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Legals-IND

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BLANDINA MADERA
CASE NO. 30-2026-01573392-PR-OP-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BLANDINA

Legals-IND

MADERA.
A Petition for probate has been filed by: RICHARD ANDRADE in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that RICHARD ANDRADE be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the

Legals-IND

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:

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OCTOBER 7, 2026 at 1:30 PM in Dept. CM8

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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

Legals-IND

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 grant-

Legals-IND

ing 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 ap-

pointed 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: SAMAN BEHNAM, 354 WEST OCEAN BOULEVARD, LONG BEACH, CA 90802. TEL: 562-436-1500.

Anaheim Independent
8/26,9/2,9/26-166262

NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEPHEN PHILIP ROQUET

CASE NO. 30-2026-01591182-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 STEPHEN PHILIP ROQUET.

A Petition for probate has been filed by: DEBORAH MARIE ROQUET in the Superior Court of California, County of ORANGE. The Petition for Probate requests that DEBORAH MARIE ROQUET 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 8, 2026 at 1:30 PM in Dept. CM06 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 grant-

ing 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.

Petitioner: DEBORAH MARIE ROQUET, IN PROPER, 4167 S AIRY HILL DRIVE, ST GEORGE, UT 84790 TEL: 435-668-0332.

Anaheim Independent
9/2,9,16/26-166556

TSG No.: 170369714-CAMSI T S No.: CA1700281653 APN: 135-347-05 Property Address: 3340 WEST OLINDA LANE ANAHEIM, CA 92804 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/12/2005. 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 10/01/2026 at 12:00 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/21/2005, as Instrument No. 2005000849659, in book , page , , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: ISMAEL ROSAS RIVERA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND ISMAEL ROSAS RUBIO, A SINGLE MAN 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 AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA. 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 135-347-05

The street address and other common designation, if any, of the real property described above

is purported to be: 3340 WEST OLINDA LANE, ANAHEIM, CA 92804 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 808,221.85. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located.

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 1-866-539-4173 or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA1700281653 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 in-

formation 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 1-866-539-4173, or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA1700281653 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney. First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 Date: FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0493470 To: INDEPENDENT 09/09/2026, 09/16/2026, 09/23/2026

Independent
9/9,16,23/2026-166626

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. B101 Gilberto U. Ortiz Ortiz, C042 Christina Stone, C048A James Cabalitan, Jeffrey L. Hinshaw.

Public sale by competitive bidding on or after the 23th of September 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 ten-

formation 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 1-866-539-4173, or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA1700281653 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney. First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 Date: FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-866-539-4173NPP0493470 To: INDEPENDENT 09/09/2026, 09/16/2026, 09/23/2026

Independent
9/9,16,23/2026-166626

ant. 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 September 9th, 2026 and September 16th, 2026.

Independent 9/9,16/2026-166692

25-0925

Notice of Trustee's Sale Loan No. VS00355 Title Order No. 2739584CAD APN 341-311-40 Property Address: 16700 Greenwich Circle, Yorba Linda, CA 92886 You Are In Default Under A Deed Of Trust Dated May 12, 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 Proceedings Against You, You Should Contact A Lawyer. On 09/30/2026 at 3:00 PM, Corona Trustee Services, LLC as the duly appointed Trustee under and pursuant to Deed of Trust May 17, 2022 of official records in the Office of the Recorder of Orange County, California, executed by: Mayurkumar Patel and Krutika Patel, husband and wife as community property with right of survivorship, whose address is 16700 Greenwich Cir., Yorba Linda, CA 92886, as Trustor, 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: Front Steps to Entrance of Civic Center 300 East Chapman Avenue, Orange, CA 92866 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: Please see attached Exhibit "A", attached hereto and made apart hereof 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: 16700 Greenwich Circle, Yorba Linda, CA 92886. 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 the trusts created by said Deed of Trust, to-wit: 4,150,000.00 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. 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 No-

tice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice To Potential 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 575-973-0295 or visit this Internet Web site https://mkconsultantsinc.com/trustees-sales, using the file number assigned to this case 25-0925. 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 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 623-434-5560 or visit this internet website https://mkconsultantsinc.com/trustees-sales, using the file number assigned to this case 25-0925 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. 08/17/2026 Corona Trustee Services, LLC Sale Information Line: https://mkconsultantsinc.com/trustees-sales Cortney A. Corona, Foreclosure Officer

Independent
9/9,16,23/2026-166756

NOTICE OF PUBLIC LIEN SALE

Pursuant to California Business and Professions Code Section §21700 et seq, notice is hereby given that Everest Self Storage located at 1515 S. State College Blvd., Anaheim, California 92806. Phone: 714-778-0789, in order to satisfy the owner's lien, will sell at public auction and online at StorageTreasures.com on September 24, 2026, at 10:00 a.m., personal property including, but not limited to miscellaneous household items for the following:

2004 Brian Jimenez All sales are subject to prior cancellation. Terms: Cash, Everest Self Storage reserves the right to refuse any bid or cancel auction.

Anaheim Independent
9/9,16/2026-165888

NOTICE OF PUBLIC SALE

PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **SEPTEMBER 25, 2026**, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT:

STORAGE ETC ANAHEIM
900 E. ORANGETH-ORPHE AVE
ANAHEIM, CA 92801
714-992-2874 TIME: 12:00 P.M.

THE AUCTION WILL BE LISTED AND ADVERTISED ON **WWW.STORAGETREASURES.COM**

PURCHASES MUST BE MADE WITH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE

REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:

"JUPITER ESTEBAN PICHARDO GUTIERREZ" "FABIOLA VERA MELGOZA"

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE. DATED THIS **"SEPTEMBER 9TH, 2026"** BY

STORAGE ETC PROPERTY MANAGEMENT, LLC. 2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039, (323) 852-1400, 09/09/2026

Independent
9/9/2026-166700