

TS No: CA08000603-24-1  
 APN: 241-173-26 TO No:  
 240270766-CA-VOI NO-  
 TICE OF TRUSTEE'S  
 SALE (The above state-  
 ment is made pursuant to  
 CA Civil Code Section  
 2923.3(d)(1). The Sum-  
 mary 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  
 February 7, 2007. UN-  
 LESS YOU TAKE AC-  
 TION TO PROTECT  
 YOUR PROPERTY, IT  
 MAY BE SOLD AT A PUB-  
 LIC 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 March 10,  
 2025 at 01:30 PM, at the  
 North front entrance to the  
 County Courthouse at 700  
 Civic Center Drive West,  
 Santa Ana, CA 92701,  
 MTC Financial Inc. dba  
 Trustee Corps, as the duly  
 Appointed Trustee, under  
 and pursuant to the power  
 of sale contained in that  
 certain Deed of Trust re-  
 corded on February 28,  
 2007 as Instrument No.  
 2007000130524, and that  
 said Deed of Trust was  
 modified by Modification  
 Agreement and recorded  
 December 19, 2013 as In-  
 strument Number

2013000699593, of official records in the Office of the Recorder of Orange County, California, executed by YOKO BILL, MARRIED CHARLES G BILL, JR. MARRIED, as Trustor(s), in favor of JP-MORGAN CHASE BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 10442 WHIRLAWAY, CYPRESS, CA 90630 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$152,486.84 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. 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. 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 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 visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000603-24-1. 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. &emsp; Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant

buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08000603-24-1 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. Date: January 24, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000603-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-

8 3 0 0 T D D : 7 1 1  
 949.252.8300 By: Loan  
 Quema, Authorized Sign-  
 atory SALE INFORMA-  
 TION CAN BE OB-  
 TAINED ONLINE AT  
[www.nationwideposting.com](http://www.nationwideposting.com)  
 FOR AUTOMATED  
 SALES INFORMATION  
 PLEASE CALL: Nation-  
 wide Posting & Publica-  
 tion AT 916.939.0772  
 NPP0470543 To: THE  
 E V E N T N E W S  
 02/12/2025, 02/19/2025,  
 02/26/2025  
 E v e n t N e w s  
 2/12,19,26/2025-150076

TS No: CA06000086-23-1  
 APN: 284-251-10 TO No:  
 2632494 NOTICE OF  
 TRUSTEE'S SALE (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, pursu-  
 ant to CA Civil Code Sec-  
 tion 2923.3(d)(2).) YOU  
 ARE IN DEFAULT UN-  
 DER A DEED OF TRUST  
 DATED August 7, 2017.  
 UNLESS YOU TAKE AC-  
 TION TO PROTECT  
 YOUR PROPERTY, IT  
 MAY BE SOLD AT A PUB-  
 LIC 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 March 10,  
 2025 at 01:30 PM, at the  
 North front entrance to the  
 County Courthouse at 700  
 Civic Center Drive West,

# Are you at risk?

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and Cardiovascular Disease

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for \$149

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LAGE327



Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 11, 2017 as Instrument No. 2017000340241, and that said Deed of Trust was modified by Modification Agreement and recorded November 18, 2020 as Instrument Number 2020000666547, of official records in the Office of the Recorder of Orange County, California, executed by ERNESTO RUIZ AND BRENDA RUIZ, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 339, 339 1/2 & 339, B S MADRONA AVE, BREA, CA 92821 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$589,826.93 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. 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. 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 Trust-

ee and the successful bidder shall have no further recourse. 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 visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000086-23-1. 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 NOTICE TO TENANT FOR FORECLOSURE AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA06000086-23-1 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. Date: January 21, 2025 MTC Financial Inc. dba Trustee Corps T S No. CA06000086-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0470412 TO: THE EVENT NEWS 02/12/2025, 02/19/2025, 02/26/2025

