

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20216595413
SHAKE THAT BOOTHY, located at: 1016 S. SILVER STAR WAY, ANAHEIM, CA 92808. County: Orange. This is a Change, previous No. 20206567127. Registrant(s): APRIL DOMINGO, 1016 S. SILVER STAR WAY, ANAHEIM, CA 92808. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 01/01/2020. Registrant(s): /s/ APRIL DOMINGO. 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 02/03/2021.
Buena Park/Anaheim Independent
2/10,17,24,3/3/21-103160

California, County of ORANGE.
 The Petition for Probate requests that EVA Y. YI 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 in this court as follows: FEB 18, 2021 at 2:00 PM in Dept. C8, 700 Civic Center Dr., 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 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 of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within 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 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: HELEN H. NA, ESQ

RODNUSKY and ASSOCIATES
 5959 TOPANGA CANYON BLVD., STE 220
 WOODLAND HILLS, CA 91367
Buena Park/Anaheim Independent
2/19,2/24,2/26/2021-103303

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01182095

TO ALL INTERESTED PERSONS: Petitioner: YALIN SUNG filed a petition with this court for a decree changing names as follows: YALIN SUNG to GENEVIEVE SUNG. 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
 03/23/2021, 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 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: 2/02/2021
 Judge Layne H. Melzer
 Judge of the Superior Court
Independent
2/17,24,3/3,10/21 -103311

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20216594378

a. **PACIFIC PLATE RALLY b. 3D SAMPLE MAKING**, located at: 309 W. VERMONT AVE, ANAHEIM, CA 92805-9280. County: Orange. This is a New Statement. Registrant(s): SUSTAINEDGE LLC, 309 W. VERMONT AVE, ANAHEIM, CA 92805. This business is conducted by: LIMITED LIABILITY COMPANY. Have you started doing business yet? NO. Registrant(s): /s/ DEBORAH KANG RAMOS, 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 01/22/2021.
Buena Park/Anaheim Independent
2/3,10,17,24/21-103041

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20216594824
CORNERSTONE MAINTENANCE, located at: 1030 N MAGNOLIA AVE #320, ANAHEIM, CA 92801. County: Orange. This is a New Statement. Registrant(s): JANICE E. OBERWISE, 1030 N MAGNOLIA AVE #320, ANAHEIM, CA 92801. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ JANICE E. OBERWISE. 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 01/27/2021.
Buena Park/Anaheim Independent
2/3,10,17,24/21-103038

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
NO: 20216596053

HYPNOTICALLY HEALING LCSW, located at 1000 QUAIL STREET SUITE 175, NEWPORT BEACH, CA 92660. The Fictitious Business name referred to above was filed in Orange County on: 12/11/2019 and assigned File No. 20196561981 Is (are) abandoned by the following registrants: MICHELLE BETH IANKOWITZ, 17200 NEWHOPE STREET APT

32A, FOUNTAIN VALLEY, CA 92708. This business is conducted by: INDIVIDUAL. Signature: MICHELLE IANKOWITZ. Statement filed with the Recorder/County Clerk of Orange County on 2/10/2021.
Buena Park/Anaheim Independent
2/17,24,3/3,10/21-103395

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20216595724

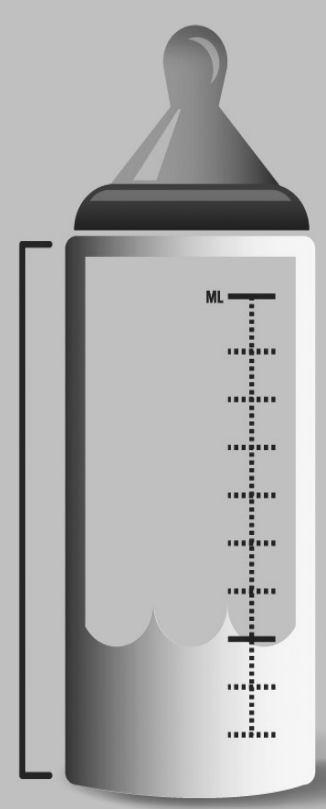
BRODARD RESTAURANT, located at: 16105 BROOKHURST ST, FOUNTAIN VALLEY, CA 92708-9270. County: Orange. This is a New Statement. Registrant(s): BRODARD ENTERPRISE, INC., 16105 BROOKHURST ST, FOUNTAIN VALLEY, CA 92708. This business is conducted by: CORPORATION. Have you started doing business yet? YES, 09/06/2017. Registrant(s): /s/ DENNIS VO, SECRETARY. 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 02/08/2021.
Buena Park/Anaheim Independent
2/17,24,3/3,10/21-103400

T.S. No.: 9462-5550 TSG
 Order No.: 191025563-CA-VOI A.P.N.: 233-102-20 NOTICE OF TRUSTEE'S SALE YOU

**CHOOSE CAR SEAT:
BY AGE & SIZE**



**THE NUMBER
OF PEOPLE
WHO
THINK
THEY HAVE
THEIR CHILD IN
THE RIGHT
SEAT.**





**THE ONES
WHO
ACTUALLY
DO.**

KNOW FOR SURE

IF YOUR CHILD IS IN THE RIGHT CAR SEAT.



