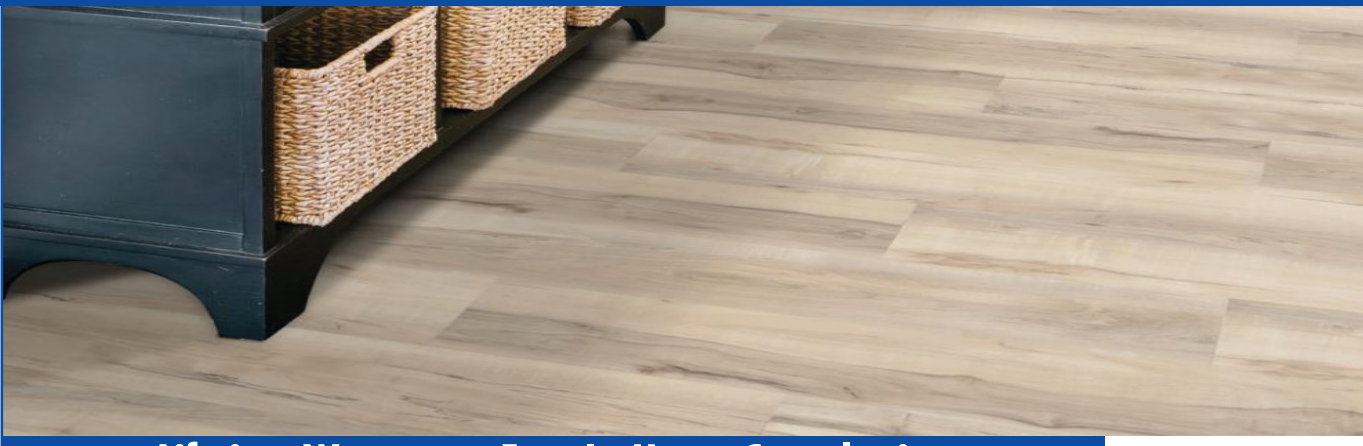


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## Legals-IND

Trustee Sale No. F26-00097  
 Notice of Trustee's Sale  
 Loan No. 6723065642 / 8016148788 Title Order No. LTTSG2600441 APN: 343-181-11 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 02/08/2021 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Mat Management, Inc., a California corporation Recorded: recorded on 02/17/2021 as Document No. 2021000112148 of Official Records in the office of the Recorder of Orange County, California Date of Sale: 07/15/2026 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$640,901.39 The purported property address is: 5982 Shay Del Place, Yorba Linda, CA 92886-5157 Legal Description: The Land Referred To Herein Below Is Situated In The County Of Orange, State Of California And Is Described As Follows: Lot 19 Of Tract No. 4817, In The City Of Yorba Linda, County Of Orange, Califor-

## Legals-IND

nia As Per Map Recorded In Book 247, Pages(S) 39 And 40, Of Miscellaneous Maps In The Office Of The County Recorder Of Said County. Personal Property Description See Exhibit "A" attached hereto and made a part hereof Assessor's Parcel No. 343-181-11 The beneficiary under the Deed of Trust 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 Under Deed of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county

## Legals-IND

recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F26-00097. 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 web-site. 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, if conducted after January 1, 2021, 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 (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F26-00097 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, by

## Legals-IND

remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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.\* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED HEREIN AND IN EXHIBIT "A" ATTACHED HERETO, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924f(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 6/12/2026 Assured Lender Services, Inc. /s/ Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property.

