

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Date of Sale: 10/25/2022 at 9:00 AM. Place of Sale: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE AT 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. NOTICE is hereby given that First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (800) 251-8736, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest now held under said NDA, to wit: Multiple Timeshare Estates as shown on Exhibit "A-1" (as described in the Declaration recorded on 08/19/1997 as Instrument No. 19970396357 as amended) located at 465 W. Orangewood Avenue, Anaheim, CA, 92802 with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on Schedule "1" attached hereto are in the County of Orange, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date

of sale, estimated fees, charges, as shown in sum due on Schedule "1" together with estimated expenses of the Trustee in the amount of \$600.00. The claimant, Dolphin's Cove Owner's Association, Inc., a California nonprofit mutual benefit corporation, under NDA delivered to Trustee a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. A First American Title Insurance Company, a Nebraska Corporation, APN: 137-191-28. Batch ID: Foreclosure HOA 120027-DC63-HOA. Schedule "1": Lien Recording Date and Reference: 06/27/2022; Inst: 2022000227578 NOD Recording Date and Reference: 06/29/2022; 2022000231681; Contract No., Owner(s), Sum Due; 600002661, RODA RODRIGUEZ and RACHEL FRANCOIS, \$656.01; 600005052, JAMES ANDREW JOSEPH WALLACE and SAVANAH ROSE WALLACE, \$640.07; 600021018, KAREN G. OCAMB, \$761.56; 600022750, WILLIAM M. DAWSON and EDNA M. DAWSON, \$1,107.96; 600035729, DAVID TSANG and CHERYL TSANG, \$1,294.00; 600036024, MARIA C. CAPACETTE, \$1,153.14; 600100721, CARLOS P. VALLE and AVELINA P. VALLE, \$703.49; 600103394, CARLOS MITRE, \$1,148.42; 600105936, SHIRLEEN SADDLER BOLIN, Trustee U/D/T DATED MAY 31, 1985, \$967.90; 600109706, JOHN QUINTANA and CLAUDIA A. OCHOA, \$636.93; 600201206, JOEL DIVINAGRACIA and ALMA DIVINAGRACIA, \$700.32. Exhibit "A-1": Contract No., Undivided Interest, Unit Type, Use Period, Use Year, Interval Code No.; 600002661, 1/13,872nd, One Bedroom "C", Floating High, Biennial Even, DC111E-20; 600005052, 1/13,872nd, One Bedroom "C", Floating High, Biennial Odd, DC113O-22; 600021018, 1/13,872nd, One Bedroom "B", Floating High, Biennial Even, D 2 6 4 1 B D - 4 5 E ; 600022750, 1/6936th, Two Bedroom "D", Fixed Prime, Annual, D2592BD-27A; 600035729, 1/6936th, One Bedroom "B", Floating High, Annual, D2651BD-14A; 600036024, 1/6936th, One Bedroom "A", Floating High, Annual, D 2 2 8 1 B D - 0 8 A ; 600100721, 1/13,872nd, One Bedroom "A", Floating High, Biennial Odd, D 2 3 0 1 B D - 5 1 O ; 600103394, 1/6936, One Bedroom "A", Floating High, Annual, D2331BD-40A; 600105936, 1/6936, One Bedroom, Floating High, Annual, D1111BD-29A; 600109706, 1/13872, One Bedroom "B", Floating High, Biennial Odd, D 2 6 5 1 B D - 0 2 O ; 600201206, 1/13872, Two Bedroom "E", Floating High, Biennial Even, D1222BD-04E

Anaheim Independent  
10/5,12,19/22-123558

TSG No.: 8771589 TS No.: CA2100287099 APN: 938-230-62 Property Address: 1144 SOUTH CITRON STREET #62 ANAHEIM, CA 92805 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED

12/11/2007. 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. On 11/09/2022 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/18/2007, as Instrument No. 2007000738022, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: VICTOR TERRAZAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 938-230-62 The street address and other common designation, if any, of the real property described above is purported to be: 1144 SOUTH CITRON STREET #62, ANAHEIM, CA 92805 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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 \$ 371,051.85. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. 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 website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287099 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 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287099 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX

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 website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287099 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 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287099 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX

75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0416232 To: INDEPENDENT 10/05/2022, 10/12/2022, 10/19/2022 **Anaheim Independent 10/5,12,19/22-123569**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DOLORES ROBERSON BURKES CASE NO. 30-2022-01283294-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DOLORES ROBERSON BURKES. A Petition for PROBATE has been filed by: DARLENE JORDAN PAGE in the Superior Court of California, County of ORANGE. The Petition for Probate requests that DARLENE JORDAN PAGE be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. **A hearing on the petition will be held in this court as follows: DEC 01, 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](http://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 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: SHANNON N. WIEZOREK, ESQ WIEZOREK & GEYE, APC 3450 E. SPRING ST., STE 212, LONG BEACH, CA 90806 (562) 396-5529 **Buena Park/Anaheim Independent 10/12,10/14,10/19/2022-123823**

T.S. No.: 22-6733  
Notice of Trustee's Sale  
Loan No.: \*\*\*\*\*044 APN: 131-433-07 You Are In Default Under A Deed Of Trust Dated 6/13/2007. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank as specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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 and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Francine Dao And Tuong H Bui, Wife And Husband As Joint Tenants Duly Appointed Trustee: Prestige Default Services, LLC Recorded 6/19/2007 as Instrument No. 2007000388707 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 11/14/2022 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$569,791.07 Street Address or other common designation of real property: 12130 Leafwood Street Stanton California 90680 A.P.N.: 131-433-07 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of 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. All checks payable to Prestige Default Services, LLC. 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 (800) 793-6107 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-6733. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-6733 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

if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of 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. All checks payable to Prestige Default Services, LLC. 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 (800) 793-6107 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-6733. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 22-6733 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

**CHANGING YOUR NAME AND NEED TO PUBLISH?**

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

**(714) 894-2575**

**Legals-IND**

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: 09/22/2022 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Briana Young, Trustee Sale Officer

**Anaheim Independent 10/12,19,26/2022-123852**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226645081**

**BOMB BODY CONTOUR**, Located at: 5350 FALLS WAY APT O, BUENA PARK, CA 90621. County: Orange. This is a New Statement. Registrant(s): DOLL ENTERPRISES INC, 5350 FALLS WAY APT O, BUENA PARK, CA 90621. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ MONICA TAPIA, 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 09/26/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123565**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226644584**

**HOME BY THE SEASHORE**, Located at: 217 MAIN STREET, SEAL BEACH, CA 90740-9074. County: Orange. This is a New Statement. Registrant(s): KIMBERLY KELLY, 1111 SEAL WAY, SEAL BEACH, CA 90740. Have you started doing business yet? YES, 04/01/2002. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ KIMBERLY KELLY. 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 09/19/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123634**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226645447**

**CARDIOVASCULAR CONSULTANTS OF SOUTHERN CALIFORNIA MEDICAL GROUP**, Located at: 3055 W ORANGE AVE SUITE 203, ANAHEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): FRED M SHALOM, 3055 W ORANGE AVE SUITE 203, ANAHEIM, CA 92804. Have you started doing business yet? YES, 06/31/1980. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ FRED SHALOM. 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 09/29/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123667**

**NOTICE OF PETITION TO**

**Legals-IND**

**ADMINISTER ESTATE OF: JOSEPH M. CANHOTO, aka JOSEPH MICHAEL CANHOTO CASE NO. 30-2022-01285640-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOSEPH M. CANHOTO, aka JOSEPH MICHAEL CANHOTO. A Petition for PROBATE has been filed by: TAWNA M. CANHOTO in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TAWNA M. CANHOTO be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

**A hearing on the petition will be held in this court as follows: DEC 07, 2022 at 1:30 PM in Dept. C88, 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 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 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

**A hearing on the petition will be held in this court as follows: DEC 07, 2022 at 1:30 PM in Dept. C88, 700 Civic Center Dr., West, Santa Ana, CA 92701.**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000817**

TO ALL INTERESTED PERSONS: Petitioner: JESSICA YOUNG on behalf of NATHAN DAVID DANIEL YOUNG-LOPEZ and ABIGAIL HANNAH JESSICA YOUNG-LOPEZ, minors filed a petition with this court for a decree changing names as follows: a) NATHAN DAVID DANIEL YOUNG-LOPEZ to NATHAN DAVID DANIEL YOUNG b) ABIGAIL HANNAH JESSICA YOUNG-LOPEZ to ABIGAIL HANNAH JESSICA YOUNG. 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 10/26/2022, 1:30 p.m. L74 REMOTE**

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent Date: 9/02/2022 Judge Julie A. Palafox Judge of the Superior Court