VISIT SAFERCAR.GOV/THERIGHTSEAT

Legals-IND

ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/05/2006. 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. 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 07/13/2006 as Document No. 2006000468773, of Official Records in the office of the Recorder of Orange County, California, executed by: SCOTT FREDRICKSON, A SINGLE MAN, 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 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: 03/17/2021 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: 203 WEST CLIFFWOOD AVENUE, ANAHEIM, CA 92802 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 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: \$119,435.24 (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 existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title

insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 916-939-0772 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.# 9462-5550. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com using the file number assigned to this case, 9462-5550, to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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 dis-

charge 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. NPP0372995 TO: INDEPENDENT 02/24/2021, 03/03/2021, 03/10/2021 **Anaheim Independent 2/24,3/3,10/21-103435**

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 20FL000810

TO ALL INTERESTED PERSONS: Petitioner: JALIL AHMAD SAYED and FNU FAHMEH 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 SAID RAFI SAYED b) SAID ERFAN TO SAID 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 Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent
Date: 02/02/2021
Judge Lon F. Hurwitz
Judge of the Superior Court
Independent 2/17,24,3/3,10/21 -103352

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 20216595971

a. **CAPRICORN CREATIONS b. AMERICAN INSTITUTE OF EDUCATION**, located at 824 AMBER LANE, ANAHEIM, CA 92807. The Fictitious Business name referred to above was filed in Orange County on: 03/09/2016 and assigned File No. 20166434934 Is (are) abandoned by the following registrants: WATKINS & BRADLEY, INC, 824 AMBER LANE, ANAHEIM, CA 92807. This business is conducted by: CORPORATION. Signature: WILMA BRADLEY, VICE PRESIDENT. Statement filed with the Recorder/County Clerk of Orange County on 2/10/2021.
Buena Park/Anaheim Independent 2/24,3/3,10,17/21-103521

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216595135

EILEX INTERNATIONAL, LLC, located at: 10942 SLATER AVENUE, FOUNTAIN VALLEY, CA 92708-3935. County: Orange. This is a New Statement. Registrant(s): EILEX INTERNATIONAL, LLC,

10942 SLATER AVENUE, FOUNTAIN VALLEY, CA 92708-3935. This business is conducted by: LIMITED LIABILITY COMPANY. Have you started doing business yet? YES, 05/01/2013. Registrant(s): /s/ YOSHIYUKI ASAH, 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 02/01/2021.
Buena Park/Anaheim Independent 2/24,3/3,10,17/21-103529

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216594793

PIQUED LIVING, located at:
T.S. No.: 2020-01777-CA
A.P.N.:071-453-08
Property Address: 628 NORTH ALAMO STREET, ANAHEIM, CA 92801

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 LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/27/2006. 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: PETER TAMARAT AND DEE TAMARAT, HUSBAND AND WIFE
Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/31/2006 as Instrument No. 2006000511332 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 03/29/2021 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 unpaid balance, reasonably estimated costs and other charges: \$ 974,108.75

NOTICE OF TRUSTEE'S SALE

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

at: 12311 MENUDA PANORAMA, SANTA ANA, CA 92705. County: Orange. This is a New Statement. Registrant(s): PAYVAND ABGHARI, 12311 MENUDA PANORAMA, SANTA ANA, CA 92705. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 02/01/2020. Registrant(s): /s/ PAYVAND ABGHARI. 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 01/27/2021.
Buena Park/Anaheim Independent 2/24,3/3,10,17/21-103530

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216594793

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: 628 NORTH ALAMO STREET, ANAHEIM, CA 92801
A.P.N.: 071-453-08
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: \$ 974,108.75.

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

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 20216592882
COUNTERTOPREPAIRS.COM, located at 1255 E SANTA ANA ST, ANAHEIM, CA 92805. The Fictitious Business name referred to above was filed in Orange County on: 06/3/2016 and assigned File No. 20166443816 Is (are) abandoned by the following registrants: RAUL HERNANDEZ, 1255 E SANTA ANA ST, ANAHEIM, CA 92805. This business is conducted by: INDIVIDUAL. Signature: RAUL HERNANDEZ. Statement filed with the Recorder/County Clerk of Orange County on 01/06/2021.
Buena Park/Anaheim Independent 2/3,10,17,24/21-103051

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 2020-01777-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.

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.
Independent #103064
2/10,17,24/21

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216595320
CARE CLUB LA, located at: 8002 8TH ST., BUENA PARK, CA 90621-9062. County: Orange. This is a New Statement. Registrant(s): ASIA G. XIONG, 8002 8TH ST., BUENA PARK, CA 9062. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ ASIA XIONG. 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 02/03/2021.
Buena Park/Anaheim Independent 2/17,24,3/3,10/21-103394

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 2020-01777-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 20, 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.
Independent #103064
2/10,17,24/21