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A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND IS-MAEL 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, as 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 information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 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 Mortgagor, the Mortgagee or 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 **I n d e p e n d e n t 9/9,16,23/2026-166626**

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 De-

fault 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 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 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 **I n d e p e n d e n t 9/9,16,23/2026-166756**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01597766
TO ALL INTERESTED PERSONS: Petitioner: SUSAN RAE ROWE, filed a petition with this court for a decree changing names as follows: SUSAN RAE ROWE to SUSAN RAE YOUNG. 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
10/28/2026
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: 09/16/2026
David J. Hesseltine
Judge of the Superior Court
Anaheim Independent 9/23, 30, 10/7, 14/26-166992

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6101 et seq.)

ANAHEIM UNION HIGH SCHOOL DISTRICT
501 CRESCENT WAY
ANAHEIM, CALIFORNIA 92801
NOTICE TO BIDDERS

In accordance with Public Contract Code 20118.2, 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 16, 2026, at 2:00 p.m. The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhsd.bonfirehub.com>
RFP No. 2027-06 – DISTRICTWIDE VAPE SENSORS
For assistance, please contact Maria Rafael, buyer at rafael_m@auhsd.us or by phone at 714-999-3602. 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
Independent 9/23,30/2026-167059

and B & P Sec. 24074 et seq.)
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made.
The names, Social Security or Federal Tax Numbers, and address of the Seller/Licensee are: BLESSED YETTO, INC., 5450 BEACH BLVD # 102-106, BUENA PARK, CA 90621
The business is known as: MISS SHABU RESTAURANT & SAKE BAR
The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: HAUS OF FRIENDS LLC, 5450 BEACH BLVD # 102-106, BUENA PARK, CA 90621
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT, LEASE, LEASEHOLD IMPROVEMENTS, AND ABC LICENSE and are located at: 5450 BEACH BLVD # 102-106, BUENA PARK, CA 90621
The type of license and license no. to be transferred is/are: 41-ON-SALE BEER AND WINE-EATING PLACE, 66736 now issued for the premises located at: 5450 BEACH BLVD # 102-106, BUENA PARK, CA 90621
The anticipated date of the sale/transfer is OCTOBER 16, 2026 at the office of: ETECH ESCROW CO., 6301 BEACH BLVD., #315 BUENA PARK, CA 90621
The amount of the purchase price or consideration in connection with the transfer of the license and business including the estimated inventory \$0.00, is the sum of \$650,000.00 which consists of the following:
Description/Amount
CHECK \$20,000.00; DEMAND NOTE \$630,000.00; TOTAL \$650,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: AUGUST 27, 2026
HAUS OF FRIENDS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BLESSED YETTO, INC., A CALIFORNIA CORPOR-

ATION
5432967-PP THE INDEPENDENT 9/23/26
Independent 9/23/2026-167029

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P Sec. 24074 et seq.)
Escrow No. 020100-JY
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names of the Seller/Licensee are: JNBB CORPORATION, 103 RODEO IRVINE, CA 92602
The business is known as: MYUNG DONG TOFU HOUSE
The names of the Buyer/Transferee are: SEROO CORP., 1351 S. BEACH BLVD. #B, LA HABRA, CA 90631
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NOEN
The assets to be sold are described in general as: FURNITURE AND EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE WITH ABC LICENSE together with the following described alcoholic beverage license(s): 671745 and are located at: 5446 BEACH BLVD., BUENA PARK, CA 90621
The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 5446 BEACH BLVD., BUENA PARK, CA 90621
The anticipated date of sale/transfer is: OCTOBER 23, 2026 at the office of: HANA ESCROW, 6281 BEACH BLVD., SUITE 333, BUENA PARK, CA 90621
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
JNBB CORPORATION, A CALIFORNIA CORPORATION Seller/Licensee(s)
SEROO CORP., A CALIFORNIA CORPORATION, Buyer/Transferee
5432983-PP THE INDEPENDENT 9/23/26
Independent 9/23/2026-167030

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 6, 2026, at 11:00 a.m.** The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhsd.bonfirehub.com>

BID No. 2027-07 – MEDALLIONS, DIPLOMAS, COVERS, AND OTHER RELATED ITEMS

For assistance, please contact Dulce Sorto, Buyer at Sorto_d@auhsd.us or by phone at 714-999-3609.

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
Independent 9/16,23/2026-166851