



**WITHOUT AN EMERGENCY PLAN  
YOUR BUSINESS CAN END UP HERE.**

**Ready.gov/business**

Up to 40% of businesses never recover after experiencing a major disaster. Do you have a plan to keep your business running if disaster strikes? For a free online tool that helps you develop an emergency plan, visit [Ready.gov/business](https://Ready.gov/business).



**FEMA**



**American  
Red Cross**



## CHANGING YOUR NAME AND NEED TO PUBLISH?

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

**(714)  
894-2575**

### Legals-IND

**SUMMONS**  
(CITACION JUDICIAL)  
**CASE NUMBER**  
(Numero del Caso)  
**30-2021-0128934-CU-PA-  
CJC**  
**NOTICE TO  
DEFENDANT:**  
(Aviso al Demandado):  
**DONALD COTS; JOHN**

**T.S. No.: 2020-01146-  
CA**

**A.P.N.:018-341-13**  
**Property Address: 2541  
GREENBRIER LANE, LA  
HABRA, CA 90631**

### 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 PROVID-  
ED 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 ĐÂY  
LÀ BẢN TRÌNH BÀY TÓM  
LƯỢC VỀ THÔNG TIN  
TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO  
PROPERTY OWNER:**  
YOU ARE IN DEFAULT UN-  
DER A DEED OF TRUST  
DATED 07/14/2006. 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 PROCEEDING  
AGAINST YOU, YOU  
SHOULD CONTACT A  
LAWYER.

Trustor: MARCUS CLIF-  
TON, AND KELLI CLIFTON  
HUSBAND AND WIFE AS  
JOINT TENANTS  
Duly Appointed Trustee:  
Western Progressive, LLC  
Deed of Trust Recorded  
07/20/2006 as Instrument  
No. 2006000485564 in book  
---, page--- and of Official  
Records in the office of the  
Recorder of Orange County,  
California,  
Date of Sale: 08/10/2022 at  
03:00 PM  
Place of Sale: O N  
THE FRONT STEPS TO  
THE ENTRANCE OF THE  
ORANGE CIVIC CENTER,  
300 E. CHAPMAN AVE-  
NUE, ORANGE, CA 92866  
Estimated amount of un-  
paid balance, reasonably  
estimated costs and other  
charges: \$ 522,152.91

**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 here-  
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: 2541 GREENBRI-  
ER LANE, LA HABRA, CA  
90631  
A.P.N.: 018-341-13

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

The sale will be made, but  
without covenant or 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:  
\$ 522,152.91.

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 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 bid-  
der 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 prop-  
erty 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, pursu-  
ant to Section 2924g of the  
California Civil Code. The  
law requires that information  
about trustee sale postpone-  
ments be made available to  
you and to the public, as a  
courtesy to those not pres-  
ent at the sale. If you wish  
to learn whether your sale  
date has been postponed,  
and, if applicable, the re-  
scheduled time and date for  
the sale of this property, you  
may call (866)-960-8299  
or visit this Internet Web  
site [https://www.altisource.  
com/loginpage.aspx](https://www.altisource.com/loginpage.aspx) using  
the file number assigned to  
this case 2020-01146-CA.  
Information about postpone-  
ments 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 In-  
ternet 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 pur-  
chase this property after the  
trustee auction, if conducted  
after January 1, 2021, pur-  
suant 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 [https://www.  
altisource.com/loginpage.  
aspx](https://www.altisource.com/loginpage.aspx), using the file number  
assigned to this case 2020-  
01146-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. Sec-  
ond, you must send a written  
notice of intent to place a bid  
so that the trustee receives  
it no more than 15 days af-  
ter the trustee's sale. Third,  
you must submit a bid, by  
remitting the funds and af-  
fidavit described in Section  
2924m(c) of the Civil Code,  
so that the trustee receives  
it no more than 45 days af-  
ter the trustee's sale. If you  
think you may qualify as an  
"eligible tenant buyer" or  
"eligible bidder," you should  
consider contacting an attor-  
ney or appropriate real es-  
tate professional immedi-  
ately for advice regarding this  
potential right to purchase.