**Event News 2/12,19,26/2025-150080**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000092**

TO ALL INTERESTED PERSONS: Petitioner: JINSOO YOO on behalf of HAERAN YOO, a minor, filed for a petition with this court for a decree changing names as follows: HAERAN YOO to HERA YOO. 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**

05/15/2025

8:30 a.m. L74

REMOTE

Lamoreaux Justice Center 341 The City Drive 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](http://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:

Event Newspapers DATE: 1/30/2025 Judge Julie A Palafox Judge of the Superior Court

**Event Newspapers 2/5,12,19,26/25-149979**

TSG No.: 8795144 TS No.: CA2400291157 APN: 320-123-36 Property Address: 275 LONGBRANCH CIRCLE BREA, CA 92821 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/04/2023. 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. On 03/12/2025 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/11/2023, as Instrument No. 2023000109971, in book , page , , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: DANIELLE CHAU, AS TRUSTEE OF THE DANIELLE CHAU TRUST DATED JANUARY 17, 2020, 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 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 320-123-36 The street address and other common designation, if any, of the real property described above is purported to be: 275 LONGBRANCH CIRCLE, BREA, CA 92821 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 \$ 42,701.66. 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400291157 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400291157 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 attor-

ney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0470526 TO: THE EVENT NEWS 02/19/2025, 02/26/2025, 03/05/2025

**Event News 2/19,26,3/5/2025-150136**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01456078**

TO ALL INTERESTED PERSONS: Petitioner: MIN JOO KATAYAMA filed for a petition with this court for a decree changing names as follows: MIN JOO KATAYAMA to MINJOO KIM. 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**

03/19/2025

8:30 a.m. D100

REMOTE

Central Justice Center

700 Civic Center Drive

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](http://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:

Event Newspapers DATE: 1/29/2025 Judge David J. Hesseltine Judge of the Superior Court

**Event Newspapers 2/12,19,26,3/5/25-150159**

TS No: CA08001121-24-1 APN: 262-111-15 TO NO: 240569044-CA-VOI NOTICE OF TRUSTEE'S SALE (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 March 28, 2003. 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 March 24, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 7, 2003 as Instrument No. 2003000382211, of official records in the Office of the Recorder of Orange County, California, executed by FLOYD D. MARKS, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FULL SPEC-TRUM LENDING, INC, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 5391 LA LUNA DRIVE, LA PALMA, CA 90623 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$154,795.16 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. 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. 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 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

cial records in the Office of the Recorder of Orange County, California, executed by FLOYD D. MARKS, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FULL SPEC-TRUM LENDING, INC, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 5391 LA LUNA DRIVE, LA PALMA, CA 90623 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$154,795.16 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. 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. 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 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 visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA0800121-24-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA0800121-24-1 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. Date: February 3, 2025 MTC

Financial Inc. dba Trustee Corps TS No. CA0800121-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication at 916.939.0772 NPP0470833 To: THE EVENT NEWS 02/26/2025, 03/05/2025, 03/12/2025

Event News 2/26,3/5,12/2025-150362

#### NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 245158-CS (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

#### NOTICE INVITING ELECTRONIC BIDS

#### STORM DRAIN CATCH BASIN AND LIFT STATION MAINTENANCE (RFP 2025-09) IN THE CITY OF LOS ALAMITOS, CALIFORNIA

PUBLIC NOTICE IS HEREBY GIVEN that the City of Los Alamitos as AGENCY, invites electronic bids for the above stated project and will receive such bids electronically through BidNet Direct (<http://cityoflosalamitos.org/517/Bid-Opportunities>). Bids will be received up to the hour of **11:00 a.m., on March 19, 2025** and will be opened virtually at that time. If you would like to attend the virtual bid opening, it will be accessible through Microsoft Teams Meeting (the link be provided via Bid Net uploaded as a document as Attachment E).

#### Scope of Work

The City of Los Alamitos is soliciting qualified Bids for the maintenance and cleaning of approximately 129 catch basins with connector pipe screens (CPS) and/or automatic retractable screens (ARS); unmodified catch basins; and one (1) lift station within the City limits. The City estimates that there may be up to six catch basins that may have ponding issue exceeding 70% of the basin capacity.

