

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01295960

TO ALL INTERESTED PERSONS: Petitioner: HUYNH THANH NGUYEN filed a petition with this court for a decree changing name as follows: HUYNH THANH NGUYEN to WYNN NGUYEN. 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

02/09/2023
8:30 a.m. Dept: 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:

Westminster Herald
DATE: 12/13/2022
JUDGE Layne H. Melzer
Judge of the
Superior Court
Westminster Herald
12/22,29/22,01/05,12/23-125986

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01297947

TO ALL INTERESTED PERSONS: Petitioner: CAROLYNN MI DIEM VU LE filed a petition with this court for a decree changing name as follows: CAROLYNN MI DIEM VU LE to SAFIYAH CAROLYNN PATEL. 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

02/16/2023
8:30 a.m. Dept: 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:

Westminster Journal
DATE: 12/21/2022
JUDGE Layne H. Melzer
Judge of the
Superior Court
Westminster Journal
1/5,1/12,1/19,1/26/23-126471

File No. 20226650699 FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: Fictitious Business Name(s): EXECUTIVE FLEET LEASING Street Address, City & State of Principal place of Business: 2001 Emery Ave La Habra CA 90631, County: Orange County Full name of Registered Owner: EXECUTIVE CAR LEASING COMPANY, NJ 7807 Santa Monica Blvd Los Angeles CA 90046 Have you started doing business yet? Yes: 01/01/2004 This business is conducted by: a corporation I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). Registrant(s) Name: EXECUTIVE CAR LEASING COMPANY Print Name and Title of Officer / Manager or General Partner: RICHARD SCHRIEKEN, Chief Financial Officer Registrant(s) Signature: Richard Schrieken This statement was filed with the County Clerk-Recorder of Orange County on December 09, 2022.

NOTICE - In accordance with subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk. Except, as provided in subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 et seq., Business and Professions Code). Recorded in Official Records, Orange County Hugh Nguyen, Clerk Recorder Change CN992358 Dec 22,29, 2022, Jan 5,12, 2023 Westminster Journal 12/22,29/22,1/5,12/23-126149

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226650141

RIFLENETICS, Located at: 11642 KNOTT ST. #19, GARDEN GROVE, CA 92841, County: Orange. This is a New Statement. Registrant(s): CARGONETIC LLC., 16787 BEACH BLVD., #250, HUNTINGTON BEACH, CA 92647. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ HAI TRUONG, 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 12/02/2022. Westminster Journal 12/22,29/22,01/05,01/12/23-126194

NOTICE OF PUBLIC SALE: Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart to satisfy a lien January 19, 2023 at approx. 1:00PM at www.storage-treasures.com

CUBESMART 6491 Maple Ave. Westminster, Ca. 92683 Gabriel Sanchas James Lynn Morphew SANDY PETROSKI Renato Mancini Renee Franks TIEN NGUYEN Mary Aurelio Karrie Cunningham Deborah Lynn Neville Stephen P Bartis Jason James Stenico Westminster Journal 1/5,12/23-126274

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226651834

NEWPORT FINANCIAL ASSOCIATES-ESCROW DIVISION"A NON-INDEPENDENT BROKER ESCROW", Located at: 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92660-9266, County: Orange. This is a Change, previous number 20226644404. Registrant(s): KAREN SUE WILSON & MICHAEL P. GUBBINS, 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92660. Have you started doing business yet? YES 01/01/1992. This business is conducted by: A GENERAL PARTNERSHIP. Registrant(s): /s/ KAREN SUE WILSON. 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 12/27/2022.

Westminster Journal 01/05,01/12,01/19,01/26/23-126393

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226651664

EXHIBIT A FORENSICS, Located at: 350 MAIN ST., SUITE E., SEAL BEACH, CA 90740, County: Orange. This is a New Statement. Registrant(s): EXHIBIT A DISCOVERY, LLC., 350 MAIN ST., SUITE E., SEAL BEACH, CA 90740. Have you started doing business yet? YES 03/24/2021. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ GREG KUTZBACH, 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 12/22/2022.

