

Legals-OCN

FICTITIOUS BUSINESS NAME STATEMENT NO. 20206592432

a. **RESILIENT DESERT TREATMENT & CONSULTING b. RESILIENT DESERT SERVICES**, Located at: 7251 WARNER AVE, HUNTINGTON BEACH, CA 92647. County: Orange. This is a New Statement. Registrant(s): KALA CARRICK, 7251 WARNER AVE, HUNTINGTON BEACH, CA 92647. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ KALA CARRICK. 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 1/20,27,2/3,10/21 102551

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216592873

ALVAREZ MOBILE DETAIL & WASH, Located at: 12111 SHADY ACRE STREET, GARDEN GROVE, CA 92840. County: Orange. This is a New Statement. Registrant(s): JACOB JEREMIAH ALVAREZ, 12111 SHADY ACRE STREET, GARDEN GROVE, CA 92840. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ JACOB ALVAREZ. 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 01/06/2021.

Orange County News 1/20,27,2/3,10/21 102553

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FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591680

JCOTA, Located at: 1901 N. CITRUS EDGE CIR, ANAHEIM, CA 92807. County: Orange. This is a New Statement. Registrant(s): JOSE CISNEROS, 1901 N CITRUS EDGE CIR, ANAHEIM, CA 92807. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ JOSE CISNEROS. 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 1/13,20,27,2/3/21 102480

NOTICE OF SALE OF ABANDONED PROPERTY

Notice is hereby given that pursuant to Sections 21700-21716 of the Business and Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Penal Code and provisions of the Civil Code, SANTA STORAGE, 11284 WESTMINSTER AVE, GARDEN GROVE, CA 92843, County of Orange, State of California, will sell by competitive bidding of the following units. Auction to be conducted through online auction services of WWW.LOCKERFOX.COM, with bids opening on or after 12:00pm, February 4th , 2021 and closing on or after 12:00pm, February 11th , 2021.

The personal goods stored therein by the following may include but are not limited to: MISC HOUSEHOLD GOODS, PERSONAL ITEMS, FURNITURE,

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CLOTHING AND/OR BUSINESS ITEMS/FIXTURES.

Purchase must be made in cash and paid at the time of sale. All Goods are sold as is and must be removed within 24-hours of the time of purchase. Santa Storage Reserves the right to retract bids. Sale is subject to adjournment.

Kyle Reynolds
Javier Landeros
Jon Downey
Michael Palomino
Irene Amezcuita
Yesenia V. Tenas
Francis Tiongson

Orange County News 1/27,2/3/21-102563

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at www.StorageTreasures.com sale by competitive bidding ending on Feb 8th 2021 at 10:00 am. Where said property has been stored and which are located at One Stop Storage 157 North Wayfield St, Orange, CA 92867, County of Orange, State of California. The property belonging to tenants listed below. Property to be sold may be described as follows: Camping accessories, chairs, fan, rake, small grill, misc boxes. Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Auction by www.StorageTreasures.com

1. C3459 Gracie Cantrell

Orange County News 1/20,27/21-102577

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FICTITIOUS BUSINESS NAME STATEMENT NO. 20216593300

REFRAME COUNSELING, Located at: 21520 YORBA LINDA BLVD., SUITE G #1023, YORBA LINDA, CA 92887. County: Orange. This is a New Statement. Registrant(s): JENNA SAMUELS, 2415 OSTROM AVE, LONG BEACH, CA 90815. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 10/01/2020. Registrant(s): /s/ JENNA SAMUELS. 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 01/12/2021.

Orange County News 1/20,27,2/3,10/21 102552

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216593123

PHARMASWAN, Located at: 27856 HOMESTEAD RD, LAGUNA NIGUEL, CA 92677. County: Orange. This is a New Statement. Registrant(s): ALIREZA NADI, 27856 HOMESTEAD RD, LAGUNA NIGUEL, CA 92677 & MOHSEN NAIMI, 27852 MANOR HILL, LAGUNA NIGUEL, CA 92677. This business is conducted by: GENERAL PARTNERSHIP. Have you started doing business yet? YES, 11/04/2015. Registrant(s): /s/ ALIREZA NADI, 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 01/11/2021.