Scope of Work generally includes the following: 1) cleaning the catch basins and lift station of debris, sediment, and ponding water; 2) carry out minor repairs such as adjustments to the ARS unit for proper orientation, repairs to the CPS screen, repairing malfunctioning locking mechanism, and 3) conducting an initial inventory verification.

City will hold a non-mandatory site visit at Portal Drive to visit the lift station and catch basin at Portal Drive about 230 feet from Katella Avenue - Monday, March 3, 2025 at 9:00 am.

The term of the agreement is for a period of three (3) years, with an option to renew for one additional three (3) years term at the City's discretion.

#### Bid Submittal

Bids must be prepared on the approved bid forms in conformance with INSTRUCTIONS TO BIDDERS and must be submitted electronically on BidNet Direct (BidNet), accessible through the Agency's webpage at <http://cityoflosalamitos.org/517/Bid-Opportunities> where each prospective bidder must first register as a vendor through the Agency's BidNet portal. No hard copy bid packages will be accepted.

Bid document will be available for review on BidNet. All relevant materials shall be obtained from the link above.

#### Licenses

The Agency has determined that the contractor shall possess a valid **Class A** contractor's license and a **Confined Space Certification** at the time that the contract is awarded. Failure to possess the specified license shall render a bid as non-responsive and shall bar award of the contract to any bidder not possessing the specified license at the time of the award.

#### Prevailing Wage

The Agency has determined that the proposed project is a public works subject to the provisions of Labor Code § 1720 thereby requiring the Contractor to pay the prevailing wage rates for all work performed under the Contract.

#### Questions

Questions or Requests for Information (RFIs) or interpretations are due **March 7, 2025, at 11:00 a.m.**, and shall be submitted on the BidNet portal. If you have any questions, please email Lorry Hempte at [lhempe@cityoflosalamitos.org](mailto:lhempe@cityoflosalamitos.org).

The Agency reserves the right to reject any and all bids and to waive any minor irregularities in the bid documents.

BY ORDER OF The City Council of the City of Los Alamitos, California.

News Enterprise 2/26,3/5/2025-150454

(2) The name and business addresses of the seller are: CLYDE JERRY MCKINISH AND JIN YOUNG PARK, 8502 SANDY HOOD DRIVE, HUNTINGTON BEACH, CA 92646

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: IGNACIO M. PHELAN, 1631 S. POINT VIEW STREET, LOS ANGELES, CA 90035

(5) The location and general description of the assets to be sold are: 90% OF THE STOCK ALONG WITH THE FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 8502 SANDY HOOK DRIVE, HUNTINGTON BEACH, CA 92646

(6) The business name used by the seller(s) at said location is: MANUFACTURED HOME INSPECTION AKA: MOBILE HOME AGENT

(7) The anticipated date of the bulk sale is MARCH

14, 2025, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 245158-CS, Escrow Officer CANDICE SILVA (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: MARCH 13, 2025 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: JANUARY 17, 2025 TRANSFEREES: IGNACIO M. PHELAN ORD-3295188 THE EVENT 2/26/25

Event News 2/26/2025-150486

#### NOTICE TO CONTRACTORS CALLING FOR BIDS LOS ALAMITOS HIGH SCHOOL – 2025 CLASSROOM BEAUTIFICATIONS BID NO. 2425-02

#### BID TIME, DATE AND PLACE:

A. Bid Deadline: March 5, 2025 at 1:00 p.m., bids must be received prior to 1:00 p.m.

B. Bids to be submitted electronically to [FMOT@losal.org](mailto:FMOT@losal.org) and [aesmith@losal.org](mailto:aesmith@losal.org). Project Name: Bid Package 2425-02 – Los Alamitos HS – 2025 CLASSROOM BEAUTIFICATIONS. Bids will be reviewed at Los Alamitos Unified School District Offices, located at 10293 Bloomfield Street, Los Alamitos, CA 90720.