Westminster Journal 12/29/22,01/05,01/12,1/19/23-126383

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

WALTER ROY BEARDALL CASE NO. 30-2022-01297644-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 WALTER ROY BEARDALL. A PETITION FOR PROBATE has been filed by LINDA A. MIKESELL in the Superior Court of California, County of ORANGE.

THE PETITION FOR

PROBATE requests that LINDA A. MIKESELL 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: 02/08/23 at 1:30PM in Dept. C10

T.S. No.: 2022-00866-CA

A.P.N.:195-352-19 Property Address: 14612 RALPH LANE, WESTMINSTER, CA 92683

NOTICE OF TRUSTEE'S SALE

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

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/23/2006. 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: Charles Christensen A Single Man Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 08/30/2006 as Instrument No. 2006000583332 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 02/22/2023 at 03:00 PM Place of Sale: ON 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: \$ 519,743.43

NOTICE OF TRUSTEE'S SALE

located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

NOTICE IN PROBATE CASES 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

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 5107 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: 14612 RALPH LANE, WESTMINSTER, CA 92683 A.P.N.: 195-352-19

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: \$ 519,743.43.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to com-

pearance 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 LINDA J. GLADSON - SBN 115662, VARNER & BRANDT LLP 3237 E. GUAISTI ROAD, SUITE 220 ONTARIO CA 91761 12/29/22, 1/5, 1/12/23 CNS-3655201# WESTMINSTER JOURNAL

Westminster Journal 12/29/22, 1/5, 12/23-126276

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 160384 Title No. 95525880-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/19/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT

NOTICE OF TRUSTEE'S SALE

mentore 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 2022-00866-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.

Date: December 22, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237

Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/LoginPage.aspx

Trustee Sale Assistant

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 LINDA J. GLADSON - SBN 115662, VARNER & BRANDT LLP 3237 E. GUAISTI ROAD, SUITE 220 ONTARIO CA 91761 12/29/22, 1/5, 1/12/23 CNS-3655201# WESTMINSTER JOURNAL

Westminster Journal 12/29/22, 1/5, 12/23-126276

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 160384 Title No. 95525880-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/19/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT

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 (877)-518-5700, or visit this internet website https://www.realtybid.com/, using the file number assigned to this case 2022-00866-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: December 22, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237

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.

Westminster Journal 1/12,19,26/23-126600

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 02/06/2023 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/06/2016, as Instrument No. 2016000252931, in book xx, page xx, of Official Records in the office of the County Recorder of Orange County, State of California, executed by Yolanda B. Munoz-Fernandez, a married woman as her sole and separate property and Jesse Cruz Contreras, a married man as his sole and separate property as joint tenants, 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), Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 - Auction.com Room. 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 097-462-06 The street address and other common designation, if any, of the real property described above is purported to be: 14792 Riata St., Midway City, CA 92655 The undersigned Trustee disclaims any liability for any incor-

rectness 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, if any, 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: \$224,633.26 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 under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, Dated: 12/29/2022 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC may be attempting to collect a debt. Any information obtained may be used for that purpose. Adriana Durham/Au-

thorized Signature 27368 Via Industria, Ste. 201, Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 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 (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.Auction.com - for information regarding the sale of this property, using the file number assigned to this case: 160384. 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. 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) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or https://tracker.auction.com/sb1079/ for information regarding the sale of this

property, using the file number assigned to this case Ts# 160384 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. A-4769495 01/05/2023, 01/12/2023, 01/19/2023 Westminster Journal 1/5,1/12,1/19/23-126492

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM T. LANDMAN, III
CASE NO. 30-2022-01299272-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 WILLIAM T. LANDMAN, III. A PETITION FOR PROBATE has been filed by FRANCIS GUERRERO & JILLIAN THOMPSON in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that FRANCIS GUERRERO & JILLIAN THOMPSON be appointed as personal rep-

resentative 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 on FEB 15, 2023 at 1:30 PM in Dept. C8 located at 700 Civic Center Drive West, Santa Ana CA 92701.

