

Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
Title Order No.: LTTS2601004 Trustee Sale No.: 88949 Loan No.: 9160099640 APN: 135-131-11 NOTICE OF	TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/27/2024 . UNLESS YOU TAKE AC-	TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF	THE NATURE OF THE P R O C E E D I N G S AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 9/11/2026 at	10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust	Recorded on 7/3/2024 as Instrument No. 2024000167424 in book ////, page //// of official records in the Office of the	Recorder of Orange County, California, executed by: EWA CAPITAL LLC, A CALIFORNIA LIM-

Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
ITED LIABILITY COMPANY, as Trustor HL3 SERRA, LLC, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd., (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 5 OF TRACT NO. 3797, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141, PAGES 3 AND 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7581 FILLMORE DR BUENA PARK, CA 90620. 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$ 1, 2 2 1, 8 6 1. 7 1 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said 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. The undersigned caused said Notice of Default and Election to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 8/11/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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. Plac-	cing the highest bid on 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 the outstanding lien 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. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee Information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#d5 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88949. 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." For sales conducted after January 1, 2021: 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) 477-7869, or visit this internet website www.STOXPOST-	ING.com, using the file number assigned to this case 88949 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 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. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. Buena Park Independent 8/21,28,9/4/2026-166077	NOTICE OF PETITION TO ADMINISTER ESTATE OF: GRACE KING CASE NO. 30-2026-01588542-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 GRACE KING. A Petition for probate has been filed by: GABRIELLA KING in the Superior Court of California, County of ORANGE. The Petition for Probate requests that GABRIELLA KING 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. SEPTEMBER 30, 2026 at 1:30 PM in Dept. CM-08 Costa Mesa Justice Complex 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate 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: CECILIA R. AGUAYO, LAW OFFICES OF CECILIA R. AGUAYO, 531 E. CHAPMAN AVENUE SUITE C, ORANGE, CA 92866., TEL: 714-226-0800. Buena Park Independent 8/21,28,9/4/2026-166148	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 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: Nancy Garcia, A Married Woman as Her Sole and Separate Property Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded December 28, 2021 as Instrument No. 2021000772353 of Official Records in the office of the Recorder of Orange County, California. Street Address or other common designation of real property: 100 North Ashford Place Fullerton, CA 92831 A.P.N.: 033-392-04 Date of Sale: September 17, 2026 at 12:00 PM Place of Sale: At The North Front Entrance To The County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$634,689.86. 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 (866) 539-4173 or visit this Internet Website https://www.servicelinkauction.com/, using the file number assigned to this case 48255910. 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 may be able to purchase the property if you exceed 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 may call (866) 539-4173 or visit this Internet Website https://www.servicelinkauction.com/, using the file number assigned to this case 48255910 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: August 14, 2026 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (866) 539-4173 Sale Website: https://www.servicelinkauction.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 8/21,28,9/4/2026-166172	PYLE. A Petition for PROBATE has been filed by: ANGELA M. ADAMS in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANGELA M. ADAMS 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: OCTOBER 22, 2026 at 1:30 PM in Dept. CM06, 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: RODNEY GOULD, ESQ., THE LAW OFFICE OF RODNEY GOULD, 15233 VENTURA BLVD., STE 1020, SHERMAN OAKS, CA 91403. (818) 981-1760 BSC 228947 Buena Park/Anaheim Independent 8/28,9/2,9/4/2026-166391

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01589251

TO ALL INTERESTED PERSONS: Petitioner: MINH-THU NGUYEN, filed a petition with this court for a decree changing names as follows: MINH-THU NGUYEN to TIFFANY THU HANG. 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

09/22/2026

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 Independent
Date: 08/07/2026
David J. Hesseltine
Judge of the Superior Court
Buena Park Independent 8/14,21,28,9/4/26-166004

NOTICE OF TRUSTEE'S SALE File No.: 25-371438 A.P.N.: 070-321-19 Property Address.: 8217 POINSETTIA DR, BUENA PARK, CA 90620. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 07, 2023. 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding tide, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): HIEN NGUYEN A SINGLE WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on January 13, 2023 at Instrument No 2023000010209 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 9/30/2026 Sale Time: 3:00 PM Sale Location: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92666 Amount of unpaid balance and other charges: \$630,103.63 (Estimated) Street Address or other common designation of real property: 8217 POINSETTIA DR, BUENA PARK, CA 90620. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. 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 BIDDER(S): 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(S): 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 (855-882-1314) or visit the website <https://www.hubzu.com>, using the file number assigned to this case 25-371438. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (855-882-1314) or visit the website <https://www.hubzu.com>, using the file number assigned to this case 25-371438 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. Robertson, Anschutz, Schneid and Crane, LLP Date: 8/17/2026 By: Emma Taylor Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTPS://WWW.HUBZU.COM](https://WWW.HUBZU.COM) FOR AUTOMATED SALES INFORMATION, PLEASE CALL (855-882-1314) The above-named trustee may be acting as a debt collector attempting to collect a debt Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However,

a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A LOT 112 OF TRACT NO. 2236, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 71, PAGES 25 THROUGH 31, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD. A-4884142 09/04/2026, 09/11/2026, 09/18/2026 **Buena Park Independent 9/4,11,18/2026-166480**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01591714

