



# When Was Your Last HVAC Tune-Up?

## Schedule Soon & Save Up to \$2000!

Call today & Save!  
**(866) 896-0992**

# \$49

## Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at [ars.com/licenses](https://ars.com/licenses). "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

# SAVE UP TO \$2000

## on a New Cooling and Heating System with our Buy Back Program!

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at [ars.com/licenses](https://ars.com/licenses). "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

**Legals-IND**  
Trustee Sale No. 182814 Title No. 250180404 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/12/2024. 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 01/26/2026 at 9:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/16/2024, as Instrument No. 2024000009433, in book xxx, page xx, of Official Records in the office of the County Recorder of ORANGE County, State of California, executed by CLARISSA SNYDER, AN UNMARRIED WOMAN, 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), AUCTION ROOM, HOTEL FERA ANAHEIM, A DOUBLETREE BY HILTON - 100 THE CITY DRIVE, ORANGE, CA 92688. 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 930-06-604 The street address and other common designation, if any, of the

**Legals-IND**  
real property described above is purported to be: 1311 W CARA DR, ANAHEIM, CA 92805. 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 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: \$1,028,747.68 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 12/15/2025 Prime Recon LLC By: Jorge Rios-Jimenez, Authorized Signer Prime Recon LLC 27368 Via Industria, Ste

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201 Temecula, CA 92590 (888) 725-4142 Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> 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

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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 (844) 901-0998 for information regarding the trustee's sale or visit this internet website - <https://salesinformation.prime-recon.com> - for information regarding the sale of this property, using the file number assigned to this case: TS#182814. 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 can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website <https://salesinformation.prime-recon.com> for information regarding

**Legals-IND**  
the sale of this property, using the file number assigned to this case TS#182814 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. NPP0482435 To: INDEPENDENT 12/24/2025, 12/31/2025, 01/07/2026 Independent 12/24,31/25,1/7/2026-159400

### NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY

NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number. The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. B042 Patrizia Enache, C120 Mark Guttlevik, E051 Robert

**Legals-IND**  
Gonzalez, E059 James Federico, E210 Maria Alexandra. Public sale by competitive bidding on or after the 21st of January, 2026 at 10am. The auction will be held online at [Selfstorageauction.com](https://selfstorageauction.com) by Fullerton Self Storage 1919 W. Commonwealth Ave, Fullerton, Ca 92833. 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left clean. Fullerton Self Storage Published January 7th, 2026 and January 14th, 2026. Independent 1/7,14/2026-159582

### NOTICE OF TRUSTEE SALE

NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right, title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on AUGUST 7, 2025, Instru-

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ment Number 2025 - 000219635 in Official Records of Orange County California, described as: Parcel 936 - 200 - 54, Legal Description: Tract 5107, Lot 1 UNIT 54 A-L, B-L, P, CP OF PROJECT LOCATED ON AP 79 - 141 - 49 TOGETHER WITH AN UND. .012443 IN LOT 1, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) DUARTE, MARYANNE. The Street Address and other common designation, if any, of the real property described above is purported to be: 630 S. KNOTT AVE #54, Anaheim, CA 92804. YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$24,247.63, with interest thereon, as provided in said Declaration; advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney. NOTICE TO POTENTIAL BIDDERS: If you are con-



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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 whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16264. Information about postponements that are very short in duration or that occur close in time to 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 can call 714-363-0220 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 Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property

**Legals-IND**

described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms Comm.

**Independent 1/7,14,21/26-159588**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**

**30-2025-01532979**

**TO ALL INTERESTED PERSONS:** Petitioner: LIORA BEN HORIN WELLES filed a petition with this court for a decree changing names as follows: LIORA BEN HORIN WELLES to LIORA MIZRACHI. 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**

02/17/2026

1:30 p.m. D100

REMOTE

Central Justice Center  
700 Civic Center Dr. 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](http://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: Anaheim Independent  
Date: 12/15/2025  
David J. Hesseltine  
Judge of the Superior Court

**Anaheim Independent 12/24,31/25,1/7,14/26-159285**

**NOTICE OF TRUSTEE SALE**

NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right, title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on AUGUST 14, 2025, Instrument Number 2025 - 000225703 in Official Records of Orange County California, described as: Parcel 936 - 200 - 23, Legal Description: Tract 5107, Lot 1 UNIT 23 L, E., P, CP OF PROJECT LOCATED ON AP 79 - 141 - 49 TOGETHER WITH AN UND. .014140 IN LOT 1, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) GUTIERREZ, GUADALUPE TRUST.

