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<p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01294424</b></p> <p>TO ALL INTERESTED PERSONS: Petitioner: ADRIAN NGUYEN filed a petition with this court for a decree changing names as follows: ADRIAN NGUYEN to HUNG TUAN 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.</p> <p><b>NOTICE OF HEARING</b> 02/02/2023, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p> <p>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: 12/02/2022 Judge Michael Strickroth Judge of the Superior Court</p> <p><b>Anaheim Independent</b> <b>12/7,14,21,28/22-125746</b></p>	<p>If no written objection is timely filed, the court may grant the petition without a hearing.</p> <p><b>NOTICE OF HEARING</b> 01/24/2023, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</p> <p>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: 11/18/2022 Judge Layne H. Melzer Judge of the Superior Court</p> <p><b>Anaheim Independent</b> <b>12/14,21,28/22,01/04/23-125880</b></p>	<p>tion, if any, of the real property described above is purported to be: 1752 N GLENVIEW AVENUE, ANAHEIM, CA 92807 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 \$ 536,975.36. 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</p>	<p>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 <a href="http://search.nationwideposting.com/propertySearchTerms.aspx">http://search.nationwideposting.com/propertySearchTerms.aspx</a>, using the file number assigned to this case CA2200287704 Information about postponements that are very short in duration or that occur close in</p>	<p>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</p>	<p>after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <a href="http://search.nationwideposting.com/propertySearchTerms.aspx">http://search.nationwideposting.com/propertySearchTerms.aspx</a>, using the file number assigned to this case CA2200287704 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 ten-</p>	<p>ant 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 Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, May 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</p>	

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01292343**

TO ALL INTERESTED PERSONS: Petitioner: BRANDON ALEXANDER HADDAD filed a petition with this court for a decree changing names as follows: BRANDON ALEXANDER HADDAD to ALEXANDER BRANDON CAPITAN. 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.

**NOTICE OF HEARING**  
02/02/2023, 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive West  
Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent  
Date: 12/02/2022  
Judge Michael Strickroth  
Judge of the Superior Court

**Anaheim Independent**  
**12/7,14,21,28/22-125746**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01292343**

TO ALL INTERESTED PERSONS: Petitioner: BRANDON ALEXANDER HADDAD filed a petition with this court for a decree changing names as follows: BRANDON ALEXANDER HADDAD to ALEXANDER BRANDON CAPITAN. 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.

TSG No.: 8778526 TS No.: CA2200287704 APN: 343-074-10 Property Address: 1752 N GLENVIEW AVENUE ANAHEIM, CA 92807 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/06/2016. 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. On 01/23/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/12/2016, as Instrument No. 2016000213497, in book , page , of Official Records in the office of the County Recorder of Orange County, State of California. Executed by: KARL H. BERGSTROM AND JOAN M. BERGSTROM, AS TRUSTEE OF THE BERGSTROM TRUST DATED 5/9, 1995, 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# 343-074-10 The street address and other common designa-

tion, if any, of the real property described above is purported to be: 1752 N GLENVIEW AVENUE, ANAHEIM, CA 92807 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 \$ 536,975.36. 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

**T.S. No.: 2022-00546-CA**

**A.P.N.:939-81-008**  
**Property Address: 1254 HILLANDALE AVENUE #8, LA HABRA, CA 90631**

**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 INFORMACIÓN 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 02/14/2007. 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.**

Trustor: Diane Valerie Rose, An Unmarried Woman  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 02/28/2007 as Instrument No. 2007-0134454 in book —, page— and recorded on 10/23/2009 as 2009000576816 of Official Records in the office of the Recorder of Orange County, California,  
Date of Sale: 01/25/2023 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: \$ 337,938.76

**NOTICE OF TRUSTEE'S 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 hereinafter 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: 1254 HILLANDALE AVENUE #8, LA HABRA, CA 90631  
A.P.N.: 939-81-008

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: \$ 337,938.76.

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 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 2022-00546-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.