TO ALL INTERESTED PERSONS: Petitioner: MARIA ERICA PRADO, filed a petition with this court for a decree changing names as follows: MARIA ERICA PRADO to ERICA PRADO. 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

10/01/2026

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: 08/19/2026
David J. Hesseltine
Judge of the Superior Court
Buena Park Independent 8/21,28,9/4,11/26-166255

T.S. No.: 26-60600-CA Notice of Trustee's Sale APN: 938-28-611 Property Address: 340 S Auburn Heights Ln, Anaheim, CA 92807 You Are In Default Under A Deed Of Trust Dated 3/25/2021. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation 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: Firoozeh Zahra Mohamdzaheh An Unmarried Woman Duly Appointed Trustee: NEMOVI LAW GROUP, APC Recorded 4/2/2021 as Instrument No. 2021000227605 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 10/19/2026 at 9:00 AM Place of Sale: Hotel Fera Anaheim, a Double Tree by Hilton – 100 The City Drive, Orange, CA 92668 Amount of unpaid balance and other estimated charges: \$490,404.52 All checks must be made payable to NEMOVI LAW GROUP, APC. Street Address or other common designation of real property: 340 S Auburn Heights Ln Anaheim, CA 92807 A.P.N.: 938-28-611 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 (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 26-60600-CA. 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. For sales conducted after January 1, 2021: 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 (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 26-60600-CA 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

CITY OF BUENA PARK PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Buena Park will hold a public hearing in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, on **Tuesday, September 22, 2026, at 6:00 p.m.**, or as soon as possible thereafter as the matter can be heard, to consider approval of the Fiscal Year 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) before its submission to the Department of Housing and Urban Development (HUD).

The 2025-2026 CAPER covers the period of July 1, 2025 through June 30, 2026 and provides a summary of activities funded with Community Development Block Grant (CDBG) funds during the program year. In accordance with federal regulations and the City's Citizen Participation Plan, the 2025-2026 CAPER will be available for public review at the following locations:

- Buena Park City Hall, Economic Development Division, 6650 Beach Boulevard
- Orange County Fire Authority, Fire Station 61, 7440 La Palma Avenue
- Ehlers Event Center, 8150 Knott Avenue
- Buena Park website, www.buenapark.com

Written comments with respect to the 2025-2026 CAPER will be accepted beginning September 4, 2026 and must be received no later than 5:00 p.m. on September 22, 2026. Comments or requests for additional information may be directed to Sarabeth Suarez at Buena Park City Hall, Economic Development Division, 6650 Beach Blvd., Buena Park, CA 90621, by calling (714) 562-3591, or via email at ssuarez@buenapark.com.

ALL INTERESTED PERSONS HAVE THE RIGHT TO APPEAR AND BE HEARD. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.

If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the City Clerk's Office at (714) 562-3750, 48 hours prior to the meeting.

Adria M. Vicuña, MMC
Director of Government and Community Relations/City Clerk
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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. Date: 8/20/2026 NEMOVI LAW GROUP, APC Trustee: Sales Information: Sales Line: (800) 793-6107 www.auction.com Genaili M. Nemovi, Esq NEMOVI LAW GROUP, APC 2173 Salk Ave., Suite 250 Carlsbad, CA 92008-6583 Toll Free: (866) 454-7742 **Buena Park Independent 9/4,11,18/2026-166611**

NOTICE OF PUBLIC SALE: Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by Cube Smart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on 9/17/2026 at approximately 2:00 pm at Www.storage treasures.com: Lourdes Nava, Chima eben, David Edwards, Katherine Kell, Valerie Kane, Iziphonzonke Mlambo, Amir Eftekhari, Amir Eftekhari, Jade Bond, Kevin Cuenca, Jeffrey Chapman, Amir Eftekhari, Roberto benito Miranda solano, Ricardo Chavez-Garcia, Diana Canongo, Damon Johnson, Alba Godoy, Jonivy Lawrence 9/4/26

**CNS-4075662#
BUENA PARK INDEPENDENT
Buena Park Independent 9/4/2026-166576**