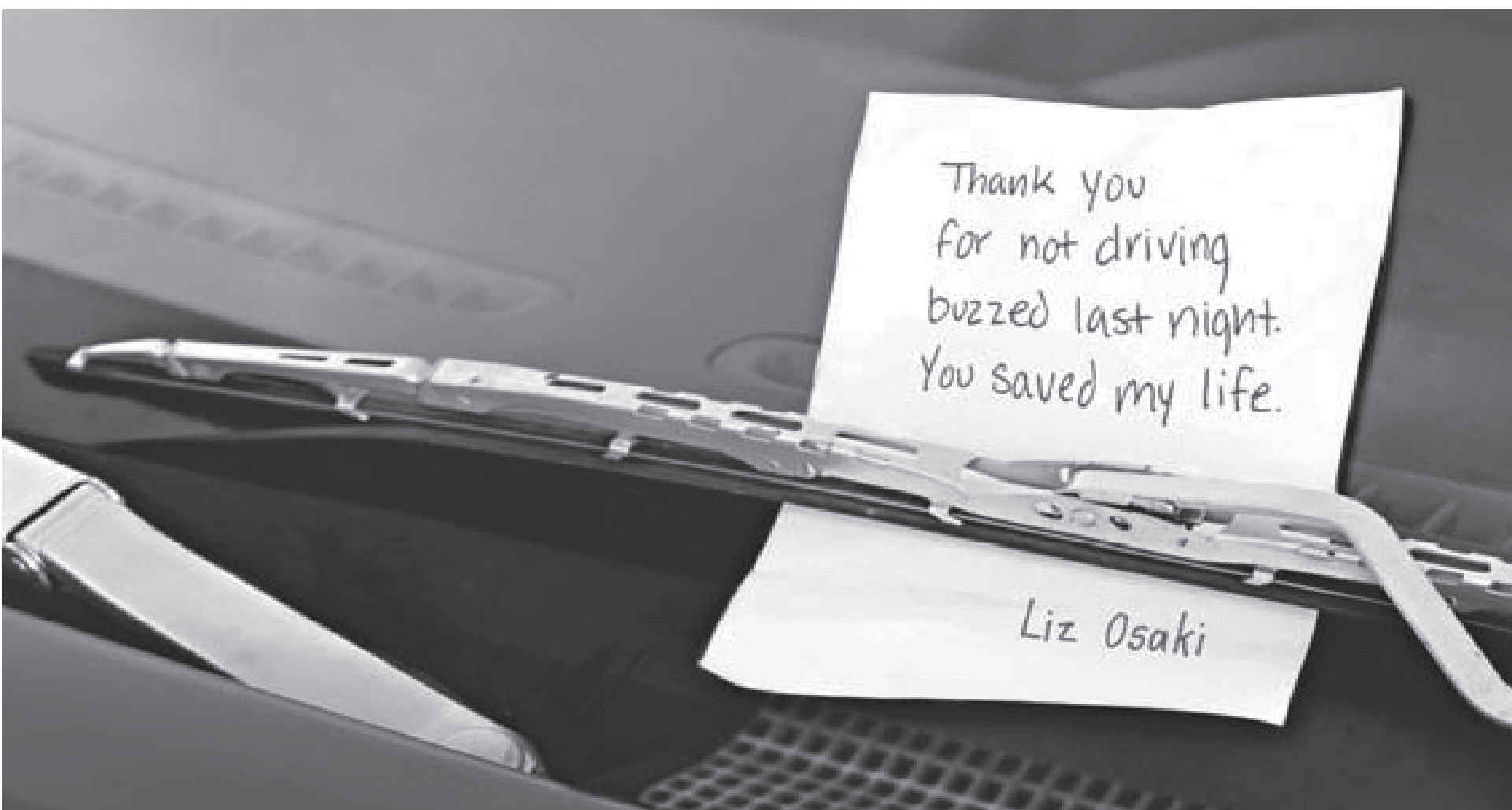
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote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

jections 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 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: BRIAN C. HARPST, ESQ. THE HARPST LAW FIRM 333 CITY BOULEVARD WEST, 17TH FLOOR, ORANGE, CA 92868. (714) 619-9350

Westminster Journal 1/12,1/19,1/26/2023-126618



SAVE A LIFE. DON'T DRIVE HOME BUZZED. BUZZED DRIVING IS DRUNK DRIVING.



U.S. Department of Transportation