

T.S. No.: 9462-5232 TSG Order No.: FIN-22000822 A.P.N.: 100-081-16 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2006. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 10/18/2006 as Document No.: 2006000704398, of Official Records in the office of the Recorder of Orange County, California, executed by: LUCIA CRISANTOS A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 04/03/2023 at 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The street address and other common designation, if any, of the real property described above is purported to be: 13271 SANDRA PL, GARDEN GROVE, CA 92843 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 in an "AS IS" condition, 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$38,761.72 (Estimated).

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(714)
894-2575

Legals-OCN

Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website, www.nationwideposting.com, using the file number assigned to this case T.S.# 9462-5232. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case T.S.# 9462-5232 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

Legals-OCN

think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0422138 To: ORANGE COUNTY NEWS 03/10/2023, 03/17/2023, 03/24/2023

**Orange County News
3/10,17,24/2023-128632**

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20236654981**
JINX BARTENDING, 145 SUNFLOWER ST, BREA, CA 92821. County: Orange. This is a New Statement. Registrant(s): JINX DRINX LLC, 145 SUNFLOWER ST, BREA, CA 92821. Have you started doing business yet? YES, 11/01/2022. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ GABRIELLE BERMAN, CHIEF EXECUTIVE OFFICER, 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 02/02/2023.

**Orange County News
2/24,3/3,10,17/23-128147**

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20236654976**
BREMEN CONSTRUCTION GROUP, 24732 EL MANZANO, LAGUNA NIGUEL, CA 92677. County: Orange. This is a New Statement. Registrant(s): REZA SADEGHI, 24732 EL MANZANO, LAGUNA NIGUEL, CA 92677. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ REZA SADEGHI, CHIEF EXECUTIVE OFFICER, 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 02/02/2023.

**Orange County News
2/24,3/3,10,17/23-128146**

**NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
LANA LEE TYREE
CASE NO. 30-2023-
01310052-PR-PL-CJC**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LANA LEE TYREE.
A PETITION FOR PRO-

Legals-OCN

BATE has been filed by COURTNEY LYNN LANDEROS in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that COURTNEY LYNN LANDEROS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 04/13/23 at 1:30PM in Dept. C08 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 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
ROBERT L. COHEN,

Legals-OCN

ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 3/10, 3/15, 3/17/23
CNS-3677693#
ORANGE COUNTY NEWS
Orange County News
3/10,15,17/23-128668

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20236655267**

SLEEP LIFE MED, 1303 W. VALENCIA DR., #253, FULLERTON, CA 92833-4034. County: Orange. This is a New Statement. Registrant(s): VALERIE ANNE CACHO MD INC., 1303 W. VALENCIA DR., #253, FULLERTON, CA 92833-4034. Have you started doing business yet? YES 10/27/2022. This business is conducted by: A CORPORATION. Registrant /s/ VALERIE ANNE CACHO, 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 02/07/2023.

**Orange County News
3/3,3/10,3/17,3/24/23-
128484**

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20236656248**

TURN ON ELECTRIC, 6572 KILLARNEY AVE., GARDEN GROVE, CA 92845. County: Orange. This is a New Statement. Registrant(s): MYNOR RENE HIDALGO, 6572 KILLARNEY AVE., GARDEN GROVE, CA 92845. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ MYNOR HIDALGO 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 02/17/2023.

**Orange County News
3/10,3/17,3/24,3/31/23-
128718**

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20236657560**

SUNNY SPOT POOL-CARE, 9950 DEL RIO WAY, CYPRESS, CA 90630. County: Orange. This is a New Statement. Registrant(s): MIYEON KIM, 9950 DEL RIO WAY, CYPRESS, CA 90630. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ MIYEON KIM. 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 03/06/2023.