## Legals-IND

ent 6/19,26,7/3/2026-164186  
 Trustee Sale No. F26-00096  
 Notice of Trustee's Sale  
 Loan No. 6723065644 / 8016148782 Title Order No. LTTSG2600440 APN: 340-052-17 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 02/08/2021 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Mat Management, Inc., a California corporation Recorded: recorded on 02/17/2021 as Document No. 2021000112411 of Official Records in the office of the Recorder of Orange County, California Date of Sale: 07/15/2026 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$591,940.89 The purported property address is: 919 East Rockaway Drive, Placentia, CA 92870-3628 Legal Description See Exhibit "A" attached hereto and made a part hereof Personal Property Description See Exhibit "B"

## Legals-IND

attached hereto and made a part hereof Assessor's Parcel No. 340-052-17 The beneficiary under the Deed of Trust 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 Under Deed of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same

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lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F26-00096. 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 web-site. 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, if conducted after January 1, 2021, 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 (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F26-00096 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, by

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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.\* **NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO, RESPECTIVELY, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 6/12/2026 Assured Lender Services, Inc. /s/ Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877) 440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Legal Description) The Land Referred To Herein Below Is Situated In The County Of Orange, State Of California And Is Described As Follows: Lot 30 Of Tract No. 4218, In The City Of Placentia, County Of Orange, State Of California, As Per Map Recorded In Book 184, Page(S) 18 And 19, Of Miscellaneous Maps, In The Office Of The County Recorder Of Said Orange County. Except Therefrom The Oil, Gas, Minerals, And Other Hydrocarbon Substances And All Minerals Lying Below A Plane 500 Feet Beneath The Surface Of Said Property, Without Any Right Onto Said Surface, As Reserved In The Deed From Charles Cecil Wagner And Maud Wagner, Recorded October 12, 1961 In Book 5878, Pages 463,465 And 467, Of Official Records. Exhibit "B" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property.**

**Buena Park Independent 6/19,26,7/3/2026-164462**

TS No. 2606030435 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USC 3764 (c) APN 263-171-02 Property Address: 5022 Houston Ave La Palma, CA 90623 Title Order No.: 95530272 Whereas, on

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11/19/2009, a certain Deed of Trust was executed by Agha M.A. Khan and Barbara A Khan, husband and wife, as joint tenants as trustor in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. as beneficiary, and Placer Title Company as trustee, and was recorded on 11/25/2009, as Instrument No. 2009000638835, in the Office of the County Recorder of Orange County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 1/5/2017, recorded on 1/18/2017, as instrument number 2017000023666, in the Office of the County Recorder, Orange County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 10/4/2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 7/22/2026 is \$1,102,709.98; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc., as Foreclosure Commissioner, recorded on 1/22/2019 as instrument number 2019000020086, notice is hereby given that on 7/22/2026 at 3:00 PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 2 Of Tract 6115, As Per Map Recorded In Book 226, Page(S) 38 And 39 Of Misc. Maps, In The Office Of The County Recorder Of Said Orange County. Commonly known as: 5022 Houston Ave, La Palma, CA 90623 The sale will be held at on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA. The Secretary of Housing and Urban Development will bid an estimate of \$1,102,709.98. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$110,270.99 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$110,270.99 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as

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the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$1,102,244.28, as of 7/21/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 6/15/2026 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy,

**Legals-IND**

or validity of that document. State Of CA County Of San Diego On 06/15/2026 before me, Diana Rivera, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Diana Rivera (Seal) **Buena Park Independent 6/19,26,7/3/2026-164516**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:****MARIA LIZARRAGA CASE NO. 30-2026-01538458-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARIA LIZARRAGA. A PETITION FOR PROBATE has been filed by CESAR FAUSTO FLORES CUEVAS in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that CESAR FAUSTO FLORES CUEVAS 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 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: 07/23/26 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

**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 the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings 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 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 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 credit-

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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 personal 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 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 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 court clerk. Attorney for Petitioner JUAN F DOTSON - SBN 232438 OSUNA & DOTSON LAW FIRM 13333 PARAMOUNT BLVD. SOUTH GATE CA 90280 Telephone (562) 991-5600 6/26, 7/3, 7/10/26 **CNS-4054506# BUENA PARK INDEPENDENT Buena Park Independent 6/26,7/3,10/2026-164620**

