

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20206589583**  
**CHERRILASHES**, 4585 MAYBURY CIRCLE, CYPRESS, CA 90630-2833. County: Orange. This is a New Statement. Registrant(s): PETER CHOI, 4585 MAYBURY CIRCLE, CYPRESS, CA 90630-2833, WENDY LE, 5772 GARDEN GROVE BLVD SP 493, WESTMINSTER, CA 92683, & CHRISTINE NGUYEN, 14595 PURDY ST, MIDWAY CITY, CA 92655. This business is conducted by: GENERAL PARTNERSHIP. Have you started doing business yet? NO. Registrant(s): /s/ PETER CHOI, GENERAL PARTNER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/16/2020.

**Buena Park/Anaheim Independent 12/16,23,30/2020,1/6/21-101847**

T.S. No. 19-21346-SP-CA Title No. 191263465-CA VOI A.P.N. 128-603-03 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/2006. UNLESS

**T.S. No.: 2020-01402-CA**  
**A.P.N.:036-211-19**  
**Property Address: 531 SOUTH HELENA STREET, ANAHEIM, CA 92805**

**NOTICE OF TRUSTEE'S SALE**

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要  
 참고사항: 본 첨부 문서에 정보 요약서가 있습니다  
 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
 TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
 L'U'U'Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/20/2007. 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.

Trustor: JOSE ESPITIA, a married man as his sole and separate property  
 Duly Appointed Trustee: Western Progressive, LLC  
 Deed of Trust Recorded 07/27/2007 as Instrument No. 2007000472159 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
 Date of Sale: 01/25/2021 at 09:00 AM  
 Place of Sale: Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The

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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(s) must be made payable to National Default Servicing Corporation), 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 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 in an "as is" condition, 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

City Drive, Orange, CA 92868  
 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 480,959.56

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 531 SOUTH HELENA STREET, ANAHEIM, CA 92805  
 A.P.N.: 036-211-19

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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

**Legals-IND**

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: Stephen A Nadasdy, an unmarried man Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/24/2006 as Instrument No. 2006000347203 (or Book, Page) of the Official Records of Orange County, CA. Date of Sale: 01/07/2021 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$291,291.52 Street Address or other common designation of real property: 2106 W Judith Lane Anaheim, CA 92804 A.P.N.: 128-603-03 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.

property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 480,959.56.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE OF TRUSTEE'S 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

Trustee Sale Assistant

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Anaheim Independent 12/16,23,30/2020 - 101369**

**Legals-IND**

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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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 this property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2020-01402-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 Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: September 25, 2020  
 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237  
 Ventura, CA 93003  
 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Duly Appointed Trustee: Western Progressive, LLC  
 Deed of Trust Recorded 09/29/2006 as Instrument No. 2006000648797 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
 Date of Sale: 01/27/2021 at 03:00 PM  
 Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866  
 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 444,653.49

Trustor: MARETA SELESELE AND SAMU SELESELE, WIFE AND HUSBAND AS JOINT TENANTS

Trustee Sale Assistant

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Anaheim Independent 12/16,23,30/2020 - 101369**

**Legals-IND**

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**T.S. No.: 2020-01316-CA**  
**A.P.N.:127-386-13**  
**Property Address: 9922 CHANTICLEER ROAD, ANAHEIM, CA 92804**

**NOTICE OF TRUSTEE'S SALE**

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NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
 L'U'U'Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/21/2006. 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.

Trustor: MARETA SELESELE AND SAMU SELESELE, WIFE AND HUSBAND AS JOINT TENANTS

Duly Appointed Trustee: Western Progressive, LLC  
 Deed of Trust Recorded 09/29/2006 as Instrument No. 2006000648797 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
 Date of Sale: 01/27/2021 at 03:00 PM  
 Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866  
 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 444,653.49

Trustor: MARETA SELESELE AND SAMU SELESELE, WIFE AND HUSBAND AS JOINT TENANTS

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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

**Legals-IND**

uled time and date for the sale of this property, you may call or visit this Internet Web site [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 19-21346-SP-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 Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 11/18/2020 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San

STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 9922 CHANTICLEER ROAD, ANAHEIM, CA 92804  
 A.P.N.: 127-386-13

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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: \$ 444,653.49.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

Trustee Sale Assistant

**NOTICE OF TRUSTEE'S 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

Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) By: Rachael Hamilton, Trustee Sales Representative 12/09/2020, 12/16/2020, 12/23/2020 CPP350777 **Anaheim Independent 12/9,16,23/2020-101408**