Date: June 13, 2022 West-  
ern Progressive, LLC, as  
Trustee for beneficiary  
C/o 1500 Palma Drive, Suite  
238  
Ventura, CA 93003  
Sale Information Line: (866)  
960-8299 [https://www.alti-  
source.com/loginpage.aspx](https://www.altisource.com/loginpage.aspx)

Trustee Sale Assistant

**WESTERN PROGRES-  
SIVE, LLC MAY BE ACT-  
ING AS A DEBT COLLEC-  
TOR ATTEMPTING TO  
COLLECT A DEBT. ANY  
INFORMATION OBTAINED  
MAY BE USED FOR THAT  
PURPOSE.**

Anaheim Independent  
6/22,29,7/6/2022-119729



Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p><b>STEVEN VO; E-TEC LLC; and DOES 1 through 125, inclusive, YOU ARE BEING SUED BY PLAINTIFF:</b> (Lo esta demandando el demandante)</p> <p><b>IEVA WILKINSON, ES-TATE OF JASMEN WILKINSON, through its Successor-In-Interest, IEVA WILKINSON and LANA WILKINSON, a minor by and through her Guardian ad Litem, IEVA WILKINSON</b></p> <p><b>NOTICE!</b> You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.</p> <p>You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (<a href="http://www.courtinfo.ca.gov/selfhelp">www.courtinfo.ca.gov/selfhelp</a>), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.</p> <p>There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (<a href="http://www.lawhelpcalifornia.org">www.lawhelpcalifornia.org</a>), the California Courts Online Self-Help Center (<a href="http://www.courtinfo.ca.gov/selfhelp">www.courtinfo.ca.gov/selfhelp</a>), or by contacting your local court of county bar association.</p> <p><b>NOTE:</b> The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.</p> <p><b>AVISO!</b> Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.</p> <p>Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su</p>	<p>suelo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (<a href="http://www.lawhelpcalifornia.org">www.lawhelpcalifornia.org</a>), en el Centro de Ayunda de las Cortes de California, (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>) o poniendose en contacto con la corte o el colegio de abogados locales.</p> <p><b>AVISO:</b> Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of California, County of Orange, 8141 13th Street, Westminster, CA 92683 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Matthew D. Easton, Esq. Travis R. Easton, Esq. EASTON &amp; EASTON LLP, 650 Town Center Drive, Suite 1850, Costa Mesa, CA 92626. (714) 850-4590 Date: 11/22/2021 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) Hailey McMaster Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served</p> <p><b>Independent</b> <b>6/8,15,22,29/2022-119384</b></p>	<p>SUITE 120, BREA, CA 92821-9282. Have you started doing business yet? YES, 07/20/1989. This business is conducted by: CORPORATION. Registrant(s): /s/ AUDREY L BRIDGES, CHIEF FINANCIAL 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 05/27/2022.</p> <p><b>Buena Park/Anaheim Independent</b> <b>6/8,15,22,29/22-119437</b></p>	<p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000486</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: CHRIS BLAKE &amp; PARIS BLAKE on behalf of RYAN SHOUKOUFEH &amp; ARIANA SHOUKOUFEH, minors filed a petition with this court for a decree changing names as follows: a) RYAN SHOUKOUFEH to RYAN BLAKE, b) ARIANA SHOUKOUFEH to ARIANA BLAKE. 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.</p> <p><b>NOTICE OF HEARING</b> 07/20/2022, 1:30 p.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</p> <p>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: 6/03/2022 Judge Julie A. Palafox Judge of the Superior Court</p> <p><b>Anaheim Independent</b> <b>6/8,15,22,29/22-119489</b></p>	<p>hearing.</p> <p><b>NOTICE OF HEARING</b> 08/03/2022, 1:30 p.