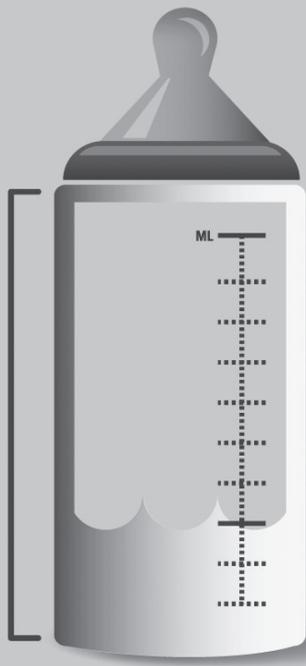


CHOOSE CAR SEAT:
BY AGE & SIZE



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



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TS No: CA08000083-22-1 APN: 126-153-02 TO No: 220071389-CA-VOI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 1, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION 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 THI NGUYEN, 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 un-

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dersigned 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 ex-

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cludes 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 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

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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

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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 & Publication 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 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

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with the County Clerk of Orange County on 07/05/2022. **Buena Park/Anaheim Independent 7/13,20,27,8/3/22-120603**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEAN D. DEWAR CASE NO. 30-2022-01268751-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JEAN D. DEWAR. A Petition for PROBATE has been filed by: HOLLY M. BRADEN in the Superior Court of California, County of ORANGE. The Petition for Probate requests that HOLLY M. BRADEN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. 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.

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A hearing on the petition will be held in this court as follows: SEP 14, 2022 at 1:30 PM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (courts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. 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

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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: JOHN E. TROMMARD, ESQ

LAW OFFICES OF JOHN E. TROMMARD, APC
13912 SEAL BEACH BLVD., SEAL BEACH, CA 90740. (562) 430-3275

Buena Park/Anaheim Independent
7/15,7/20,7/22/2022-120745

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

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. 20226635775. 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**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

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226635536

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 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 05/24/2022.

Buena Park/Anaheim Independent
6/22,29,7/6,13/22-119846

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639522

VELEZ MOBILE TAX & NOTARY SERVICES, Located at: 1606 WEST BAKER AVE, FULLERTON, CA 92833-9283. County: Orange. This is a New Statement. Registrant(s): JASON MANUEL VELEZ, 1606 WEST BAKER AVE, FULLERTON, CA 92833. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ JASON VELEZ. 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 7/15/2022.

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120899

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639523

ACCURATE CREDIT REPAIR AND CONSULTING, Located at: 1119 W. ORANGETHORPE AVE, FULLERTON, CA 92833. County: Orange. This is a New Statement. Registrant(s): ACCURATE TAX & LEGAL SERVICES INC, 1840 E SAHARA AVE SUITE 109, LAS VEGAS, NV 89104. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ RAFAEL BELLOSO,

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120899

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639523

ACCURATE CREDIT REPAIR AND CONSULTING, Located at: 1119 W. ORANGETHORPE AVE, FULLERTON, CA 92833. County: Orange. This is a New Statement. Registrant(s): ACCURATE TAX & LEGAL SERVICES INC, 1840 E SAHARA AVE SUITE 109, LAS VEGAS, NV 89104. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ RAFAEL BELLOSO,

Buena Park/Anaheim Independent
7/6,13,20,27/22-120443

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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 7/15/2022.

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120900

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639524

ACCURATE INCOME TAX AND CONSULTING, Located at: 1119 W. ORANGETHORPE AVE, FULLERTON, CA 92833. County: Orange. This is a New Statement. Registrant(s): ACCURATE TAX & LEGAL SERVICES, 1840 E SAHARA AVE SUITE 109, LAS VEGAS, NV 89104. Have you started doing business yet? YES, 08/01/2016. This business is conducted by: CORPORATION. Registrant(s): /s/ RAFAEL BELLOSO, 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 7/15/2022.

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120901

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639434

ELSA OZUNA, Located at: 1709 BROWN ST, SANTA ANA, CA 92701. County: Orange. This is a New Statement. Registrant(s): ELSA LORENA OZUNA, 1709 BROWN ST, SANTA ANA, CA 92701. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ ELSA OZUNA. 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 7/14/2022.

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120902

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT EUGENE FOURNIER CASE NO. 30-2022-01265750-PR-PL-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERT EUGENE FOURNIER. A Petition for PROBATE has been filed by: BARBARA (FOURNIER) SHUTE in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that BARBARA (FOURNIER) SHUTE be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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. Be-

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fore 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: AUG 24, 2022 at 10:30 AM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hear-

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 TRÌNH BÀY TỜM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/24/2005. 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.

Trustor: Porfirio Ibarra, A Married Man as His Sole And Separate Property
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 07/08/2005 as Instrument No. 2005000526179 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 08/24/2022 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

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 507,215.42

NOTICE OF TRUSTEE'S SALE

ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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

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

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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: MICHAEL G. YORK, ESQ
LAW OFFICE OF MICHAEL G. YORK
1301 DOVE ST, SUITE 1050, NEWPORT BEACH, CA 92660. (949) 833-8848
Buena Park/Anaheim

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.

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Independent7/20,7/22,7/27/2022-120905

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226639436

SHOSH SAION, Located at: 935 S BROOKHURST ST #139, ANAHEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): ESHRAQ T. ZOBOON, 1667 S POUNDERS LN, ANAHEIM, CA 92804. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ ESHRAQ T ZOBOON. 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 7/14/2022.

Buena Park/Anaheim Independent
7/20,27,8/3,10/22-120926

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>

Trustee Sale Assistant

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