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

**30-2020-01170448-CU-PT-CJC**  
 TO ALL INTERESTED PERSONS: Petitioner: DAMI JOANNE LEE filed a petition with this court for a

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 this property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2020-01316-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 Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: September 29, 2020  
 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237  
 Ventura, CA 93003  
 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Anaheim Independent 12/16,23,30/2020 - 101371**

**Legals-IND**

decree changing names as follows: DAMI JOANNE LEE to JOANNE DAMI LEE. THE COURT ORDERS that all persons interested in this matter shall 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

**T.S. No.: 2019-01590-CA**  
**A.P.N.:358-131-34**  
**Property Address: 6193 E CAMINO CORRER, ANAHEIM, CA 92807-2349**  
**NOTICE OF TRUSTEE'S SALE**

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 LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TỜM LƯU Ý THÔNG TIN TRONG TẠI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/21/2007. 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.

Trustor: Charles E. Tufts and Linda Tufts, Husband and Wife as Joint Tenants  
 Duly Appointed Trustee: Western Progressive, LLC  
 Deed of Trust Recorded 02/27/2007 as Instrument No. 2007000125126 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
 Date of Sale: 02/08/2021 at 09:00 AM  
 Place of Sale: AUCTION.COM ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 457,222.10

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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

**Legals-IND**

timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
 02/10/2021, 8:30 a.m.  
 Dept. D100 Window 44  
 Central Justice Center  
 700 Civic Center Drive West  
 Santa Ana, CA 92701  
 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Anaheim Independent  
 Date: 11/17/2020  
 Judge James J. Di Cesare  
 Judge of the Superior Court

**STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:**

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 6193 E CAMINO CORRER, ANAHEIM, CA 92807-2349  
 A.P.N.: 358-131-34

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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: \$ 457,222.10.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

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**Anaheim Independent**  
**11/25,12/2,9,16/2020 - 101428**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20206589628**  
**UNIVERSAL AUTO, 2400 E. KATELLA AVE. SUITE 800, ANAHEIM, CA 92806. County: Orange. This is a New Statement. Registrant(s): JAVIER KELLY, 1016 W. MARLBORO AVE., ANAHEIM, CA 92801. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ JAVIER KELLY. I declare that all information in this**

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 this property.

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Date: December 11, 2020  
 Western Progressive, LLC, as Trustee for beneficiary  
 C/o 1500 Palma Drive, Suite 237  
 Ventura, CA 93003  
 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

**Anaheim Independent**  
**12/16,23,30/2020 - 101876**

**Legals-IND**

statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/16/2020.

**Buena Park/Anaheim Independent**  
**12/2,9,16,23/2020-101629**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20206590485**

**JACKDAW CREATIONS, 3233 W LINCOLN AVE, 214, ANAHEIM, CA 92801-9280. County: Orange. This is a New Statement. Registrant(s): JANET P. BRYDEN & DAVID NAVARRO, 3233 W LINCOLN AVE, 214, ANAHEIM, CA 92801-9280. This business is conducted by: COPARTNERS. Have you started doing business yet? NO. Registrant(s): /s/ JANET BRYDEN. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/30/2020.**

**Buena Park/Anaheim Independent**  
**12/16,23,30/2020,1/6/21-101909**

**T.S. No.: 2018-02225-CA**  
**A.P.N.:939-78-047**  
**Property Address: 1250 South Brookhurst Street 1104, Anaheim, CA 92804**

**NOTICE OF TRUSTEE'S SALE**

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要  
 참고사항: 본 첨부 문서에 정보 요약서가 있습니다  
 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
 TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
 LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TỜM LƯU Ý THÔNG TIN TRONG TẠI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/24/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Porfirio Ibarra, A Married Man as His Sole And Separate Property  
 Duly Appointed Trustee: Western Progressive, LLC  
 Deed of Trust Recorded 07/08/2005 as Instrument No. 2005000526179 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
 Date of Sale: 01/25/2021 at 03:00 PM  
 Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER,

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20206589402**

**GRAMPAW PETTIBONE SQUADRON, 5061 MARI-ON AVENUE, CYPRESS, CA 90630-4424. County: Orange. This is a New Statement. Registrant(s): TIMOTHY D BROWN, 5061 MARI-ON AVENUE, CYPRESS, CA 90630-4424. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ TIMOTHY BROWN. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/13/2020.**

**Buena Park/Anaheim Independent**  
**12/9,16,23,30/2020-101743**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 20FL000765**

TO ALL INTERESTED PERSONS: Petitioner: VY NGUYEN on behalf of LEXIE VICTORIA EDWARDS, a minor filed a petition with this court for a decree changing names as follows: LEXIE VICTORIA EDWARDS to LEXIE VICTORIA NORI.