**Orange County News
3/10,3/17,3/24,3/31/23-
128727**

NOTICE OF TRUSTEE'S SALE T.S. No. 21-00137-SC-CA Title No. 1771106 A.P.N. 133-361-11 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/17/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF

Legals-OCN

YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Hoang Anh Thi Nguyen, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 04/23/2019 as Instrument No. 2019000131839 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 04/13/2023 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$842,795.09 Street Address or other common designation of real property: 9872 Stanford Avenue, Garden Grove, CA 92841 A.P.N.: 133-361-11 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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

Legals-OCN

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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 21-00137-SC-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 website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 21-00137-SC-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 so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 03/10/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010

Sales Line 714-730-2727;
Sales Website: www.nd-
scorp.com Connie Hernan-
dez, Trustee Sales Rep-
resentative A-4777450
03/17/2023, 03/24/2023,
03/31/2023

Orange County News
3/17,24,31/2023-128811

**NOTICE OF PETITION
TO ADMINISTER ES-
TATE OF:**

**NANCY LEE BROWN
CASE NO. 30-2023-
01311350-PR-LA-CJC**

To all heirs, beneficiaries,
creditors, contingent credi-
tors, and persons who
may otherwise be inter-
ested in the WILL or es-
tate, or both of NANCY
LEE BROWN.

A PETITION FOR PRO-
BATE has been filed by
GARY EDWARD BROWN
in the Superior Court of
California, County of OR-
ANGE.

THE PETITION FOR
PROBATE requests that
GARY EDWARD BROWN
be appointed as personal
representative to adminis-
ter the estate of the de-
cedent.

THE PETITION requests
authority to administer the
estate under the Inde-
pendent Administration of
Estates Act with limited
authority. (This authority
will allow the personal rep-
resentative to take many
actions without obtaining
court approval. Before tak-
ing certain very important
actions, however, the per-
sonal representative will
be required to give notice
to interested persons un-
less they have waived no-
tice or consented to the
proposed action.) The in-
dependent administration
authority will be granted
unless an interested per-
son files an objection to
the petition and shows
good cause why the court
should not grant the au-
thority.

A HEARING on the pe-
tition will be held in this
court as follows: 04/19/23
at 1:30PM in Dept. C10
located at 700 CIVIC CEN-
TER 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 Califor-
nia - County of Orange
(occourts.org) to appear
remotely for Probate hear-
ings and for remote hear-
ing instructions. If you
have difficulty connecting
or are unable to connect to
your remote hearing, call
657-622-8278 for assist-
ance. If you prefer to ap-
pear 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 ob-
jections with the court be-
fore the hearing. Your ap-
pearance may be in per-
son or by your attorney.
IF YOU ARE A CREDIT-
OR or a contingent credit-
or of the decedent, you
must file your claim with
the court and mail a copy
to the personal represen-
tative appointed by the
court within the later of
either (1) four months from
the date of first issuance of
letters to a general person-
al representative, as
defined in section 58(b) of
the California Probate
Code, or (2) 60 days from
the date of mailing or per-
sonal delivery to you of a
notice under section 9052
of the California Probate
Code.

Other California statutes
and legal authority may af-
fect your rights as a credit-
or. You may want to con-
sult with an attorney knowl-
edgeable 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 pe-
tition or account as
provided in Probate Code
section 1250. A Request
for Special Notice form is
available from the court
clerk.

Attorney for Petitioner
MATTHEW C. YU, ESQ. -
SBN 256235,
THE LAW OFFICE OF
MATTHEW C. YU
3620 PACIFIC COAST
HIGHWAY #200
TORRANCE CA 90505
3/17, 3/22, 3/24/23
CNS-3679687#

**ORANGE COUNTY
NEWS**
Orange County News
3/17,22,24/23-128837

**THE SUPERIOR COURT
OF CALIFORNIA IN AND
FOR THE COUNTY OF
FRESNO**

In the matter of
Petitioner: JADE FALCON
And
Respondent: GREGORY
SANCHEZ
Case No.: 22CEFL04237
CITATION TO APPEAR
Date: 6/12/2023
Time: 2:30 p.m.
Dept.: 202

The People of the State of
California
To GREGORY SANCHEZ:
By order of this court, you
are hereby cited to appear
before the judge presiding
in Department 202 of this
court on 6/12/2023 at 2:30
p.m. then and there to
show cause, if any you
have, why LUCA GREY
SANCHEZ, a minor,
should not be declared
free from your parental
control according to the
petition on file herein to
free the minor for adop-
tion.

The address of the court is:
1130 'O' Street, Fresno,
CA 93721.
The following information
concerns rights and pro-
cedures that relate to this
proceeding for the termina-
tion of custody and control
of LUCA GREY SANC-
HEZ as set forth in Section
7822 of the Family
Code.