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</p> <p>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: 6/07/2022 Judge Julie A. Palafox Judge of the Superior Court</p> <p><b>Anaheim Independent</b> <b>6/15,22,29,7/6/22-119620</b></p>	<p>cree changing names as follows: TRAVIS SEAN KAI NICOLL to TRAVIS SEAN KAI ANDERSEN. 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.</p> <p><b>NOTICE OF HEARING</b> 08/11/2022, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p>	<p>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: 6/06/2022 Judge Layne H Melzer Judge of the Superior Court</p> <p><b>Anaheim Independent</b> <b>6/22,29,7/6,13/22-119734</b></p>	<p>On 07/20/2022, at 01:30PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 09/28/2021, as instrument number 2021000599961, of the official records of ORANGE County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: 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 designations, if any, of the real property described above is purported to be: 435 W. CENTER STREET PROMENADE #229, ANAHEIM, CA 92805 Assessor's Parcel No. 938-233-58 The owner(s) of the real property is purported to be: JEFFREY A. LUZZI The undersigned Trustee disclaims any liability for any</p>
			<p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01253384</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: TRAVIS SEAN KAI NICOLL filed a petition with this court for a de-</p>	<p><b>T.S. No.: 2022-00224-CA</b></p> <p><b>A.P.N.:284-202-01</b> <b>Property Address: 405 SOUTH PINE AVENUE, BREA, CA 92821</b></p> <p><b>NOTICE OF TRUSTEE'S SALE</b></p> <p>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.</p> <p>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</p> <p>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 ĐẦY LÀ BẢN THÍNH BẦY TỌM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</p> <p>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/01/2004. 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.</p> <p>Trustor: RUSSELL P. NOWELL AND LAURA A. NOWELL, HUSBAND AND WIFE AS JOINT TENANTS</p> <p>Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/08/2004 as Instrument No. 2004000619154 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 07/27/2022 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</p> <p>Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 232,335.05</p> <p><b>NOTICE OF TRUSTEE'S</b></p>	<p>SALE</p> <p>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:</p> <p>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:</p> <p>More fully described in said Deed of Trust.</p> <p>Street Address or other common designation of real property: 405 SOUTH PINE AVENUE, BREA, CA 92821 A.P.N.: 284-202-01</p> <p>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</p> <p>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: \$ 232,335.05.</p> <p>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.</p> <p>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.</p> <p>The beneficiary of the Deed of Trust has executed and delivered to the undersigned</p>	<p>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.</p> <p><b>NOTICE OF TRUSTEE'S SALE</b></p> <p><b>NOTICE TO TENANT:</b> 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 (877)-518-5700, or visit this internet website <a href="https://www.realtybid.com/">https://www.realtybid.com/</a>, using the file number assigned to this case 2022-00224-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.</p> <p>Date: June 8, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <a href="https://www.altisource.com/LoginPage.aspx">https://www.altisource.com/LoginPage.aspx</a></p> <p><b>Trustee Sale Assistant</b></p>	<p>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</p> <p><b>Independent</b> <b>6/15,22,29/2022-119644</b></p>



Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p>incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. 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 \$20,978.67. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings &amp; loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the 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 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 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website <a href="http://www.nationwideposting.com">www.nationwideposting.com</a> for information regarding the sale of this property, using the file number assigned to this case TS# 2021-4299. Information about postponements that are very short in duration or that occur close in time to the scheduled</p>	<p>uled 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 schedule 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. 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 (Nationwide Posting and Publication), or visit this internet website <a href="http://www.nationwideposting.com">www.nationwideposting.com</a>, using the file number assigned to this case TS# 2021-4299 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</p>	<p>written notice of intent to place a bid so that the trustee receives it no more than fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (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. The beneficiary of said Lien hereto executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 06/09/2022 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: MEGAN PAMULA, TRUSTEE OFFICER NPP0412963 To: I N D E P E N D E N T 06/22/2022, 06/29/2022, 07/06/2022</p>	<p>Anaheim Independent 6/22,29,7/6/22-119857</p> <p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226636705 GO HONEY, Located at: 8475 ARTESIA BLVD STE G, BUENA PARK, CA 90621. County: Orange. This is a New Statement. Registrant(s): SEONG ROH, 8475 ARTESIA BLVD STE G, BUENA PARK, CA 90621. Have you started doing business yet? YES, 01/02/2012. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ SEONG ROH. 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 06/08/2022.</p> <p>Buena Park/Anaheim Independent 6/15,22,29,7/6/22-119614</p> <p>T.S. No.: 2022-00311-CA A.P.N.:034-231-16 Property Address: 911 N HELENA ST, ANAHEIM, CA 92805</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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.</p> <p>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</p> <p>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 ĐẦY LÀ BÀN TRÌNH BÀY TỌA LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</p> <p>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/25/2005. 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.</p> <p>Truster: JUANA CARDOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/30/2005 as Instrument No. 2005000239901 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 07/25/2022 at 09:00 AM Place of Sale: A UCTION.COM ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868</p> <p>Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 459,376.68</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226636738 THE FOOD COURT @ ANAHEIM, Located at: 1560 S LEWIS ST, ANAHEIM, CA 92805. County: Orange. This is a New Statement. Registrant(s): JOSHUA LLC, 2 ENTERPRISE 4216, ALISO VIEJO, CA 92656. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant(s): /s/ ANGEL ROQUE, 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 06/08/2022.</p> <p>Buena Park/Anaheim Independent 6/15,22,29,7/6/22-119662</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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:</p> <p>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:</p> <p>More fully described in said Deed of Trust.</p> <p>Street Address or other common designation of real property: 911 N HELENA ST, ANAHEIM, CA 92805 A.P.N.: 034-231-16</p> <p>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</p> <p>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: \$ 459,376.68.</p> <p>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.</p> <p>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.</p> <p>The beneficiary of the Deed of Trust has executed and</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226635711 GIULIANI &amp; KULL, Located at: 3737 BIRCH STREET, SUITE 250, NEWPORT BEACH, CA 92660. County: Orange. This is a New Statement. Registrant(s): ARDURRA GROUP, INC., 4921 MEMORIAL HIGHWAY, STE 300, TAMPA, FL 33634. Have you started doing business yet? YES, 05/02/2022. This business is conducted by: CORPORATION. Registrant(s): /s/ CATHERINE CAHILL, CHIEF FINANCIAL 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 05/25/2022.</p> <p>Buena Park/Anaheim Independent 6/8,15,22,29/22-119453</p> <p>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.</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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.</p> <p>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 <a href="https://www.altisource.com/loginpage.aspx">https://www.altisource.com/loginpage.aspx</a> using the file number assigned to this case 2022-00311-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.</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO. 20226637318 LEMUS ROOFING, Located at: 2016 WALLACE AVE UNIT B, COSTA MESA, CA 92627. County: Orange. This is a New Statement. Registrant(s): RAFAEL ZALPA LEMUS, 2016 WALLACE AVE UNIT B, COSTA MESA, CA 92627. Have you started doing business yet? YES, 12/26/2003. This business is conducted by: I N D I V I D U A L. Registrant(s): /s/ RAFAEL LEMUS. 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 06/16/2022.</p> <p>Buena Park/Anaheim Independent 6/22,29,7/6,13/22-119867</p> <p>NOTICE OF TRUSTEE'S SALE</p> <p>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 (855)-976-3916, or visit this internet website <a href="http://tracker.auction.com/sb1079">http://tracker.auction.com/sb1079</a>, using the file number assigned to this case 2022-00311-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.</p> <p>Date: May 25, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <a href="https://www.altisource.com/loginpage.aspx">https://www.altisource.com/loginpage.aspx</a></p> <p>Trustee Sale Assistant</p> <p>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</p> <p>Anaheim Independent 6/8,15,22/2022-119418</p>	