**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 2022-00546-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 9, 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.**

Independent  
12/14,21,28/2022-125904

# CHANGING YOUR NAME AND NEED TO PUBLISH?

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

# (714)894-2575



SALE INFORMATION  
PLEASE CALL (916)939-0772NPP0418909 To: INDEPENDENT 12/21/2022, 12/28/2022, 01/04/2023  
**I n d e p e n d e n t**  
**12/21,28/22,1/4/23-125935**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2022-01295873**

TO ALL INTERESTED PERSONS: Petitioner: SHAWN GILBERT ALMADA filed a petition with this court for a decree changing names as follows: SHAWN GILBERT ALMADA to SEAN PATRICK O'ROURKE. 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.  
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:

Independent  
Date: 12/12/2022  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Anaheim Independent**  
**12/21,28/22,01/04,01/11/2**  
**3-125993**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2022-01296604**

TO ALL INTERESTED PERSONS: Petitioner: PETER MATTHEWS JASMIN filed a petition with this court for a decree changing names as follows: PETER MATTHEWS JASMIN to PETER MATTHEWS JAZMIN. 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**  
02/15/2023, 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Date: 12/15/2022  
Judge Layne H. Melzer  
Judge of the Superior Court

**Anaheim Independent**  
**12/21,28/22,01/04,**  
**01/11/23-126040**

**NOTICE OF PETITION  
TO ADMINISTER ES-  
TATE OF EDWARD AD-  
OLF ERDTSIECK**  
Case No. 30-2022-01296167-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 EDWARD ADOLF ERDTSIECK  
A PETITION FOR PROBATE has been filed by Joel Richard Erdtsieck in the Superior Court of Cali-

fornia, County of ORANGE.  
THE PETITION FOR PROBATE requests that Joel Richard Erdtsieck 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. 1, 2023 at 1:30 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W, SANTA ANA CA 92701. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hear-

ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy

to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 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:**  
**PAUL HORN ESQ**  
**SBN 243227**  
**PAUL HORN LAW**  
**GROUP PC**  
11404 SOUTH STREET  
CERRITOS CA 90703  
CN992593 ERDTSIECK  
Dec 28,30, 2022, Jan 4, 2023  
**Buena Park/Anaheim In-**  
**d e p e n d e n t**  
**12/28,30/22,1/4/23-**  
**126291**

recorded in Official Records, Orange County  
Hugh Nguyen, Clerk Recorder

4 3 R 0 0 1 3 0 0 1 6 4 9 8 4

2021000458882 1:57 pm 07/16/21

399 RW9A N15 4

0.00 0.00 0.00 0.00 9.00 0.00 0.000.0075.00 3.00

Recording Requested by  
First American Mortgage Solutions

WHEN RECORDED, MAIL TO:  
ASSOCIATION LIEN SERVICES  
P.O. BOX 64750  
LOS ANGELES, CA 90064  
(310) 207-2027

Attn: Foreclosure Department  
8761095 A.P.N. 938-233-86

Space above this line for recorder's use  
ALS No. 2019-4684

**IMPORTANT NOTICE**

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
HOMEOWNERS ASSOCIATION LIEN**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice). The delinquent amount is \$34,510.58 as of July 15, 2021, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Covenants, Conditions and Restrictions. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Covenants, Conditions and Restrictions, the Association may insist that you do so in order to reinstate your account in good standing. In addition, the Association may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Association will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Association may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop a potential foreclosure, or if your property is in foreclosure for any other reason, contact: Harbor Lofts Community Association, c/o ASSOCIATION LIEN SERVICES, P.O. Box 64750, Los Angeles, CA 90064, (310) 207-2027

Title Order No. 8761095

ALS No. 2019-4684

THIS NOTICE is given pursuant to Civil Code Sections 2924, and other relevant provisions of the California Civil Code, pursuant to that certain Assessment Lien, recorded on March 19, 2020 as document no. 2020000125306, of Official Records in the office of the Recorder of Orange County, California.

Owner(s): Daniel H. Kim, Christine J. Kim

See attached "Legal Description" as shown upon the Condominium Plan, Recorded on N/A as document no. N/A, as shown on the Subdivision map recorded in Maps of the County of Orange, State of California.

PROPERTY ADDRESS: 435 W. Center Street Promenade #326, Anaheim, California 92805

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment upon your property.

