Grove, County Of Orange, State Of California. Buena Park Independent 12/5,12,19/2025-158893 NOTICE OF PUBLIC SALE:Self Storage Cube contents of the following

Legals-IND

customers containing household and other goods will be sold for cash by Cube Smart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on 12/17/2025 at approximately 2:00 pm at www.storagetreasures.com: Lerov Robledo, Lisa Barbish Rachel Leigh, JESSICA Gonzalez, Desiree Ritze, Rachel Chambers, Raymond Sulu, Teddie Lou Yocummauk, Gerard Paredes Velasco, David Laoretti, Ronnie Jeter, Robeto Aguas, Atala Marez, Scotty Anfenson, Meghan Gray, Griselda Guzman, Erica Hancock, Juan Manuel Fuentes, Michael Matson CNS-3991137# CNS-3991137#
BUENA PARK INDE-PENDENT
Buena Park Independ-ent 12/5/25-158881

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01525508 TO ALL INTERESTED PERSONS: Petitioner: JOSHUA JAHAZIELT ROMERO ESPINOZA filed

a petition with this court for a decree changing names as follows: JOSHUA JA-HAZIELT ROMERO ES-PINOZA to JOSHUA JA HAZIELT VELASCO ES PINOZA. 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 granted. Any person ob-jecting to the name changes described above must file a written objection that includes the reas ons for the objection at least two court days before the matter is sched-uled 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 hearing.
NOTICE OF HEARING

01/08/2026 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, go to your court's website, go to www.courts.ca.gov/find-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 newspa-per of general circulation, printed in this county Buena Park/Anaheim Independent Date: 11/13/2025 Judge David J. Hesseltine Judge of the Superior

Buena Park Independent 11/28,12/5,12,19/25-158734

Court

Trustee Sale No. 1255460 Notice of Trustee's SaleLoan No: 7000236100 APN 098-222-40 TRA No. You Are In Default Under A Deed Of Trust Dated 09/12/2018. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation

Legals-IND Of The Nature Of The Pro of official records in the Of authorized to do business common designation,

since such recordation Notice To Potential Bid-

Notice To Potential Bidders: 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 automatically entitle you to

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 ceedings Against You, You Should Contact A off, before you can re-ceive clear title to the property. You are encour-aged to investigate the ex-Lawyer. On 12/31/2025 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursu-ant to Deed of Trust recoristence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title ded on September 27 2018 as Document Number 201800353696, which was subsequently insurance company, either of which may charge you a fee for this information. If you consult either of these modified as set forth in that Modification of Deed of Trust recorded October resources, you should be aware that the same lender may hold more than 22, 2024 as Document Number 2024000275145 one mortgage or deed of trust on the property. No-tice To Property Owner: The sale date shown on fice of the Recorder of Orange County, California, executed by: Cantor Group II, LLC, as Trustor, Nano Bank, as Benefi-ciary, Will Sell At Public 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-ponements be made avail-Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a 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 able to you and to the public, as a courtesy to those not present at the sale. If check drawn by a state or federal savings and loan association, savings asso-ciation, or savings bank specified in section 5102 you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time of the Financial Code and and date for the sale of this property, you may vis-it the website below using in this state). At: At front steps to entrance of Civic Center, 300 East Chap-man Avenue, Orange, all right, title and interest conthe 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 veyed to and now held by it under said Deed of Trust in the property situated in said County, California de-scribing the land therein: See Exhibit "A" attached not immediately be reflect ted on the Internet Web site. The best way to veri-fy postponement informahereto and incorporated by tion is to attend the schedreference herein The prop-erty heretofore described uled sale. Notice To Ten-ant: You may have a right to purchase this property is being sold "as is". The street address and other common designation, if 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 any, of the real property described above is purpor-ted to be: 9618-9622 Garden Grove Blvd., Garden Grove, CA 92844. highest bid placed at the trustee auction. If you are an "eligible bidder," you The undersigned Trustee disclaims any liability for any incorrectness of the may be able to purchase the property if you exceed the last and highest bid street address and other any, shown herein. Said sale will be made. but placed at the trustee aucwithout covenant or war-ranty, expressed or im-plied, regarding title, pos-session, or encumbrances, to pay the remaining printion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trust-ee sale, you can call (858) 410-2154, or visit this incipal sum of the note(s) secured by said Deed of Trust, with interest there-on, as provided in said ternet website [iSee Link Below], using the file num-ber assigned to this case [TS 1255460] to find the note(s), advances, if any, under the terms of the Deed of Trust, estimated date on which the trustee's sale was held, the amount fees, charges and ex-penses of the Trustee and of the trusts created by of the last and highest bid, and the address of the trustee. Second, you must send a written notice of insaid Deed of Trust, to-wit: \$10,166,752.39 (Estimated) Accrued interest and tent to place a bid so that the trustee receives it no more than 15 days after additional advances, if any, will increase this fig-ure prior to sale. The be-neficiary under said Deed the trustee's sale you must submit a bid so that the trustee receives it of Trust heretofore ex no more than 45 days after ecuted and delivered to the undersigned a written Declaration of Default and the trustee's sale. If y think you may qualify an "eligible tenant buyer" or "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 Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Elec-tion to Sell to be recorded in the county where the tial right to purchase. For real property is located and more than three months have elapsed information on sale dates please visit our website at