Orange County News 1/20,27,2/3,10/21 102578

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FICTITIOUS BUSINESS NAME STATEMENT NO. 20206591931

DENISE'S MOBILE NOTARY SERVICES, Located at: 135 MERCER WAY, COSTA MESA, CA 92627. County: Orange. This is a New Statement. Registrant(s): DENISE DIONIO, 135 MERCER WAY, COSTA MESA, CA 92627. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ DENISE DIONIO. 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 1/13,20,27,2/3/21 102481

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216593861

PLASTIC SURGERY BOUTIQUE, Located at: 20311 S.W. BIRCH STREET, SUITE 200, NEWPORT BEACH, CA 92660-9266. County: Orange. This is a New Statement. Registrant(s): SEMIRA BAYATI, M.D., A PROFESSIONAL CORPORATION, 20311 S.W. BIRCH STREET, SUITE 200, NEWPORT BEACH, CA 92660. This business is conducted by: CORPORATION. Have you started doing business yet? NO. Registrant(s): /s/ SEMIRA BAYATI, 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 01/15/2021.

Orange County News 1/27,2/3,10,17/21 102658

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Notice is hereby by given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

- Michael Molina
- Jason A Markley
- Justin Ancheta
- Sean Fraley
- Daniel Maciel
- Larry Lassley
- Michelle Daniels

Please confirm receipt of this email.

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content.

Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on February 12th, 2021 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

1/27, 2/3/21
CNS-3435313#

ORANGE COUNTY NEWS

Orange County News 1/27,2/3/21-102664

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073 et seq.) Escrow No. 21-15130-TN

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: GURSHINDER, INC, 9001 KATELLA AVE STANTON, CA 90680

Doing Business as: STANTON LIQUOR MART

All other business

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names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE

The name(s) and address of the Buyer(s)/Applicant(s) is/are: MINA FATHI FAHMY BISHAI, MINA NASRY SALEH MEGLAA AND IRIENY ALFY NASHED, 4841 HEIL AVE #36, HUNTINGTON BEACH, CA 92649

The assets being sold are generally described as: ALL FURNITURES, FIXTURES, EQUIPMENT, TRADENAME, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and is/are located at: 9001 KATELLA AVE STANTON, CA 90680

The type of license to be transferred is/are: 21-544117 OFF-SALE GENERAL now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the anticipated sale date is FEBRUARY 19, 2021

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$430,000.00, with additional inventory estimated at \$100,000.00, which consists of the following:

DESCRIPTION
AMOUNT: CASH \$265,000.00, PROMISSORY NOTE \$265,000.00; TOTAL \$530,000.00

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of

YOU DESERVE TO LIVE SAFE FROM SEXUAL HARASSMENT.

Sexual harassment by a landlord or anyone related to your housing violates the Fair Housing Act. If you receive unwelcome sexual advances or are threatened with eviction because you refuse to provide sexual favors, you may file a fair housing complaint.

To file a complaint, go to **hud.gov/fairhousing**
or call **1-800-669-9777**

If you fear for your safety, call 911.



FAIR HOUSING IS YOUR RIGHT. USE IT.

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

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the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated:
SELLER(S)/LICENSEE(S) : GURSHINDER, INC
BUYER(S)/APPLICANT(S) : MINA FATHI FAHMY BISHAI, MINA NASRY SALEH MEGLAA AND IRIENY ALFY NASHED
ORD-165334 ORANGE COUNTY NEWS 1/27/2021
Orange County News 1/27/21-102670

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
THUY THANH LE, aka THUY T. LE
CASE NO.
30-2021-01180107-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of THUY THANH LE, aka THUY T. LE.
A PETITION FOR PROBATE has been filed by THOMAS THANH LE in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 9:00 A.M., FEBRUARY 11, 2021

