

Legals-OCN

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591640

GM ENGINEERING, 10511 FLORENCE ST., CYPRESS, CA 90630-9063. County: Orange. This is a New Statement. Registrant(s): GABRIEL MARTINEZ, 10511 FLORENCE ST., CYPRESS, CA 90630. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ GABRIEL MARTINEZ. 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 12/15/2020.

Orange County News
1/1,8,15,22/21
102299

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **January 26th, 2021**; Extra Space Storage will

Legals-OCN

sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

340 S Flower St Orange, CA 92868 (714) 978-1805 1:00 PM

Tatiana Santana few boxes
Juan Rodriguez Household Goods
Cali Vibes Candle Company
Clothes, boxes
Sopaul Um beds, household items
Ingrid Maribel Enriquez Boxes, Clothes, Toys
Daniel Vergara household, misc items
Derek Kent household items
Cynthia Dickerson clothing, purses, boxes
Travis Paul refer, boxes, misc items
1562 N. Main St Orange, CA 92867 (714) 386-1666 1:30 PM
Vin-Rue Pratt
Items not listed
Angie Wood

Legals-OCN

Items not listed
Linda Ayala Household items
Linda Ayala Items not listed
Linda Ayala Items not listed
Linda Ayala Household items

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
1/8, 1/15/21

CNS-3429534# ORANGE COUNTY NEWS Orange County News 1/8,15/21-102329

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2020-01175959 TO ALL INTERESTED PERSONS: Petitioner: STESHA NICHOLE

Legals-OCN

TURNEY filed a petition with this court for a decree changing name as follows: STESHA NICHOLE TURNEY to STESHA NICHOLE RYU. 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

03/09/2021, 8:30 a.m.
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 pub-

Legals-OCN

lished at least once each week for four successive weeks prior to the date set

T.S. No.: 2019-02157-CA

A.P.N.:167-523-04 Property Address: 8740 EL CAPITAN AVENUE, FOUNTAIN VALLEY, CA 92708

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: KEM THEO ĐÂY LÀ BẢN TRINH BAY TOM LƯOC VE THONG TIN TRONG TAI LIEU NAY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/26/2006. 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: Joyce A Gibson, A widow

Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 01/03/2007 as Instrument No. 2007000003265 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 03/22/2021 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: \$ 404,471.01

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

Legals-OCN

for hearing on the petition in the following newspaper of general circulation,

property: 8740 EL CAPITAN AVENUE, FOUNTAIN VALLEY, CA 92708
A.P.N.: 167-523-04

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: \$ 404,471.01.

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

Legals-OCN

printed in this county: Orange County News DATE: 12/23/2020

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 2019-02157-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.

NOTICE OF TRUSTEE'S 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 (866)-960-8299, or visit this internet website <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case 2019-02157-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, 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.

Date: January 11, 2021
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.

Orange County News 1/15,22,29/2021 - 102489

Communities In Schools

In schools to instill confidence.

Feeling like she didn't fit in, DeeAndra struggled to find her place in school. As a result, her motivation was low and her attendance was suffering. Najee from Communities In Schools became her cheerleader, helping DeeAndra see that she was capable of much more. Within one year, her attendance went from 59% to 89%. She's now an honor roll student, working toward her long-term goal of becoming a cardiothoracic surgeon. There are millions of at-risk kids like DeeAndra who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed.
CommunitiesInSchools.org

Legals-OCN

Deborah C. Servino
Judge of the
Superior Court
Orange County News
1/8,15,22,29/21-102400

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591508

Q-PET, Located at: 4147 BALL RD., CYPRESS, CA 90630-9063. County: Orange. This is a New Statement. Registrant(s): JUNJIRO ISHIGURO, 6462 E DE LEON ST., LONG BEACH, CA 90815. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 07/01/1995. Registrant(s): /s/ JUNJIRO ISHIGURO. 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 12/11/2020.
Orange County News
1/1,8,15,22/21
102302

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216592713

NOVASTAR FINANCIAL, Located at: 10141 WESTMINSTER AVE. #203, GARDEN GROVE, CA 92843. County: Orange. This is a New Statement. Registrant(s): RICKY Q VU, 10531 KEELSON AVE, GARDEN GROVE, CA 92843. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ RICKY VU. 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 01/05/2021.
Orange County News
1/8,15,22,29/21
102410