(1) At the beginning of the
proceeding, the court will
consider whether or not the
interests of LUCA GREY
SANCHEZ require the ap-
pointment of counsel. If
the court finds th.at the in-
terests of LUCA GREY
SANCHEZ do require such
protection, the court will
appoint counsel to repre-
sent the minor, whether or
not the minor is able to af-
ford counsel. LUCA GREY
SANCHEZ will not be
present in court unless the
minor so requests or the
court so orders.

(2) If a parent of LUCA
GREY SANCHEZ ap-
pears without counsel and
is unable to afford counsel,
the court must appoint
counsel for parent, unless
the parent knowingly and
intelligently waives the
right be represented by
counsel. The court will not
appoint the same counsel
to represent both LUCA
GREY SANCHEZ and the
minor's parent.

(3) The court may appoint
either the public defender
or private counsel. If
private counsel is appoint-
ed, he or she will receive
a reasonable sum for com-
pensation and expenses,
the amount of which will
be determined by the
court. That amount must
be paid by the real parties
in interest, but not by the
minor, in such proportions
as the court believes to be
just. If however, the court
finds that any of the real
parties in interest cannot
afford counsel, the amount
will be paid by the court.

(4) The Court may continue
the proceeding for not
more than 30 days as ne-

cessary to appoint coun-
sel and to enable counsel
to become acquainted with
the case.
Dated: 3/13/2023
/s/ Dawn Annino, Clerk
Orange County News
3/17,24,31,4/7/23-128871

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

30-2023-01301214

TO ALL INTERESTED
PERSONS: Petitioner:
CONG TAM NGUYEN
filed a petition with this
court for a decree chang-
ing name as follows:
CONG TAM NGUYEN to
TAM CONG NGUYEN.
The Court Orders that all
persons interested in this
matter shall appear before
this court at the hearing in-
dicated below to show
cause, if any, why the pe-
tition 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 be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the pe-
tition should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.

NOTICE OF HEARING

04/25/2023 8:30AM.
D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701

A copy of this Order to
Show Cause shall be pub-
lished at least once each
week for four successive
weeks prior to the date set
for hearing on the petition
in the following newspa-
per of general circulation,
printed in this county:
Orange County News
DATE: 02/24/2023
JUDGE Layne H. Melzer
Judge of the
Superior Court

Orange County News
**3/3,3/10,3/17,3/24/23-
128485**

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

30-2023-01311516

TO ALL INTERESTED
PERSONS: Petitioner:
VANTRINH THI TAN has
filed a petition with this
court for a decree chang-
ing name as follows:
VANTRINH THI TAN to
VANTRINA TAN. The
Court Orders that all per-
sons interested in this mat-
ter shall appear before this
court at the hearing indic-
ated below to show cause,
if any, why the petition for
change of name should
not be granted. Any per-
son objecting to the name
changes described above
must file a written objec-
tion that includes the rea-
sons for the objection at
least two court days be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the pe-
tition should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.

NOTICE OF HEARING

05/04/2023 8:30 AM
D100 REMOTE
Central Justice Center
700 Civic Center Driver
Santa Ana, CA 92701

A copy of this Order to
Show Cause shall be pub-
lished at least once each
week for four successive
weeks prior to the date set
for hearing on the petition
in the following newspa-
per of general circulation,
printed in this county:
Orange County News
DATE: 03/08/2023
JUDGE Layne H. Melzer
Judge of the
Superior Court

Orange County News
**3/17,3/24,3/30,4/7/23-
128909**

**FICTITIOUS BUSINESS
NAME STATEMENT**

NO: 20236657217

BROW BESTIE, 8942
GARDEN GROVE BLVD.,
STE. 218, GARDEN
GROVE, CA 92844.
County: Orange. This is a
New Statement. Regis-
trant(s) **BROW BESTIE
LLC.**, 10633 BLAKE ST.,
GARDEN GROVE, CA,
92843. Have you started
doing business yet? NO.
This business is conduc-
ted by: **LIMITED LIABIL-
ITY CO.** Registrant /s/
ASHLEY MANIVONG,
CHIEF EXECUTIVE OF-
FICER. I declare that all in-
formation in this state-
ment 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
03/01/2023.