C. Place of Bid Documents on File: Bid documents are available via email upon request. Send an email request to [FMOT@losal.org](mailto:FMOT@losal.org) and [aesmith@losal.org](mailto:aesmith@losal.org) with the subject line "Bid No. 2425-02 – Los Alamitos HS – 2025 CLASSROOM BEAUTIFICATIONS" for electronic copies.

#### SUMMARY OF WORK:

The Scope of Work includes but is not limited to: Demolition, flooring, ceiling tiles, patch and paint, exterior sheeting, flooring, framing, drywall, low voltage cabling, fire alarm, intrusion alarm, nano wall, concrete.

#### NOTICE:

A. NOTICE IS HEREBY GIVEN that the Los Alamitos Unified School District acting by and through its Governing Board will receive electronic bids for the award of a contract for the above-named project prior to the bid deadline stated above.

B. A Mandatory bidders' information meeting will be conducted at Los Alamitos High School, February 25, 2025 at 7 a.m. – report to 3591 W. Cerritos Ave., Los Alamitos, CA 90720. All questions related to this project presented at the information meeting shall need to be submitted in writing.

C. BIDS shall be received electronically as identified above and bid results will be emailed back to all contractors who submit a bid. Whether or not bids are opened exactly at the time fixed in this notice, no bid will be received after the bid deadline.

D. BID DOCUMENTS: Send an email request to [FMOT@losal.org](mailto:FMOT@losal.org) for electronic copies.

E. Each BIDDER must post a bid bond or cashier's check in the amount of 10% of the maximum amount of the bid with the bid.

F. In accordance with the provisions of the California Public Contract Code Section 3300, the District requires that the bidder possess the following classification(s) of contractor's license at the time the BID is submitted: B.

G. Questions about this PROJECT should be submitted by February 28, 2025 at 10:00 a.m. via email to [FMOT@losal.org](mailto:FMOT@losal.org).

The District has obtained from the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work for each trade, craft, classification, or type of work needed to execute the contract. Holiday rates shall be paid as specified in the collective bargaining agreement applicable to each particular trade, craft, classification, or type of work employed on the project. Copies of schedules of rates so determined are available on the Internet at (<http://www.dir.ca.gov/oprl/DPreWageDetermination.htm>) and are on file and available at the District Office address noted above. In accordance with Section 1773.2 of the California Labor Code, the Contractor shall post a copy of the determination of prevailing rate of wages at each jobsite. The schedule of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at time plus one-half. The Contractor and any subcontractor(s) shall pay not less than the specified prevailing rates of wages to all workers employed by them in the execution of the contract. In accordance with provisions of the Public Contract Code Section 22300, substitution of eligible and equivalent securities for any monies withheld to ensure performance under this contract will be permitted at the request and expense of the Contractor.

H. All bidders and their subcontractors MUST be registered with the Department of Industrial Relations (DIR) and possess a current and valid DIR registration number at the time of bid submission.

I. No Bid may be withdrawn until ninety (90) days after the Bid Opening Date.

J. AWARD OF CONTRACT: The award of the Contract will be based on the following method of determining the lowest bid: The base bid amount only.

News Enterprise 2/19,26/2025-150255

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25FL000135

TO ALL INTERESTED PERSONS: Petitioner: JEFFREY WULWICK and VICKIE WULWICK on behalf of ANDREW JAMES MACH, a minor, filed for a petition with this court for a decree changing names as follows: ANDREW JAMES MACH to ANDREW MACH WULWICK. 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

05/29/2025

8:30 a.m. L74

REMOTE

Orange County Superior Court

Family Law Court Operations

341 The City Drive

Orange, CA 92863-1570

(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](http://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: Event Newspapers DATE: 02/13/2025 Judge Glenn R. Salter Judge of the Superior Court