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592523

EV COLLECTION, Located at: 2400 BARRANCA PARKWAY, SUITE 1901, IRVINE, CA 92606. County: Orange. This is a New Statement. Registrant(s): GREG CHEN, 2400 BARRANCA PARKWAY, SUITE 1901, IRVINE, CA 92606. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ GREG CHEN. 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 12/31/2020.
Orange County News
1/8,15,22,29/21
102414

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592381

SERVICECANYON, Located at: 2317 PENDIO, IRVINE, CA 92620. County: Orange. This is a New Statement. Registrant(s): AHMED THAKEB, 2317 PENDIO, IRVINE, CA 92620. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ AHMED THAKEB. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she

Legals-OCN

knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/29/2020.
Orange County News
1/8,15,22,29/21
102415

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592113

ONE TIME DESIGN, Located at: 330 N. MILFORD RD., ORANGE, CA 92867-9286. County: Orange. This is a New Statement. Registrant(s): NATASZKA S FARR, 330 N. MILFORD RD., ORANGE, CA 92867. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 11/12/2020. Registrant(s): /s/ NATASZKA FARR. 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 12/23/2020.
Orange County News
1/15,22,29,2/5/21
102515

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592114

BROKER FARR, Located at: 2914 E. KATELLA AVE #220, ORANGE, CA 92867-9286. County: Orange. This is a New Statement. Registrant(s): THE SS REGENCY, INC., 2914 E. KATELLA AVE #220, ORANGE, CA 92867. This business is conducted by: CORPORATION. Have

KIEWIT

Owner: City of Anaheim
Project Name: Groundwater Treatment Plants Program (Phase A)
Location: 1411 N. Tustin, Anaheim, CA 92807
Bid Date: February 12, 2021 at 2:00p.m.
Request for DBE sub-quotes
Kiewit Infrastructure West Co. ("Kiewit") is seeking quotes from qualified Disadvantaged Business Enterprises (DBE), including Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), Small Business Enterprises (SBE), Small Business in Rural Area (SBRA), Labor Surplus Area Firms (LSAF), Historically Underutilized Business (HUB) Zone Small Businesses and all other business enterprises to perform as subcontractors, material contractors, and suppliers. DBEs must provide evidence of certification by the U.S. Environmental Protection Agency (USEPA), the Small Business Administration (SBA), the Department of Transportation's State-Implemented DBE Certification Program (with U.S. citizenship) (CUCP), Tribal, State, and Local Governments, or Independent Private Organization Certifications.
Kiewit will be requesting quotes for various areas of work listed in, but not limited to, the scopes of work below.
Traffic control – aggregates - trucking and hauling – demolition – street sweeping – cathodic protection – asphalt paving – fencing – landscaping – concrete pumping – drilling and sawcutting – masonry – membrane roofing – metal doors and frames – windows – plaster and gypsum board - painting and coating
Firms interested in receiving a bid package for this project must contact us at the e-mail address noted. Responding firms will be issued an "Invitation to Bid" through Kiewit's electronic use of SmartBid system (at no cost to bidder) with project information and bid instructions. Plans and specifications will also be available for review at the address listed below if requested. This is a public works project and is subject to prevailing wage rates. Project is also financed in part by the Environmental Protection Agency Water Infrastructure Finance and Innovation Act (WIFIA) and is subject to federal funding requirements including, but not limited to the AIS Provisions, DBE Program requirements, California Labor Code and the Davis-Bacon Act.
Responsive bidders must possess a valid California Contractor's license (as appropriate) and provide acceptable insurance. Responsible subcontractors and material contractors will be required to provide bonding for 100% of their contract value. Kiewit will reimburse bond premiums. Firms performing any onsite work must be signatory to the appropriate union labor agreements. Kiewit intends to conduct itself in good faith with all DBEs and all other business enterprises regarding participation on this project. For further information regarding this project, licensing, insurance or bonding, or project schedule, please contact the Lead Estimator listed below.
Kiewit Infrastructure West Co.
10704 Shoemaker Ave., Santa Fe Springs, CA 90670
Tel: (562) 946-1816 ? Fax: (562) 946-3823
Contact: Jimmy Huynh
Email: jimmy.huynh@kiewit.com
"Kiewit Infrastructure West Co. is an Equal Opportunity Employer. Employment decisions are made without regard to race, color, religion, national or ethnic origin, sex, sexual orientation, gender identity or expression, age, disability, protected veteran status or other characteristics protected by law."
Orange County News 1/15/21-102500