File No. 48260684 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated April 3, 2020. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, 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: Katherine Dao and Alex Nguyen, Wife and Husband as Community Property With Right of Survivorship Duly Appointed Trustee: IDEA Law Group, PC Recorded April 9, 2020 as Instrument No. 2020000161960 of Official Records in the office of the Recorder of Orange County, California. Street Address or other common

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designation of real property: 542 S Covered Wag-on Trl Anaheim, CA 92807 A.P.N.: 363-282-16 Date of Sale: July 22, 2026 at 03:00 PM Place of Sale: Front Steps To Entrance Of Civic Center 300 East Chapman Avenue, Orange Amount of unpaid balance and other charges: \$474,076.49. Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48260684. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (877) 440-4460 or visit this Inter-

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net Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48260684 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: June 18, 2026 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com Davit Azizyan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99 **Buena Park Independent 6/26,7/3,10/2026-164641**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01574048**

TO ALL INTERESTED PERSONS: Petitioner: KIMBERLY DIANE BAHENA filed a petition with this court for a decree changing names as follows: KIMBERLY DIANE BAHENA to DIEAN ELIJAH BAHENA. 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**

07/29/2026 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) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 06/01/2026 Judge David J. Hesselstine Court of the Superior Court **Buena Park Independent 6/12,19,26,7/3/2026-164340**

**Legals-IND****DV-130 Restraining Order After Hearing (Order of Protection) Original Order Case Number: 23V002689**

Superior Court of California, County of : Orange  
Lamoreaux Justice Center,  
341 The City Drive, Orange,  
CA 92868-3205

1. Protected Person: **ANAMIKA ARORA**

2. Restrained Person: **SAGAR SHARMA**,  
**Gender: M, Race: Asian,**  
**Age: 23, Date of Birth:**  
**10/18/2001, Height: 5'10',**  
**Weight: 175, Hair Color:**  
**Brown, Eye Color:**  
**Brown, Relationship to**  
**person in 1: Ex-Boy-**  
**friend.**

3. Other Protected People:

In addition to the person in

1, the following persons

are protected by orders as

indicated in 13 through 16.

Full Name: **ASHR**  
**ARORA**; Relationship to

person in 1: Son; Age: 2.

4. EXPIRATION DATE:

This restraining order, ex-

cept the orders noted be-

low, \* end on:

(date) 11/17/2030 at

(time): Midnight.

Custody, visitation, child

support, and spousal

support orders remain in ef-

fect after the restraining or-

der ends. Custody, visita-

tion, and child support or-

ders usually end when the

child is 18.

If no date is written, the

restraining order ends

three years after the date

of the hearing in 6a.

If no time is written, the

restraining order ends at

midnight on the expiration

date.

This order must be en-

forced throughout the

United States.

6. Hearing: The hearing

was on November 17,

2025 with (name of judi-

cial officer): Judge Cheri

Pham. These people at-

tended the hearing: The

person in 1.

7. Court's Decision: In

making this order, the

court has considered

whether failure to make

any of the orders re-

quested might risk the safety

of the person in or any chil-

dren listed on form DV-

105. If child or spousal

support was requested,

the court has considered

whether failure to make

support orders would risk

the safety of the person in

or any children listed on

form DV-105.

To the Person in : 2 7 31

The court has granted a

long-term restraining or-

der. See through . If you

do not obey these orders,

you can be charged with a

crime, go to jail or prison,

or pay a fine. It is a felony

to take or hide a child in vi-

olation of this order.

8. No Firearms (Guns),

Firearm Parts, or Ammu-

nition.) If law enforcement

served you with the re-

straining order, you must

give a copy of the receipt

to that law enforcement

agency.