Event Newspapers 2/26,3/5,12,19/25-150540

#### NOTICE INVITING ELECTRONIC BIDS

#### STRIPING IMPROVEMENTS ON KATELLA AVENUE SPECIFICATION NO. CIP 24/25-07 IN THE CITY OF LOS ALAMITOS, CALIFORNIA

PUBLIC NOTICE IS HEREBY GIVEN that the City of Los Alamitos as AGENCY, invites electronic bids for the above stated project and will receive such bids electronically through BidNet Direct (<http://cityoflosalamitos.org/517/Bid-Opportunities>). Bids will be received up to the hour of **11:00 a.m., on March 20, 2025**, and will be opened virtually at that time. If you would like to attend the virtual bid opening, it will be accessible through Microsoft Teams Meeting:

Click here to join the meeting

Join the meeting now

Meeting ID: 293 105 476 069

Passcode: v7A54PU9

• CIP 24/25-07 Striping Improvements on Katella Avenue

• Bid Opening Date will be on Thursday, March 20, 2025 @ 11:00 a.m. via Teams

The City of Los Alamitos proposes to re-stripe the existing striping with paint on Katella Avenue from I-605 east of northbound On Ramp to Walker Street (East City limit). Conflicting striping removals raised pavement marker removal/replacement, and curb marking re-painting are excluded from the scope of the project.

Bids must be prepared on the approved bid forms in conformance with INSTRUCTIONS TO BIDDERS and must be submitted electronically on BidNet Direct (BidNet), accessible through the Agency's webpage at <http://cityoflosalamitos.org/517/Bid-Opportunities> where each prospective bidder must first register as a vendor through the Agency's BidNet portal. No hard copy bid packages will be accepted.

Plans and specifications will be available for review on BidNet. All relevant materials shall be obtained from the link above. The Agency is not responsible for and accepts no liability in the event a response is late due to any network, internet or any other technical problem or interruption. The bidder is solely responsible for the "on time" submission of their electronic bid. The Agency will only consider bids that have been transmitted successfully and have been issued an e-bid confirmation number. Bidders experiencing any technical difficulties with the bid submission process may contact BidNet at (800) 835-4603.

The Agency has determined that the contractor shall possess a valid Class A contractor's license at the time that the contract is awarded. Failure to possess the specified license shall render a bidder's bid as non-responsive.

**THE BID MUST BE ACCOMPANIED BY A BID GUARANTEE IN THE AMOUNT OF 10% OF THE TOTAL BID PRIOR TO THE BID SUBMISSION DEADLINE. SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT, ATTN: PUBLIC WORKS DEPARTMENT SECRETARY, 3191 KATELLA AVENUE, LOS ALAMITOS, CA 90720.** Sealed envelopes bearing the bid bond should be clearly marked with the project title and CIP number as shown on the cover sheet of these specifications. More specifically, pursuant to Public Contract Code §§ 20170 and 20171, all bids for the project shall be presented, under sealed cover and shall be accompanied by one of the following forms of bidder's security in the amount of ten percent (10%) of the bid: (a) cash; (b) a cashier's check made payable to the City of Los Alamitos; (c) a certified check made payable to the City of Los Alamitos; or (d) a bidder's bond executed by an admitted surety insurer made payable to the City of Los Alamitos. Such security shall be forfeited should the successful bidder to whom the contract is awarded fails to timely execute the contract and to deliver the necessary bonds and insurance certificates as specified in the contract documents.

The Agency has determined that the proposed project is a public works subject to the provisions of Labor Code § 1720 thereby requiring the Contractor to pay the prevailing wage rates for all work performed under the Contract.

Questions or Requests for Information (RFIs) or interpretations are due March 10, 2025, at 11:00 a.m., ten (10) days before the time announced for the opening of the bids and shall be submitted on the BidNet portal. If you have any questions, please contact Chris Kelley at (562) 431-3538 ext. 531 or [Ckelley@cityoflosalamitos.org](mailto:Ckelley@cityoflosalamitos.org).

BY ORDER OF The City Council of the City of Los Alamitos, California

News Enterprise 2/26,3/5/2025-150453