**Anaheim Independent 9/28,10/5,12,19/22-123392**

**Legals-IND**

provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: MELINDA M. ELLIS, ESQ LAW OFFICE OF MELINDA ELLIS 3780 KILROY AIRPORT WAY, #200, LONG BEACH, CA 90806 (562) 400-4729

**Buena Park/Anaheim Independent 10/19,10/21,10/26/2022-124042**

**Public Notice of Sale and Abandoned Property**

Notice is hereby given, the undersigned will sell at public auction, pursuant to section 1968 and or 21700 of the civil and business and professional codes of the state of California. The following properties to witness, identified by tenant name and unit number: Unit 388 Edgar Conde unit has Computer parts, file cabinets, boxes, dresser & Unit 910 Lisa Bustin Rice sofa, mattress, bed frame and dresser. The sale will be by Online auction bids on Wednesday October 26, 2022 at StorageTreasuries.com. Landlord reserves the right to a bid at the sale. All good (s) are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of (\$100) is required by all winning bidders. Landlord reserves the right to reject and all bids.

**Independent 10/12,19/22-123044**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000817**

TO ALL INTERESTED PERSONS: Petitioner: JESSICA YOUNG on behalf of NATHAN DAVID DANIEL YOUNG-LOPEZ and ABIGAIL HANNAH JESSICA YOUNG-LOPEZ, minors filed a petition with this court for a decree changing names as follows: a) NATHAN DAVID DANIEL YOUNG-LOPEZ to NATHAN DAVID DANIEL YOUNG b) ABIGAIL HANNAH JESSICA YOUNG-LOPEZ to ABIGAIL HANNAH JESSICA YOUNG. 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.

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Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent Date: 9/02/2022 Judge Julie A. Palafox Judge of the Superior Court

**Anaheim Independent 9/28,10/5,12,19/22-123392**

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226645181**

**SALON LISA**, Located at: 13968 PONDEROSA, SANTA ANA, CA 92705. County: Orange. This is a New Statement. Registrant(s): JSS INTERNATIONAL ENTERPRISE, 13968 PONDEROSA, SANTA ANA, CA 92705. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ LISA TURK, CHIEF OPERATING 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 09/27/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123639**

T.S. No.: 2022-00345-CA

A.P.N.:127-143-18 Property Address: 2429 WEST RAMM DRIVE, 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 TÍNH BÀY TOM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

Trustor: SHIRLEY BAKER-WHITMIRE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/01/2006 as Instrument No. 2006000136766 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 11/09/2022 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: \$ 262,558.36

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

**NOTICE OF TRUSTEE'S**

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226645461**

**DACHERY**, Located at: 3634 W KINGSWAY AVE, ANAHEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): D & E HOLDINGS LLC, 3634 W KINGSWAY AVE, ANAHEIM, CA 92804. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ MONIQUE EDWARDS, 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 09/29/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123672**

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 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: 2429 WEST RAMM DRIVE, ANAHEIM, CA 92804 A.P.N.: 127-143-18

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: \$ 262,558.36.

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

**NOTICE OF TRUSTEE'S**

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226643805**

**CJ'S FARM MARKET LLC**, Located at: 1616 S. EUCLID ST SPC 59, ANAHEIM, CA 92802. County: Orange. This is a New Statement. Registrant(s): CJ'S FARM MARKET LLC, 1616 S. EUCLID ST SPC 59, ANAHEIM, CA 92802. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ JOSE CHAVEZ, 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 09/08/2022.

**Buena Park/Anaheim Independent 9/28,10/5,12,19/22-123398**

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

**NOTICE OF TRUSTEE'S SALE**

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

**NOTICE TO PROPERTY OWNER:**

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about 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 2022-00345-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.

**Legals-IND**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20226644572**

**MAMA ROSCOE'S PIZZERIA LLC**, Located at: 444 N. LAKEVIEW AVENUE, ANAHEIM, CA 92807. County: Orange. This is a New Statement. Registrant(s): MAMA ROSCOE'S PIZZERIA LLC, 26945 CABOT RD #101, LAGUNA HILLS, CA 92653. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ DWAYNE ROSCOE, CHIEF OPERATING 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 09/19/2022.

**Buena Park/Anaheim Independent 10/5,12,19,26/22-123697**

**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 2022-00345-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: September 19, 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**

**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

Anaheim Independent 10/5,12,19/2022-123440