14. Order to Not Abuse:

You must not do the fol-

lowing things to the per-

son in and any person lis-

ted in : 1 3 Harass, attack,

strike, threaten, assault

(sexually or otherwise), hit,

follow, stalk, molest, des-

troy personal property,

keep under surveillance,

impersonate (on the inter-

net, electronically, or oth-

erwise), block movements,

annoy by phone or other

electronic means (includ-

ing repeated contact), or

disturb the peace. 15 "Dis-

turb the peace" means to

destroy someone's mental

or emotional calm. This

can be done directly or in-

directly, such as through

someone else. This can

also be done in any way,

such as by phone, over

text, or online. Disturbing

the peace includes coerc-

ive control. "Coercive

control" means a number

of acts that unreasonably

limit the free will and in-

dividual rights of any per-

son protected by this restr-

aining order. Examples in-

clude isolating them from

friends, relatives, or other

support; keeping them

from food or basic needs;

controlling or keeping track

of them, including their

movements, contacts, ac-

tions, money, or access to

services; and making them

do something by force,

threat, or intimidation, in-

cluding threats based on

actual or suspected immi-

gration status. Coercive

control includes reproduct-

ive coercion meaning con-

trolling someone's repro-

ductive choices, such as

using force, threat, or in-

timidation to pressure

someone to be or not be

pregnant, and to control or

interfere with someone's

contraception, birth con-

trol, pregnancy, or access

to health information.

15. No-Contact Order a.

You must not contact the

person in 1, the persons in

3, 3 directly or indirectly,

by any means, including

Date: 11/17/2025  
Clerk, by David H. Yama-  
saki  
Deputy S. Batres

**DV-140 Child Custody and Visitation Order Case Number: 23V002689**

This form is attached to:

DV-130

1. Name of Protected Per-

son: Anamika Arora, Rela-

tionship to children: Parent

2. Name of Restrained

Person: Sagar Sharma, Re-

lationship to children: parent

3. Children Under 18

Years Old: a. Name: Ashr

Sharma, Date of birth:

2/14/2023.

5. Stop Access to

Children's School, Health,

and Other Information:

a. The person in 2 must

not access or have ac-

cess to the records or in-

formation for: All the chil-

dren listed in 3.

b. From the following:

Medical, dental, and men-

tal health providers, School

and daycare providers.

7. Child Custody: a. Legal

Custody (The person that

makes decisions about the

child's health, education,

and welfare): Sole to Per-

son in 1. b. Physical Cus-

tody (The person that the

child regularly lives with):

Sole to Person in 1.

8. Person in 2 must have

no visitation with children

until further order of the

court.

14. Country of Habitual

Residence: The country

of habitual residence of

the child or children in this

case is: The United States.

**Buena Park Independ-**

**ent - 6/26,7/3,10,17/2026-**

**164661**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01572102**

TO ALL INTERESTED

PERSONS: Petitioner:

HOLLISTER VU NGUY-

EN filed a petition with this

court for a decree chang-

ing names as follows:

HOLLISTER VU NGUY-

EN to VICTOR VU NGUY-

EN. THE COURT OR-

DERs that all persons in-

terested in this matter ap-

pear 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 objec-

tion that includes the re-

asons for the objection at

least two court days be-

fore the matter is sched-

uled to be heard and must

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01571326**

TO ALL INTERESTED

PERSONS: Petitioner:

ANA ELIZABETH

GALVEZ filed a petition

with this court for a de-

creed changing names as

follows: ANA ELIZABETH

LOPEZ to ANA ELIZA-

BETH GALVEZ. THE

COURT ORDERS that all

persons interested in this

matter appear before this

court at the hearing indi-

cated below to show cause,

if any, why the petition for

change of name should

not be granted. Any per-

son objecting to the name

changes described above

must file a written objec-

tion that includes the re-

asons for the objection at

least two court days be-

fore 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**

08/04/2026

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-](http://www.courts.ca.gov/find-my-court.htm)

[my-court.htm](http://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 In-

dependent

Date: 06/11/2026

Judge Thomas S. McCon-

ville

Judge of the Superior

Court

**Buena Park Independ-**

**ent 6/19,26,7/3,10/26-**

**164579**

**NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 4200 N. Harbor Blvd. Fullerton CA. 92835 to satisfy a lien on July 15,**