

Legals-WHJ

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 objec-

Legals-WHJ

tion 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,

Legals-WHJ

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

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 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.

Legals-WHJ

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

Legals-WHJ

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 incorrectness of the street address and other common designation, if any, shown herein. Said sale will be

Legals-WHJ

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

Legals-WHJ

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/Authorized Signature 27368 Via Industria, Ste. 201,

Legals-WHJ

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.

Legals-WHJ

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**

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 2 0 2 2 6 6 4 4 4 0 4. 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

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 &

Legals-WHJ

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 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 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 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

Legals-WHJ

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

Legals-WHJ

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**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01299018-CU-PT-CJC TO ALL INTERESTED PERSONS: Petitioner: NATALIA BEREZHNOVA filed a petition with this court for a decree changing name as follows: NATALIA BEREZHNOVA to NATALIA WILDEVELD. 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

Legals-WHJ

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** 02/22/2023 8:30 a.m. Dept: D100 REMOTE Central Justice Center 700 Civic Center Drive West

Legals-WHJ

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: 12/29/2022 JUDGE Layne H. Melzer Judge of the Superior Court **Westminster Herald 1/19,1/26,2/2,2/9/23-126626**

CITY OF WESTMINSTER NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF WESTMINSTER WILL HOLD A **PUBLIC HEARING** AS FOLLOWS:

HEARING BODY: CITY COUNCIL **DATE OF HEARING:** WEDNESDAY, FEBRUARY 8, 2023 **TIME OF HEARING:** 7:00 PM OR SOON THEREAFTER **LOCATION OF HEARING:** City of Westminster Council Chambers at the Westminster Civic Center 8200 Westminster Boulevard Westminster, CA 92683 or Via Teleconference/Web Conference – Pursuant to the Executive Order by the State of California and the Westminster City Council Resolution 5176

PUBLIC HEARING ITEM: The City Council will hold a public hearing as a means for eliciting the views and opinions of Westminster residents regarding the City's community development and housing needs.

Comments provided during the hearing will be considered during preparation of the City's Fiscal Year 2023/24 Annual Action Plan, which is a document that combines into a single submission the planning and application aspects the U.S Department of Housing and Urban Developments' Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The public hearing also serves to assess whether changes in perception of community development and housing needs or implementing projects have occurred since adoption of the Five-Year Consolidated Plan for Fiscal 2020/21 – 2024/25.

The Consolidated Plan includes an assessment of housing and community development needs and priority non-housing needs. The Consolidated Plan functions as a strategic plan prepared through a comprehensive planning process that incorporates local needs, priorities, specific objectives and strategies. The Consolidated Plan furthers HUD's statutory goals of providing decent housing, a suitable living environment and expanding economic opportunities through a collaborative process whereby a community establishes a unified vision for community development actions.

INVITATION TO BE HEARD:

The public is welcome and invited to comment pertaining to this Public Hearing Item. All persons wishing to speak and participate on this matter may do so via one of the following:

• In Person by attending the legislative meeting; or

• Via Zoom by using the Zoom Link provided on the City's Website/Agenda at www.westminster-ca.gov/city-council-agendas, and "raising hand" during the Public Hearing until the City Clerk staff calls on you; or

• Via E-Comment/Email by visiting the City's Website and click on the link: CityClerkCSR@westminster-ca.gov; or

• Written Comment via Drop-Off to be filed with the City of Westminster, City Clerk's Office, 8200 Westminster Blvd, Westminster, CA 92683, during our Regular Posted Business Hours. Written Comment MUST be received by the City Clerk's Office by no later than 2:00 PM on said Public Hearing date; or

• Written Comment via U.S. Mail MUST be received by the City of Westminster, City Clerk's Office, at least 1-business day prior to the scheduled Public Hearing 8200 Westminster Blvd., Westminster, CA 92683.

Please reference the Public Hearing Title, date of hearing, and Agenda Item, in any written correspondence or Email Subject Line.

Further information may be obtained by contacting the following: Michael Son, Housing Specialist mson@westminster-ca.gov

Special accommodations for disabilities and/or language barriers are available upon request, including translation services in Spanish or Vietnamese, as requested by the City's Citizen Participation Plan.

A copy of the City's Five-Year Consolidated Plan (Fiscal 2020/21 - Fiscal 2024/25) can be accessed online at www.westminster-ca.gov/cdbg-home or a copy may be obtained from the City Clerk at a nominal charge during posted business hours or emailed upon request. The Agenda Staff Report and attachments, if any, will also be available on the City's website at www.westminster-ca.gov/citycouncil-agendas.

CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on January 11, 2023, the City Council of the City of Westminster introduced an Ordinance entitled:

ORDINANCE NO. 2598

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE WESTMINSTER MUNICIPAL CODE TO ADD CHAPTER 2.62 (COMMISSION ON AGING)

Previously the Mayor and City Council re-established the Commission on Aging through the adoption of Resolution No. 4337 on April 23, 2013.

This ordinance would add the Commission on Aging to Chapter 2.62 of Title 2 of the Westminster Municipal Code. The following are highlights of the proposed amendments.

- Add a new Chapter 2.62 – Commission on Aging
- Eliminate alternate appointments
- Make other minor modifications consistent with the other City Commissions

The City Council will conduct second reading and adopt at its Regular Meeting on January 25, 2023, scheduled to commence at 7:00 PM.

A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, CA 92683 and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at <https://www.westminster-ca.gov/>.

/s/ Lucie Colombo, CMC, CPMC Interim City Clerk of the City of Westminster **Westminster Journal 1/19/2023-126923**

CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on January 11, 2023, the City Council of the City of Westminster introduced an Ordinance entitled:

ORDINANCE NO. 2596

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, AMENDING SECTION 2.04.010 OF TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE WESTMINSTER MUNICIPAL CODE, RELATING TO THE TIME FOR CITY COUNCIL MEETINGS

This ordinance amends Section 2.04.010 of the Westminster Municipal Code, related to the time for City Council meetings. The following are highlights of the proposed amendments.

- Currently Section 2.04.010 provides that Regular City Council Meetings begin at 7:00 p.m., and that meetings must end at midnight unless it is extended by majority vote.
- If approved, the amendment would:

- o Alter the start time for Regular meetings so they begin at 6:00 PM; and
- o Alter the end time, so that meetings end at 10:00 PM, unless extended by majority vote of the City Council.

The City Council will conduct second reading and adopt the Ordinance at its Regular Meeting on January 25, 2023, scheduled to commence at 7:00 PM.

A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, CA 92683 and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at <https://www.westminster-ca.gov/>.

/s/ Lucie Colombo, CMC, CPMC Interim City Clerk of the City of Westminster **Westminster Journal 1/19/2023-126925**

CITY OF WESTMINSTER PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on January 11, 2023, the City Council of the City of Westminster introduced an Ordinance entitled:

ORDINANCE NO. 2595

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WESTMINSTER, CALIFORNIA, APPROVING AN ORDINANCE AMENDING SECTION 2.04.130 (PUBLIC OFFICIAL AND EMPLOYEE INTERACTIONS), OF CHAPTER 2.04 (CITY COUNCIL), OF TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE WESTMINSTER MUNICIPAL CODE

The ordinance amends Section 2.040.130 (Public Official and Employee Interactions) to eliminate certain restrictions previously established concerning the location of the Mayor's office. The following are highlights of the proposed amendments.

- Policy 2(c), of Section 2.04.130 of the Westminster Municipal Code, currently states that the "Mayor and city council offices shall be kept separate from city hall, and shall be located in the council chambers."
- The proposed amendment would delete this limitation in Policy 2(c).

The City Council will conduct second reading and adopt at its Regular Meeting on January 25, 2023, scheduled to commence at 7:00 PM.

A certified copy of the complete text of the Ordinance is posted and may be read and reviewed at City Hall, City Clerk's Office, 8200 Westminster Boulevard, Westminster, CA 92683 and/or a copy may be obtained from the City Clerk at a nominal charge during posted business hours. The proposed ordinance will also be available on the City's website as part of the Agenda Packet at <https://www.westminster-ca.gov/>.

/s/ Lucie Colombo, CMC, CPMC Interim City Clerk of the City of Westminster **Westminster Journal 1/19/2023-126924**

/s/ Lucie Colombo, CMC, CPMC Interim City Clerk of the City of Westminster **Westminster Journal 1/19/2023-126854**