Notwithstanding the fact that if you fail to pay all money lawfully due the Association, it may foreclose against your property, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

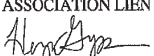
Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN THAT ASSOCIATION LIEN SERVICES is the duly appointed Trustee Agent under the above referenced Lien, dated March 18, 2020, executed by Harbor Lofts Community Association (Association) to secure assessment obligations in favor of said Association, pursuant to the terms contained in that certain Declaration of Covenants, Conditions and Restrictions recorded October 4, 2007 as document no. 2007000598041, of Official Records in the Office of the Recorder of Orange County, California, describing the land therein, that the beneficial interest under said Homeowner's Association Lien and the obligations secured thereby are presently held by the Association. That a breach of, the obligation for which said Covenants, Conditions and Restrictions as security has occurred in that the payment(s) have not been made of: HOMEOWNER'S ASSESSMENTS AND ALL SUBSEQUENT HOMEOWNER'S ASSESSMENTS, MONTHLY OR OTHERWISE, LESS CREDITS AND OFFSETS, PLUS LATE CHARGES, INTEREST, ASSOCIATION'S FEES AND COSTS, TRUSTEE'S FEES AND COSTS, AND ATTORNEYS' FEES AND COSTS.

That by reason thereof, the present Association under such Covenants, Conditions and Restrictions has executed and delivered to said Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Covenants, Conditions and Restrictions and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the herein described property Liened by said Association, to be sold, if in compliance with the applicable statutory requirements, to satisfy the obligations secured thereby.

DATE: July 15, 2021

ASSOCIATION LIEN SERVICES AS TRUSTEE

  
Henry Guzman  
TRUSTEE SALES OFFICER

ORDER NO: 8761095  
REFERENCE NO: 2019-4684  
FILE NO:  
TITLE OFFICER: MARIE CRUZ CHRIS RUIZ

**LEGAL DESCRIPTION**

**THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF ANAHEIM, AND DESCRIBED AS FOLLOWS:**

PARCEL NO. 1 (UNIT)

UNIT 326 (THE "UNIT") AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN FOR HARBOR LOFTS-RESIDENTIAL (TOGETHER WITH ANY AMENDMENTS THERETO, COLLECTIVELY, THE "PLAN"), RECORDED ON OCTOBER 4, 2007, AS INSTRUMENT NO. 2007000598039, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "OFFICIAL RECORDS"). THE PLAN CONCERNS LOT 1 OF TRACT NO. 16606 AS SUCH TRACT IS SHOWN ON THE SUBDIVISION MAP ("MAP") FILED IN BOOK 888, AT PAGES 21 TO 23, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE PLAN AND THE MAP, AND AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HARBOR LOFTS (TOGETHER WITH ANY AMENDMENTS THERETO, COLLECTIVELY, THE "DECLARATION"), RECORDED ON OCTOBER 4, 2007, AS INSTRUMENT NO. 2007000598041, IN THE OFFICIAL RECORDS.

ALSO RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNS, THE RIGHT TO ENTER THE UNIT (1) TO COMPLY WITH REQUIREMENTS FOR THE RECORDATION OF MAPS, CONDOMINIUM PLANS OR LOT LINE ADJUSTMENTS IN THE PROPERTIES (AS DEFINED IN THE DECLARATION), (2) TO ACCOMMODATE CONSTRUCTION AND REPAIR ACTIVITIES, AND (3) TO COMPLY WITH REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. GRANTOR SHALL PROVIDE REASONABLE NOTICE TO GRANTEE BEFORE SUCH ENTRY, EXCEPT IN THE EVENT OF AN EMERGENCY IN WHICH CASE NO SUCH NOTICE SHALL BE REQUIRED. FOR PURPOSES OF THIS PARAGRAPH, AN EMERGENCY IS A SITUATION IN WHICH THERE IS AN IMMINENT THREAT OF INJURY TO PERSONS OR DAMAGE TO PROPERTY. THE TERM OF THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE ON THE DATE THAT IS TWELVE (12) YEARS AFTER THE DATE ON WHICH THIS DEED IS RECORDED IN THE OFFICIAL RECORDS.

