

EVEN WHEN IT'S JUST AROUND THE CORNER.

NEVER GIVE UP UNTIL THEY BUCKLE UP.



VISIT SAFERCAR.GOV/KIDSBUCKLEUP



Legals-IND

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 22-0122 Other: 2104894CAD Loan No.: COVARRUBIAS APN: 071-406-22 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/08/2018. 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. NOTICE is hereby given that Witkin & Associates, LLC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by HORACIO COVARRUBIAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY recorded 04/03/2018 as Instrument No. 2018000116851 in Book N.A., Page N.A. of Official Records in the office of the County Recorder of ORANGE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 03/11/2022 in Book n.a., Page n.a., as Instrument No. 2022000097041 of said Official Records, WILL SELL on 07/20/2022 at 01:30PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 2419 W. GREENBRIER AVENUE, ANAHEIM, CA 92801 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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: \$114,609.78* *The actual opening bid may be more or less than this estimate. NOTE: If there is any type of pre-payment premium or other fee or charge that, under the terms of the secured obligation, becomes due on the date of sale, said fee or charges IS included in the above estimate). In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. 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 or visit this Internet Web site WWW.NATIONWIDEPOSTING.COM, using the file number assigned to this case 22-0122. 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 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 22-0122 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. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDEPOSTING.COM OR CALL 916-939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy

or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. THIS COMMUNICATION MAY BE CONSIDERED AS BEING FROM A DEBT COLLECTOR. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, YOU MAY HAVE BEEN RELEASED FROM PERSONAL LIABILITY FOR THIS DEBT IN WHICH CASE THIS NOTICE IS INTENDED TO EXERCISE THE SECURED PARTY'S RIGHTS AGAINST THE REAL PROPERTY ONLY. Date: 06/21/2022 Witkin & Associates, LLC 5805 Sepulveda Blvd., Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: APRIL WITKIN TRUSTEE OFFICER NPP0413174 To: INDEPENDENT 06/29/2022, 07/06/2022, 07/13/2022 **Anaheim Independent 6/29/7/6,13/22-120036**

TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 3, 2022 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on June 8, 2011 as Instrument No. 2011000282965, of official records in the Office of the Recorder of Orange County, California, executed by KIMTHUY THINGUYEN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, as nominee for PMC BANCORP as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 607 SOUTH DALE STREET, ANAHEIM, CA 92804 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express 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. The total amount of the unpaid

balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$116,495.65 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the ex-

Legals-IND

istence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000083-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 CA08000083-22-1 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. Date: June 23, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000083-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publica-

Legals-IND

tion AT 916.939.0772 NPP0413296 To: INDEPENDENT 07/06/2022, 07/13/2022, 07/20/2022 **Anaheim Independent 7/6,13,20/22-120273**

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: INDIVIDUAL. 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. **Buena Park/Anaheim Independent 6/22,29,7/6,13/22-119867**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01253384 TO ALL INTERESTED PERSONS: Petitioner: TRAVIS SEAN KAI NICOLL filed a petition with this court for a decree 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. **NOTICE OF HEARING 08/11/2022, 8:30 a.m. D100 REMOTE** 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: **Anaheim Independent 6/22,29,7/6,13/22-119734**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226635536 a) **MADE IN OC b) MADE IN ORANGE COUNTY,** Located at: 13291 JASPERSON WAY, WESTMINSTER, CA 92683. County: Orange. This is a New Statement. Registrant(s): SERGIO CONTRERAS, 13291 JASPERSON WAY, WESTMINSTER, CA 92683. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ SERGIO CONTRERAS, MANAGING MEMBER/MANAGER. I declare that all information in this state-

ment 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 05/24/2022. **Buena Park/Anaheim Independent 6/22,29,7/6,13/22-119846**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226637884 PROTECTION PATROL SECURITY, Located at: 174 LINCOLN AVE 594, ANAHEIM, CA 92805. County: Orange. This is a New Statement. Registrant(s): SAMY SHAMOAIL CHEREGOSHA, 8081 LAMSON AVE 58, GARDEN GROVE, CA 92841. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ SAMY SHAMOAIL CHEREGOSHA. 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 06/22/2022. **Buena Park/Anaheim Independent 7/6,13,20,27/22-120425**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226638339 PURPLE WAXING & NAILS, Located at: 801 S EUCLID ST, FULLERTON, CA 92832. County: Orange. This is a Change, previous No. 2020226635775. Registrant(s): PURPLE LLC, 151 N RIDGEWAY ST, ANAHEIM, CA 92801. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant(s): /s/ HANNA JUNG, 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 06/29/2022. **Buena Park/Anaheim Independent 7/6,13,20,27/22-120443**

Legals-IND

TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS: "VICTOR H ARTEAGA" "MARTHA ANGELICA GUILLEN" "CLEMMENT CHILEKWA SR MUWELE" "PETRA NAVARRETE" "JUHWAN OH" "MICHAEL RIVERA" "JOSEPH CHAR-GUALAF" "ROY MANANDIK SR"

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION, TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE. DATED THIS "JULY 6TH, 2022 AND JULY 13th, 2022" BY STORAGE ETC PROPERTY MANAGEMENT, LLC. 2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039, (323) 852-1400, 07/06/2022, 7/13/2022 **Buena Park/Anaheim Independent 7/13,20,27,8/3/22-120603**

T.S. No.: 2018-02225-CA A.P.N.:939-78-047 Property Address: 1250 South Brookhurst Street 1104, Anaheim, CA 92804

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRINH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

NOTICE OF PUBLIC SALE PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **JULY 28, 2022** THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT: **STORAGE ETC ANAHEIM 900 E. ORANGETH-ORPE AVE ANAHEIM, CA 92801 714-992-2874 TIME: 12:00 P.M.** **THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER**

Legals-IND

Independent 7/6,13/2022-120475 **FICTITIOUS BUSINESS NAME STATEMENT NO. 20226638589 FIRST CHOICE PROPERTIES,** Located at: 2131 W. ASH AVE, FULLERTON, CA 92833. County: Orange. This is a Refile, previous No. 20176480853 Registrant(s): DAVE LABOK, 2131 W. ASH AVE, FULLERTON, CA 92833. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ DAVE LABOK. 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 07/05/2022. **Buena Park/Anaheim Independent 7/13,20,27,8/3/22-120654**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 1250 South Brookhurst Street 1104, Anaheim, CA 92804 A.P.N.: 939-78-047

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 507,215.42.

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

Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226638812 QUALITY AUTISM SERVICES, Located at: 5541 CAJON AVE, BUENA PARK, CA 90621-1641. County: Orange. This is a New Statement. Registrant(s): QUALITY AUTISM SERVICES, 5541 CAJON AVE, BUENA PARK, CA 90621-1641. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ ELIZABETH CLARK, 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 07/07/2022. **Buena Park/Anaheim Independent 7/13,20,27,8/3/22-120654**

a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2018-02225-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

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 7/13,20,27/2022-120387**

Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226637118 SWEET STARS DESSERTS, Located at: 723 S. HARBOR BLVD, FULLERTON, CA 92832. County: Orange. This is a New Statement. Registrant(s): CASA 723, 1302 WEST APOLLO AVENUE, ANAHEIM, CA 92802. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ LYNDIA GONZALES, 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 06/14/2022. **Buena Park/Anaheim Independent 7/13,20,27,8/3/22-120655**

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 https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2018-02225-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: June 23, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx