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Trustee Sale No. 192467 Title No. 260101696 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/28/2022. 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 08/13/2026 at 12:00 PM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/29/2022, as Instrument No. 2022000263817, in book xx, page xx, of Official Records in the office of the County Recorder of ORANGE County, State of CALIFORNIA, executed by DAVID S BAILEY AND

ANGIE M BAILEY, HUSBAND AND WIFE AS JOINT TENANTS, 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), AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. 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 253-023-13

The street address and other common designation, if any, of the real property described above is purported to be: 2549 E HILDA PL, ANAHEIM, CA 92806. 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 bal-

ance 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: \$1,226,344.27 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: 6/29/2026 PRIME RECON LLC By: Kristen Mazara, Authorized Signer PRIME RECON LLC 27368 VIA INDUSTRIA, STE 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.PRIMERCON.COM](https://salesinformation.primercon.com) NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, benefi-

ciary, 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 (844) 901-0998 for information regarding the trustee's sale or visit this internet website - [HTTPS://SALESINFORMATION.PRIMERCON.COM](https://salesinformation.primercon.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#192467. 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 trust-

Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
ee sale, you can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website HTTPS://SALES-RECON.COM for information regarding the sale of this property, using the file number assigned to this case TS#192467 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. 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Type Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date Date trust agreement executed Revocability Whether trust is	revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique identification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details NPP0491082 To: I N D E P E N D E N T 07/08/2026, 07/15/2026, 07/22/2026 I n d e p e n d e n t 7/8,15,22/2026-165098 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01581310 TO ALL INTERESTED PERSONS: Petitioner: FELIPE CABRAL filed a petition with this court for a decree changing names as follows: FELIPE CABRAL to FELIPE CABRAL JR.. 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 08/19/2026 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: Independent Date: 07/02/2026 Judge Thomas S. McConville I n d e p e n d e n t 7/8,15,22,29/26-165105 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. C049 Isaiah S. Luna, B080 David McGilberry Public sale by competitive bidding on or after the 5th of August 2026, at 10am. The auction will be held online at	Storageauctions.net 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 July 22nd, 2026 and July 29th, 2026. Independent 7/22,9/2026-165354 NOTICE OF PETITION TO ADMINISTER ESTATE OF: DOUGLAS EDWARD WALSH CASE NO. 30-2026-01583737-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 DOUGLAS EDWARD WALSH. A Petition for PROBATE has been filed by: KIMBERLY ANN WALSH in the Superior Court of California, County of ORANGE. The Petition for Probate requests that KIMBERLY ANN WALSH 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: SEP 16, 2026 at 1:30 PM in Dept. CM08, 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 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 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 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: CHARLES A. KAUSEN, ESQ; WRIGHT, FINLAY & ZAK, LLP, 4665 MACARTHUR COURT, STE 200, NEWPORT BEACH, CA 92660. BSC 228793 Buena Park/Anaheim I n d e p e n d e n t 7/22,7/24,7/29/2026-165392 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000338 TO ALL INTERESTED PERSONS: Petitioner: ELMER DE JESUS GARCIA GARCIA and JESSICA SILVA MORALES on behalf of JESSICA MARIE VASQUEZ SILVA, a minor, filed a petition with this court for a decree changing names as follows: JESSICA MARIE VASQUEZ SILVA to JANE MARIE GARCIA SILVA. 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 08/03/2026 8:30 a.m. L74 REMOTE 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/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: 04/21/2026 Supervising Judge Eric J. Werschling Judge of the Superior Court Anaheim Independent 7/8,15,22,29/26-165012 T.S. No.: 201-019952 APN: 354-234-05 Title Order No. 91234738 Property Address: 8572 E. CANYON VISTA DRIVE, ANAHEIM, CA 92808 NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-	FAULT UNDER A DEED OF TRUST DATED 12/7/2015, 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 of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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: VINCENT D. JOHNSON and KAROLYNNE M. JOHNSON, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 12/7/2015, as Instrument No. 2015000620765, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 8/12/2026 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$825,307.15 (estimated as of the first publication date) Street Address or other common designation of real property: 8572 E. CANYON VISTA DRIVE ANAHEIM, CA 92808 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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. 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. The following statements; NOTICE TO POTENTIAL BIDDERS AND NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. NOTICE TO POTENTIAL BIDDERS: If you are considering bid-	ding 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 (916) 939-0772 or visit this Internet Website http://www.nationwideposting.com/, using the file number assigned to this case 201-019952. 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 (916) 939-0772, or visit this internet website http://www.nationwideposting.com/, using the file number assigned to this case 201-019952 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 poten-	tial right to purchase. Date: 7/16/2026 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 ELIZABETH A. GODBEY, VICE PRESIDENT NPP0491843 To: I N D E P E N D E N T 07/22/2026, 07/29/2026, 08/05/2026 I n d e p e n d e n t 7/22,29,8/5/2026-165409 NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.) Escrow No. 26113-HY NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage licenses is about to be made. The name(s), Social Security or Federal Tax Numbers and business address of the Seller(s)/licensee(s) are: MYGD, INC., 7550 ORANGETHORPE AVE, STE E100-200 BUENA PARK, CA 90621 Doing business as: KUNISASHIMI All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: The name(s), Social Security or Federal Tax Numbers and address of the Buyer(s)/applicant(s) is/are: DALA DINING, LLC, 1175 BAKER ST, STE E25, COSTA MESA, CA 92626 The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, MACHINERY, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE, TELEPHONE NUMBERS, ABC LICENSE #41-599111 and is/are located at: 7550 ORANGETHORPE AVE STE E100-200 BUENA PARK, CA 90621 The type of license to be transferred is/are: ON-SALE BEER AND WINE-EATING PLACE #41-599111 now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: NEW CENTURY ESCROW, INC., THREE POINTE DRIVE, SUITE 217, BREA, CA 92821 and the anticipated sale date is AUGUST 21, 2026 The Bulk sale is subject to California Uniform Code Section 6106.2 The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$290,000.00, including inventory estimated at \$10,000.00, which consists of the following: DESCRIPTION, AMOUNT: DEPOSIT CHECK \$10,000.00; DEMAND NOTE \$280,000.00; TOTAL \$290,000.00 It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 7/14/2026 MYGD, INC., Seller(s)/Licensee(s) DALA DINING, LLC, Buyer(s)/Applicant(s) 5324244-PP INDEPENDENT 7/22/26 Independent 7/22/2026-165417	