PARCEL NO. 2 (COMMON AREA)

AN UNDIVIDED FEE-SIMPLE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA DESCRIBED IN THE PLAN, WHICH INTEREST SHALL BE EXPRESSED AS A FRACTION, THE NUMERATOR OF WHICH IS ONE (1) AND THE DENOMINATOR OF WHICH IS THE NUMBER OF UNITS SHOWN AND DESCRIBED IN THE PLAN.

PARCEL NO. 3 (EXCLUSIVE USE AREAS - PATIO AND/OR ENTRY)

AN EXCLUSIVE EASEMENT FOR THE PATIO AND/OR ENTRY AS SHOWN AND ASSIGNED TO THE UNIT IN THE PLAN.

PARCEL NO. 4 (EXCLUSIVE USE AREA - A/C)

AN EXCLUSIVE EASEMENT FOR THE AIR CONDITIONER COMPRESSOR AND COMPRESSOR PAD AS SHOWN AND ASSIGNED TO THE UNIT IN THE PLAN.

PARCEL NO. 5 (EXCLUSIVE USE AREAS - PARKING)

AN EXCLUSIVE EASEMENT FOR THE PARKING SPACE(S) NO(S) 169 AND 170 IN THE PARKING GARAGE AS SHOWN AND DESCRIBED IN THE PLAN.

PARCEL NO. 6 (EXCLUSIVE USE AREAS - TELEPHONE WIRING)

PAGE AN EXCLUSIVE EASEMENT FOR INTERNAL AND EXTERNAL TELEPHONE WIRING DESIGNED TO SERVE THE UNIT BUT LOCATED OUTSIDE THE BOUNDARIES OF THE UNIT.

ORDER NO: 8761095  
REFERENCE NO: 2019-4684  
FILE NO:  
TITLE OFFICER: MARIE CRUZ CHRIS RUIZ

PARCEL NO. 7 (EASEMENTS RESERVED UNDER GOVERNING DOCUMENTS)

NONEXCLUSIVE EASEMENTS FOR ACCESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, SERVICE AND REPAIRS AND FOR OTHER PURPOSES, ALL AS DESCRIBED OR SHOWN IN THE DECLARATION, THE PLAN, THE REA AND THE MAP.

ASSESSORS PARCEL NUMBER: 938-233-86

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REPORT TYPED DATE: NOVEMBER 27, 2019

**WRITTEN DECLARATION OF DEFAULT AND DEMAND FOR SALE**

**BOARD OF DIRECTORS RESOLUTION TO INITIATE FORECLOSURE OF A LIEN**  
California Civil Code §5705(c)

Association: Harbor Lofts Community Association (the "HOA")  
Assessor's Parcel Number of Property: 938-233-86 ("APN")

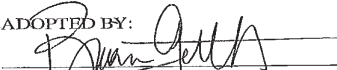
WHEREAS, the Board of Directors ("Board") has found the Owner of Property listed above is delinquent in paying regular and/or special assessments and currently owes \$24,024 in (1) assessments, late charges, and interest, along with costs of collection, including attorneys' fees, and is 4 1/2 months delinquent in making their payments to the Association.

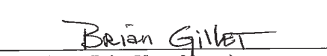
WHEREAS, the Board, in compliance with the current Association collection policy, is resolving to initiate foreclosure of a lien for delinquent assessments that has been validly recorded.

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5705(c):

- The Board itself has voted on the subject of this resolution and did not delegate voting to any agent of the Association.
- The vote occurred in an executive session of the Board at which a quorum was present, consisting of 3 out of 5 Board members.
- A majority of those Board members present in an executive session of the Board constituting a quorum has voted in favor of initiating foreclosure of the lien for delinquent assessments on the Property described above.
- The vote occurred at least 30 days prior to any public sale. Total votes: 3  
Votes in favor: 3 Votes opposed: 0
- A copy of this resolution must be attached and made part of the Board's meeting minutes.

IT IS HEREBY RESOLVED THAT, the Board has adopted this Resolution and that it is signed by a member of the Board vested with the authority to do so.

ADOPTED BY:  
  
Signature of Authorized Board Member  
Title: President

  
(Please Print Your Name)  
Date: 9.6.21