The City of Garden Grove Zoning Administrator will hold a Public Hearing in the Community Meeting Center Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the request listed below. In an effort to protect public health and prevent the spread of the Coronavirus (COVID-19), the Zoning Administrator will be teleconferencing and the meeting recorded. Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing planning@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record and will be uploaded to the City's website. Members of the public are asked to consider very carefully before attending this meeting in person and are required to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have traveled and/or have had direct contact with someone who has travelled to places experiencing high rates of infection or have tested positive for COVID 19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

CONDITIONAL USE PERMIT NO. CUP-201-2021

A request for Conditional Use Permit approval to operate a new restaurant, Fusion, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. The site is at 8516 Garden Grove Boulevard in the C-1 (T) (Neighborhood Commercial Transition Zone) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

CONDITIONAL USE PERMIT NO. CUP-202-2021

A request for Conditional Use Permit approval to operate a new, approximately 2,913 square foot commercial laundry, The Garment Restoration Company, within an existing industrial building. The site is at 13771 Ne-whope Street in M-1 (Light Industrial) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above, on **February 11, 2021** If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.
DATE: JANUARY 25, 2021
PUBLISH: JANUARY 27, 2021
Orange County News 1/27/21-102692

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THOMAS THANH LE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **FEB 18, 2021 at 2:00 PM in Dept. C6 located at 700 Civic Center Drive West, Santa Ana, CA 92701.**

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings

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and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor or of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., FEBRUARY 18, 2021

In an effort to protect public health and prevent the spread of the Coronavirus (COVID 19), the Planning Commission members will be teleconferencing and the meeting recorded. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing planning@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record and will be uploaded to the City's website. Members of the public are asked to consider very carefully before attending this meeting in person and are required to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have traveled and/or have had direct contact with someone who has travelled to places experiencing high rates of infection or tested positive for COVID 19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING PROGRAM

SITE PLAN NO. SP-096-2021
CONDITIONAL USE PERMIT NO. CUP-200-2021
TENTATIVE PARCEL MAP NO. PM-2020-174
VARIANCE NO. V-032-2021

A request for Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, a 11,200 square foot restaurant pad building, and a 51,280 square foot multi-tenant building. Also, Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building, Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (9,459 square feet) parcel for the proposed drive-thru restaurant pad building. The site is at 9852 Chapman Avenue in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **February 18, 2021** If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.
DATE: January 25, 2021
PUBLISH: January 27, 2021
Orange County News 1/27/21-102691

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with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner: STEVEN GIAMMICHELE, ESQ
LAW OFFICES OF STEVEN GIAMMICHELE 24361 EL TORO RD., SUITE 260 LAGUNA WOODS, CA 92637
Orange County News 1/27,1/29,2/3/21-102671

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20216593670

TINA HUM, Located at: 6 VERSAILLES, IRVINE, CA 92602. County: Orange. This is a New Statement. Registrant(s): TMH FINANCIAL INC, 6 VERSAILLES, IRVINE, CA 92602. This business is conducted by: CORPORATION. Have you started doing business yet? YES, 12/21/2005. Registrant(s): /s/ TINA AHN, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which

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he or she knows to be false is guilty of a crime.) This statement was filed

T.S. No.: 2020-00667-CA

A.P.N.:090-443-12
Property Address: 11371 KATHY LANE, GARDEN GROVE, CA 92840

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 03/06/2006. 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: HERIBERTO SERNA AND DONNA M SERNA, HUSBAND AND WIFE
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 03/20/2006 as Instrument No. 2006000179827 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 02/22/2021 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: \$ 472,753.40

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A BANK 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

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with the County Clerk of Orange County on 01/14/2021.

common designation of real property: 11371 KATHY LANE, GARDEN GROVE, CA 92840
A.P.N.: 090-443-12

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: \$ 472,753.40.

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 trust-

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ee 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 2020-00667-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 2020-00667-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: December 23, 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.

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