Over The Southerly 488.00 Feet Of The Northerly 538.00 Feet Of The Easterly 12.50 Feet Of The West Half Of The Northeast Quarter Of The Northeast Quarter Of Northwest Quarter Of Section 6, Township 5 South, Range 10 West, San Bernardino Base And Meridian, In The City Of Garden Grove, County Of Orange, State Of California.

Buena Park Independent 12/5,12,19/2025-158894 NOTICE OF LIEN SALE PUBLIC AUCTION Notice is hereby given that personal property in the following units will be sold at public auction on DECEMBER 11, 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 Clothing, furniture, and/or other household items stored by the following persons: Customer Name Unit Number JIMENA JIMENEZ 424 Normandino Barsugli 536 Pedro Chavez 256 Raley Moore 723 Cynthia Parra 433 11/28. 12/5/25 CNS-3990311# BUENA PARK INDE-PENDENT Buena Park Independent 11/28,12/5/25-158789

Legals-IND

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001235

Legals-IND

TO ALL INTERESTED PERSONS: Petitioner: JEE TAEK KIM and SOPHIA KIM on behalf of SIYEONGMO KIM and SIYOON KIM minore GYEONGMO KIM and SIYOON KIM, minors., filed a petition with this court for a decree changing names as follows: SIYEON KIM to SIYEON MICHELLE KIM, GYEONGMO STEVE KIM, and SIYOON KIM to SIYOON KIM to and COURT ORDERS that all persons interested in this matter appear before this court at the hearing indic ated 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 reas-ons 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 rant the petition without a earing.
NOTICE OF HEARING

04/06/2026 8:30 a.m. L74 REMOTE

https://foreclosure.firstam

com/#/foreclosure Date

11/26/25 First American Title Insurance Company

9255 Town Center Drive

Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclos-ure Trustee Exhibit "A" Parcel A: Parcel 1 Of Par-

cel Map No. 2003-172, In

The City Of Garden Grove, County Of Orange, State Of California, As Per Map

Filed In Book 361, Pages

Filed In Book 361, Pages 23 Through 26 Inclusive Of Parcel Maps, In The Office Of The County Recorder Of Said County. Parcel B: An Easement For Driveway, To Be Used In Common With Others,

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/findmy-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 newspa-per of general circulation, printed in this county: Buena Park Independent Date: 12/01/2025

Buena Park Independent 12/5,12,19,26/25-158952 NOTICE OF LIEN SALE PUBLIC AUCTION Notice is hereby given that personal property in the following units will be sold at public auction on

Legals-IND

Judge Mary Kreber-Vari-

Judge of the Superior Court

papa

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

DECEMBER 11, 2025

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 Patel 4009 Brittany Charlton 111 Nanette Ohara 324 Sarah Gutierrez 277 Mark Stevens 768 James Graham 258 11/28, 12/5/25 CNS-3990315#

NOTICE OF PUBLIC PURSUANT TO THE
CALIFORNIA
SELF-SERVICE STORAGE FACILITY
ACT (B & P CODE 21700
ET SEQ.) THE

BUENA PARK INDE-PENDENT Buena Park Independ-ent 11/28,12/5/25-158790

UNDERSIGNED WILL SELL AT PUBLIC
AUCTION, ON DECEMBER 26, 2025. THE
PERSONAL PROPERTY
INCLUDING
BUT NOT LIMITED TO: FÜRNITURF 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

OR CREDIT/DEBIT CARD ONLY AND PAID AT THE **ABOVE**

ABOVE
REFERENCED FACILITY
IN ORDER
TO COMPLETE THE
TRANSACTION
STORED BY THE FOLLOWING PERSONS: "RICHARD CHARLES STAMBERG"
"ENRIQUE ARMENTA"
"BORMAN ANWAR
QUINONEZ"
"APRIL KATE
CATALAN"

"PEDRO CHAVEZ"
"PEDRO CHAVEZ"
"ERIC ALEX PANIAGUA
"GERARDO YEPEZ"

ALL SALES ARE SUB-JECT TO PRIOR CAN-CELLATION. TERMS, RULES, AND REGULATIONS AVAIL-ABLE AT SALE. DATED THIS "DECEM-BER 5TH 2025" BV

BER 5TH, 2025" BY STORAGE ETC PROPERTY MANAGE-MENT. LLC. 2870 LOS FELIZ PLACE, LOS ANGELES, CA

90039, (323) 852-1400, 12/5/2025 Buena Park Independent 12/5/2025-158966