Legals-OCN

you started doing business yet? NO. Registrant(s): /s/ JEFF FARR, CHIEF EXECUTIVE OFFICER. 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 12/23/2020.
Orange County News
1/15,22,29,2/5/21
102516

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216593140

ABSOLUTE APPLICATIONS, Located at: 16300 FILBERT STREET, FOUNTAIN VALLEY, CA 92708. County: Orange. This is a Change, previous No. 20196543933. Registrant(s): LINDA M HOVSEPIAN & ARTHUR J HOVSEPIAN, 16300 FILBERT STREET, FOUNTAIN VALLEY, CA 92708. This business is conducted by: COPARTNERS. Have you started doing business yet? YES, 05/16/2012. Registrant(s): /s/ LINDA M HOVSEPIAN. 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 01/11/2021.
Orange County News
1/15,22,29,2/5/21
102527

NOTICE OF TRUSTEE'S SALE

T.S. No.: 2020-01772-CA
A.P.N.: 157-253-07
Property Address: 9432 WARBLER AVE, FOUNTAIN VALLEY, CA 92708
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 TRINH BÀY TÓM LƯU Ý VỀ THÔNG TIN TRONG TÀI LIỆU NÀY
IMPORTANT NOTICE TO PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/22/2004. 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.
Trutor: ARTHUR J. CABRERA AND LAURIE A. CABRERA, HUSBAND AND WIFE AS JOINT TENANTS
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 12/29/2004 as Instrument No. 2004001154470 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 03/22/2021 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: \$ 327,730.71

Legals-OCN

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206590511

a. NOWRISE FINANCIAL b. NOWRISE BUSINESS, 260 E. BAKER ST., SUITE E, COSTA MESA, CA 92626. County: Orange. This is a New Statement. Registrant(s): NOWRISE, INC., 9445 CHARLES SMITH AVE., RANCHO CUCAMONGA, CA 91730. This business is conducted by: CORPORATION. Have you started doing business yet? YES, 07/01/2020. Registrant(s): /s/ ADRIANA GALLARDO, CHIEF EXECUTIVE OFFICER. 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.
Orange County News
12/25/20,1/1,8,15/21
102169

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591907

LUNDIN DEVELOPMENT COMPANY, 16400 PACIFIC COAST HIGHWAY, NO 207, HUNTINGTON BEACH, CA 92649-9264. County: Orange. This is a New Statement. Registrant(s): LEONARD HERBERT LUNDIN, 16400 PACIFIC COAST HIGHWAY, NO 207, HUNTINGTON BEACH, CA 92649. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 10/01/1994. Registrant(s): /s/ ROBERT GRIFFIN, 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 12/22/2020.
Orange County News
1/1,8,15,22/21
102295

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592428

a. DIGITAL TARGETING b. ASPIRE REAL ESTATE, Located at: 17785 SKY PARK CIRCLE, SUITE E, IRVINE, CA 92614. County: Orange. This is a New Statement. Registrant(s): LENDINGXPRESS, INC., 17785 SKY PARK CIRCLE, SUITE E, IRVINE, CA 92614. This business is conducted by: CORPORATION. Have you started doing business yet? YES, 12/22/2020. Registrant(s): /s/ ROBERT GRIFFIN, 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 12/30/2020.
Orange County News
1/15,22,29,2/5/21
102523

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216593440

a. ART ON THE HORIZON b. HOPS AND TOPS, Located at: 5152 HEIL AVE APT 15, HUNTINGTON BEACH, CA 92649-9264. County: Orange. This is a New Statement. Registrant(s): BRITTANY A. ARIAS, 5152 HEIL AVE APT 15, HUNTINGTON BEACH, CA 92649. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ BRITTANY ARIAS. 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 01/13/2021.
Orange County News
1/15,22,29,2/5/21
102529

NOTICE OF TRUSTEE'S SALE

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 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 (866)-960-8299, or visit this internet website <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case 2020-01772-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, 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.
Date: January 11, 2021
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.
Orange County News
1/15,22,29/2021 - 102488

Legals-OCN

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: 9432 WARBLER AVE, FOUNTAIN VALLEY, CA 92708
A.P.N.: 157-253-07
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: \$ 327,730.71.
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

NOTICE OF TRUSTEE'S SALE

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 2020-01772-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.

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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 (866)-960-8299, or visit this internet website <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case 2020-01772-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, 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.
Date: January 11, 2021
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.
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1/15,22,29/2021 - 102488

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