

Legals-IND

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 IN-
FORMATION REFERRED
TO BELOW IS NOT AT-
TACHED TO THE RE-
CORDED COPY OF THIS
DOCUMENT BUT ONLY TO
THE COPIES PROVIDED
TO THE TRUSTOR.

NOTE: THERE IS A SUM-
MARY OF THE INFORMAT-
ION 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 INFOR-
MACIÓN DE ESTE DOCU-
MENTO
TALA: MAYROONG BUOD
NG IMPORMASYON SA
DOKUMENTONG ITO NA
NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ
BẢN TRÌNH BÀY TỎM
LƯU Ý VỀ THÔNG TIN
TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO
PROPERTY OWNER:
YOU ARE IN DEFAULT UN-
DER A DEED OF TRUST
DATED 07/20/2007. UN-
LESS YOU TAKE ACTION
TO PROTECT YOUR
PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLA-
NATION OF THE NATURE
OF THE PROCEED-
ING 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: A u c -
tion.com Room, Doubletree
by Hilton Hotel Anaheim
– Orange County, 100 The

City Drive, Orange, CA
92868
Estimated amount of un-
paid 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 FEDER-
AL CREDIT UNION, OR
A CHECK DRAWN BY A
STATE OR FEDERAL SAV-
INGS AND LOAN ASSO-
CIATION, A SAVINGS AS-
SOCIATION OR SAVINGS
BANK SPECIFIED IN SEC-
TION 5102 OF THE FINAN-
CIAL CODE AND AUTHO-
RIZED TO DO BUSINESS
IN THIS STATE:

All right, title, and interest
conveyed to and now held
by the trustee in the herei-
after described property un-
der 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 HEL-
ENA 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 war-
ranty, 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 rea-
sonable estimated costs, ex-
penses and advances at the
time of the initial publication
of the Notice of Sale is:
\$ 480,959.56.

Note: Because the Ben-
eficiary 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 suc-
cessful bidder shall have no
further recourse.

The beneficiary of the Deed
of Trust has executed and
delivered to the undersigned
a written request to com-
mence foreclosure, and the
undersigned caused a No-
tice of Default and Election
to Sell to be recorded in the
county where the real prop-
erty is located.

NOTICE OF TRUSTEE'S
SALE

NOTICE TO POTENTIAL
BIDDERS: If you are con-
sidering 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 automati-
cally entitle you to free and
clear ownership of the prop-
erty. 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 in-
vestigate the existence, pri-
ority, and size of outstand-
ing liens that may exist on
this property by contact-
ing 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 mort-
gagee, beneficiary, trustee,
or a court, pursuant to
Section 2924g of the Cal-
ifornia Civil Code. The law
requires that information
about trustee sale post-
ponements be made avail-
able to you and to the pub-
lic, as a courtesy to those
not present at the sale. If
you wish to learn whether
your sale date has been
postponed, and, if applic-
able, 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 as-
signed 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 re-
flected in the telephone
information or on the In-
ternet 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARETA SELE-
SELE AND SAMU SELE-
SELE, WIFE AND HUS-
BAND 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: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVENUE,
ORANGE, CA 92866
Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 444,653.49

Trustor: MARE

Legals-IND

T.S. No.: 9987-7525 TSG Order No.: DS7300-18000093 A.P.N.: 073-493-25 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/23/2005. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 06/28/2005 as Document No. : 2005000498650, of Official Records in the office of the Recorder of Orange County, California, executed by: RICHARD KETCHAM AND MARISELA KETCHAM, HUSBAND AND WIFE AS JOINT TENANTS , as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or

Legals-IND

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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 01/13/2021 at 01:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The street address and other common designation, if any, of the real property described above is purported to be: 1723 E BRIARVALE AVE, ANAHEIM, CA 92805-1312 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 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

Legals-IND

said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$413,756.55 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 ex-

Legals-IND

istence, 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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9987-7525. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may

Legals-IND

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 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 833-290-7452, or visit this internet website https://www.affinidefault.com/purchasers, using the file number assigned to this case, 9987-7525, 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

Legals-IND

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 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. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0372388 To: INDEPENDENT 12/23/2020, 12/30/2020, 01/06/2021 **Anaheim Independent**

Legals-IND

12/23,30/20,1/6/21-102084

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206589402 GRAMPAW PETTIBONE SQUADRON, 5061 MARION AVENUE, CYPRESS, CA 90630-4424. County: Orange. This is a New Statement. Registrant(s): TIMOTHY D BROWN, 5061 MARION 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

TSG No.: 8764501 TS No.: CA2000286437 APN: 127-432-13 Property Address: 2467 W CHANTICLEER ROAD ANAHEIM, CA 92804 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/08/2016. UNLESS YOU TAKE ACTION TO

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(714) 894-2575

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 INFORMACIÓN 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 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: \$ 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 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 herein-after 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.

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

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 2020-00161-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: 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

Legals-IND

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 01/27/2021 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/24/2016, as Instrument No. 2016000519710, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: DORIS A. GENTILE, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, C A S H I E R ' 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# 127-432-13 The street address and other common designation, if any, of the real property described above is purported to be: 2467 W CHANTICLEER ROAD, ANAHEIM, CA 92804 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 482,472.07. 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 ex-

Legals-IND

istence, 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 Web <http://search.nationwide-posting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2000286437 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwide-posting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2000286437 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT

Legals-IND

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0372402 To: INDEPENDENT 12/23/2020, 12/30/2020, 01/06/2021 **Anaheim Independent 12/23,30/20,1/6/21-102085**

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**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206590484
LUCKY JOHN'S KITCHEN, 12033 BEACH BLVD S., STANTON, CA 90680. County: Orange. This is a New Statement. 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. **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 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**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 20FL000811
TO ALL INTERESTED PERSONS: Petitioner: JUNG HWAN BAEK on behalf of SEUNG HEON BAEK, a minor filed a peti-

Legals-IND

tion with this court for a decree changing names as follows: SEUNG HEON BAEK to MATTHEW SEUNGHEON BAEK. 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
05/17/2021, 8:30 a.m.
Dept. W10
REMOTE HEARING
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
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: 12/15/2020
Judge Julie A. Palafox
Judge of the Superior Court

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 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 06/24/2005. 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: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER,

Legals-IND

Anaheim Independent 12/23,30/20,1/6,13/21 - 102105

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**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 20FL000810
TO ALL INTERESTED PERSONS: Petitioner: JALIL AHMAD SAYED and

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 herein-after 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

FNU FAHIMEH on behalf of SAID RAFEH and SAID ERFAN, minors filed a petition with this court for a decree changing names as follows: a) SAID RAFEH to RAFI SAYED b) SAID ERFAN to ERFAN SAYED. 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
04/30/2021, 8:30 a.m.
Dept. W10
REMOTE HEARING
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
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

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

Date: 12/15/2020
Judge Julie A. Palafox
Judge of the Superior Court

Anaheim Independent 12/30/20,1/6,13,20/21 - 102202

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206589583
CHERRILLASHES, 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**

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