300 E. CHAPMAN AVENUE, ORANGE, CA 92866  
 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 466,141.31

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 1250 South Brookhurst Street 1104, Anaheim, CA 92804  
 A.P.N.: 939-78-047

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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

**Legals-IND**

THE COURT ORDERS that all persons interested in this matter shall 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**  
 04/02/2021, 8:30 a.m.  
 Dept. W10

**REMOTE HEARING**  
 Lamoreaux Justice Center  
 341 The City Drive South  
 Orange, CA 92868

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent  
 Date: 11/30/2020  
 Judge Julie A. Palafox  
 Judge of the Superior Court

**Anaheim Independent**  
**12/2,9,16,23/2020 - 101639**

property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 466,141.31.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE OF TRUSTEE'S 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

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20206589754**

**SOCAL CHEF SERVICES, 3891 HOWARD AVENUE, 4, LOS ALAMITOS, CA 90720-9072. County: Orange. This is a New Statement. Registrant(s): VANESSA DURAND, 3891 HOWARD AVENUE, 4, LOS ALAMITOS, CA 90720. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ VANESSA DURAND. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/17/2020.**

**Buena Park/Anaheim Independent**  
**12/9,16,23,30/2020-101745**

Notice is hereby given pursuant to section 3071 of the civil code of the state of California that Brookhurst Tow will sell at public auction at 1165 N. Knollwood Cir. Anaheim, CA 92801

at 10:00 am on Wednesday, December 30, 2020.  
 1) 2012 CHRYSLER 200 LICENSE PLATE: 8REJ610 VIN: 1C3BCBE-BXCN120096  
 2) 2012 HONDA FIT LI-

resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2018-02225-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 Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: September 11, 2020  
 Western Progressive, LLC, as Trustee for beneficiary  
 C/o 1500 Palma Drive, Suite 237  
 Ventura, CA 93003  
 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

**Anaheim Independent**  
**12/16,23,30/2020 - 101370**



End poverty.  
Start getting kids through high school.

77% of Littles reported doing better in school because of their Big. One-to-one mentoring works.

Even big change starts with something little. Support kids in your community at [BigBrothersBigSisters.org](http://BigBrothersBigSisters.org).

**Legals-IND**

C E N S E P L A T E : 6 W R S 3 9 3 V I N : JHMGE8H50CC024024 3) 2013 KIA OPTIMA LI-CENSE PLATE: 6YAC159 V I N : 5XXGN4A79DG107524  
**Anaheim/Buena Park Independent 12/16/2020-101483**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20206590484**

**LUCKY JOHN'S KITCHEN**, 12033 BEACH BLVD S., STANTON, CA 90680. County: Orange. This is a New Statement.

**T.S. No.: 2020-00161-CA**

**A.P.N.:017-363-45**  
**Property Address: 920 DONNYBROOK AVENUE, LA HABRA, CA 90631**

**NOTICE OF TRUSTEE'S SALE**

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/30/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: GREGORY E. TAYLOR, AN UNMARRIED MAN

Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/06/2005 as Instrument No. 2005000521700 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 02/10/2021 at 03:00 PM

Place of Sale: **O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER,**

**Legals-IND**

Registrant(s): TREVOR GRAHAM JOHNSON, 19992 WRIGHTWOOD CT., YORBA LINDA, CA 92886. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ TREVOR JOHNSON. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/30/2020.

**Legals-IND**

**Buena Park/Anaheim Independent 12/16,23,30/2020,1/6/21-101844**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591395**

**CHIPTON-ROSS WEST**, 600 S BEACH BLVD #63, ANAHEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): WESTEDGE TECHNICAL SERVICES, INC., 600 S BEACH BLVD #63, ANAHEIM, CA 92804. This business is

**Legals-IND**

conducted by: CORPORATION. Have you started doing business yet? NO. Registrant(s): /s/ DAVID DO, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/10/2020.

**Buena Park/Anaheim Independent 12/16,23,30/2020,1/6/21-101911**

300 E. CHAPMAN AVENUE, ORANGE, CA 92866

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 703,546.84

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 920 DONNYBROOK AVENUE, LA HABRA, CA 90631 A.P.N.: 017-363-45

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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: \$ 703,546.84.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

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Date: December 10, 2020  
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Anaheim Independent 12/16,23,30/2020 - 101875**

**NEED TO PUBLISH?**  
For all public notices, please call us for rates and information:  
**(714) 894-2575**