**Legals-IND**

The Street Address and other common designation, if any, of the real property described above is purported to be: 630 S. KNOTT AVE #23, Anaheim, CA 92804.

**YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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.** Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$31,162.38 with interest thereon, as provided in said Declaration; advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney.

**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 whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16134. Information about postponements that are very short in duration or that occur close in time to 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

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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 714-363-0220 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 Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms Anaheim Comm.

**Independent 1/7,14,21/26-159589**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**

**30-2025-01536703**

**TO ALL INTERESTED PERSONS:** Petitioner: PAUL HYUN JIN KIM filed a petition with this court for a decree changing names as follows: PAUL HYUN JIN KIM to HYUN JIN KIM. 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**

02/11/2026

1:30 p.m. D100

REMOTE

Central Justice Center  
700 Civic Center Dr. 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](http://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: Anaheim Independent  
Date: 12/30/2025  
David J. Hesseltine  
Judge of the Superior Court

**Anaheim Independent 1/7,14,21,28/26-159598**

**Legals-IND**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)

Escrow No. 255363-CS

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: JP & SENTER-TAINMENT, INC. 731-733 N. PLACENTIA AVENUE, FULLERTON, CA 92831

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: SPITHA, INC., 3238 E. LONG-GRIDGE DRIVE, ORANGE, CA 92867

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 731-733 N. PLACENTIA AVENUE, FULLERTON, CA 92831

(6) The business name used by the seller(s) at said location is: OUR NEST

(7) The anticipated date of the bulk sale is JANUARY 26, 2026, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866

Escrow No. 255363-CS, Escrow Officer CANDICE SILVA

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: JANUARY 23, 2026

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

DATED: DECEMBER 29, 2025

TRANSFEREES: SPITHA, INC., A CALIFORNIA CORPORATION

4582532-PP THE INDEPENDENT 1/7/26

**Independent 1/07/2026-159650**

**NOTICE OF TRUSTEE SALE**

NOTICE IS HEREBY GIVEN that on Friday, January 30, 2026 at 9:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right (title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on December 9 2024, Instrument Number 2024 - 000 319191 in Official Records of Orange County California, described as: Parcel 932 - 2010 - 37, Legal Description: Tract 631, Lot 1 UNIT 37 G-1. S-1, P-1, OF PROJECT LOCATED ON AP 188-071 - 04, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) COVARRUBIAS CARLOS. The Street Address and other common designation, if any, of the real property described above is purported to be: 3961 W. McFADDEN AVE #A, SANTA ANA, CA 92704. YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JU-

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LY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$38,372.90 with interest thereon, as provided in said Declaration; advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney. 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 whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16205. Information about postponements that are very short in duration or that occur close in time to 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 can call 714-363-0220 to find the date on which the trustee's sale was held, the amount of

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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 Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE, FULLERTON, CA 92832, BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for CORSICAN VILLAGE HOA.

**Independent 1/7,14,21/26-159668**

**NOTICE OF PUBLIC SALE**

PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **JANUARY 27, 2026**, 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. ORANGETH-ORPE AVE  
ANAHEIM, CA 92801  
714-992-2874 TIME: 12:00 P.M.  
THE AUCTION WILL BE LISTED AND ADVERTISED ON [WWW.STORAGETREASURES.COM](http://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"  
"TARA CLIFFORD"  
"BORMAN ANWAR QUINONEZ"  
"ISAIAH DAVID RAY HERNANDEZ"  
"JORGE LEDEZMA"  
"CLEMENT CHILEKWA SR MUWELE"  
"JUPITER ESTEBAN PICHARDO GUTIERREZ"**

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE.  
DATED THIS **"JANUARY 7TH, 2026"** BY STORAGE ETC  
PROPERTY MANAGEMENT. LLC.  
2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,  
(323) 852-1400, 01/7/2026  
**Independent 1/7/2026-159651**