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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

NOTICE OF TRUSTEE'S SALE File No.: 25-371438

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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

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al savings and loan association, or savings 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 in-

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terest 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 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 92866 Amount of unpaid balance and other charges: \$630,103.63 (Estimated) Street Ad-

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dress 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 in-

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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

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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. 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

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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 HYDROCARBON 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**

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 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: 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 DoubleTree by Hilton – 100 The City Drive, Orange, CA 92868 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 is shown, directions to the

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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 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

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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: Sale Line: (800) 793-6107 www.auction.com Genail 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 LIEN SALE AT PUBLIC AUCTION Notice is hereby given that personal property in the following units will be sold at public auction on September 29, 2026 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at U-Haul Moving & Storage at Lambert Road 661 E. Lambert Road La Habra, CA 90631 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons: Customer Name Unit Number Valerie St Claire 0320 Marino Chavez 0325 Liliana Guillen 0367 Marino Chavez 0441 9/11, 9/18/26 **CNS-4076934# BUENA PARK INDEPENDENT** **Buena Park Independent 9/11,18/2026-166726**

NOTICE OF LIEN SALE AT PUBLIC AUCTION Notice is hereby given that personal property in the following units will be sold at public auction on September 24, 2026 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at U-Haul Moving & Storage at Anaheim Blvd 626 S Anaheim Blvd Anaheim, CA 92805 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons: Customer Name Unit Number Joshua Montanez 0106 Ronnie Glover 0264 9/11, 9/18/26 **CNS-4076945# BUENA PARK INDEPENDENT** **Buena Park Independent 9/11,18/2026-166727**

Trustee Sale No. 1289408 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated 6/1/2020. 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 Proceedings Against You, You Should Contact A Lawyer. On 10/07/2026 at 3:00pm, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on June 10, 2020 as Document Number 2020000263456 of official records in the Office of the Recorder of Orange County, California, executed by: Mana family holdings LLC, as Trustor, First-Citizens Bank & Trust Company, as successor-in-interest to CIT Bank, N.A., 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

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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, 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: See Exhibit "A" attached hereto and incorporated by reference herein 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: 2301 East Orangethorpe Avenue, Fullerton, CA 92831. 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: \$1,402,585.59 (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 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

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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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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 (858) 410-2154, or visit this internet website (See Link Below), using the file number assigned to this case [TS 1289408] 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. For information on sale dates please visit our website at: <http://www.firstam.com/title/commercial/foreclosure/> Date: 9/1/26 First American Title Insurance Company 9255 Towne Center Drive Suite 200 San Diego, CA 92121 1-858-410-2154 David Z. Bark, Foreclosure Trustee Exhibit "A" That Portion Of The Southeast Quarter Of Section 35, Township 3 South, Range 10 West, San Bernardino Base And Meridian, In The City Of Fullerton, County Of Orange, State Of California, Described As Follows: Beginning At A Point In The South Line Of Said Section 35, 909.50 Feet West Of The Southeast Corner Of Said Section 35, Said Point Of Beginning Also The Southwest Corner Of ANAHEIM UNION HIGH SCHOOL DISTRICT 501 CRESCENT WAY ANAHEIM, CALIFORNIA 92801

NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **October 2, 2026, at 2:00 p.m. PST.** The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhsd.bonfirehub.com>

RFP No. 2026-30R – KITCHEN EQUIPMENT AND RELATED ITEMS

For assistance, please contact Todd Gangnath, Senior Buyer at gangnath_t@auhds.us or by phone at 714-999-3599.

The Governing Board of Trustees of the Anaheim Union High School District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Maria Rafael Director, Purchasing and Central Services Anaheim Union High School District **Buena Park Independent 9/11,18/2026-166820**

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The Land Described In The Registrar's Certificate Of Title No. 5637; Thence North 180 Feet; Thence East Parallel With The South Line Of Said Section 35, 231 Feet; Thence South Parallel With The East Line Of Said Section 180 Feet To A Point In A Point In The South Line Thereof And Thence West Along Said South Line 231 Feet To The Point Of Beginning. A.P. NO.: 073-120-09 **Buena Park Independent 9/11,18,25/2026-166768**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000836

TO ALL INTERESTED PERSONS: Petitioner: BLANCA CASTILLO MUNOZ on behalf of SARA CECILIA JIMENEZ CASTILLO, a minor, filed a petition with this court for a decree changing names as follows: SARA CECILIA JIMENEZ CASTILLO to SARA CASTILLO. 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
12/21/2026
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: 09/01/2026
Supervising Judge Eric J. Werschling
Judge of the Superior Court
Buena Park Independent 9/11,18,25,10/2/26-166688

ANAHEIM UNION HIGH SCHOOL DISTRICT
501 CRESCENT WAY
ANAHEIM, CALIFORNIA 92801