Orange County News
**3/10,3/17,3/24,3/31/23-
128731**

T.S. No.: 2022-01330-
CA

A.P.N.:090-261-14
Property Address: 12921
SAFFORD WEST, GAR-
DEN GROVE, CA 92840

**NOTICE OF TRUSTEE'S
SALE**

PURSUANT TO CIVIL
CODE § 2923.3(a) and (d),
THE SUMMARY OF IN-
FORMATION REFERRED
TO BELOW IS NOT AT-
TACHED TO THE RE-
CORDED COPY OF THIS
DOCUMENT BUT ONLY
TO THE COPIES PROVID-
ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-
MARY OF THE INFORMA-
TION 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 INFOR-
MACIÓN DE ESTE DOCU-
MENTO

TALA: MAYROONG BUOD
NG IMPORMASYON SA
DOKUMENTONG ITO NA
NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY
LÀ BẢN THỎNG TIN
LƯỢC VỀ THÔNG TIN
TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO
PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER
A DEED OF TRUST
DATED 04/13/2006. UN-
LESS YOU TAKE ACTION
TO PROTECT YOUR
PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLA-
NATION OF THE NATURE
OF THE PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER.

Trustor: Socorro Ramirez
Aleman, AN UNMARRIED
WOMAN AND NANCY ALE-
MAN, A SINGLE WOMAN
AS JOINT TENANTS
Duly Appointed Trustee:
Western Progressive, LLC
Deed of Trust Recorded
04/28/2006 as Instrument
No. 2006000287684 in book
--, page-- and of Official
Records in the office of the
Recorder of Orange County,
California,
Date of Sale: 05/01/2023 at
09:00 AM
Place of Sale: AUC-
TION.COM ROOM, DOUB-
LETREE BY HILTON
HOTEL ANAHEIM - OR-
ANGE COUNTY, 100 THE
CITY DRIVE, ORANGE, CA
92868

Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 535,742.68

**FICTITIOUS BUSINESS
NAME STATEMENT**

NO: 20236657663

a) **CURE FOR CULTURE**
b) **T & R'S RIB SHACK**,
3921 FRANKLIN AVE #A,
FULLERTON, CA 92833.
County: Orange. This is a
New Statement. Regis-
trant(s) **REGINA LOUISE
CORDERO & THOMAS
AUGUSTINE CORDERO**,
3921 FRANKLIN AVE #A,
FULLERTON, CA 92833.
Have you started doing
business yet? NO. This
business is conducted by:
MARRIED COUPLE. Re-
gistrant /s/ **REGINA COR-
DERO**. I declare that all in-
formation in this state-
ment 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
03/07/2023.

Orange County News
**3/10,3/17,3/24,3/31/23-
128772**

**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 SAV-
INGS AND LOAN ASSO-
CIATION, A SAVINGS AS-
SOCIATION OR SAVINGS
BANK SPECIFIED IN SEC-
TION 5102 OF THE FINAN-
CIAL CODE AND AUTHO-
RIZED 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 un-
der 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: 12921 SAFFORD
WEST, GARDEN GROVE,
CA 92840
A.P.N.: 090-261-14

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 war-
ranty, 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 rea-
sonable estimated costs, ex-
penses and advances at the
time of the initial publication
of the Notice of Sale is:
\$ 535,742.68.

Note: Because the Ben-
eficiary 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 suc-
cessful bidder shall have no
further recourse.

**FICTITIOUS BUSINESS
NAME STATEMENT**

NO: 20236657452

**CHILDREN'S RE-
SOURCE NETWORK OF
CALIFORNIA**, 8051
DRIFTWOOD DR., HUNT-
INGTON BEACH, CA
92646. County: Orange.
This is a New Statement.
Registrant(s) **CHILDREN'S
RESOURCE NETWORK
OF THE CENTRAL
COAST**, 220 HOUSTON
WAY, PISMO BEACH, CA
93449. Have you started
doing business yet? NO.
This business is conduc-
ted by: A CORPORATION.
Registrant /s/ **LISA ROSE-
MARIE RAY**, CHIEF EX-
ECUTIVE OFFICER. I de-
clare that all information in
this statement is true and
correct. (A registrant who
declares as true informa-
tion which he or she
knows to be false is guilty
of a crime.) This state-
ment was filed with the
County Clerk of Orange
County on 03/03/2023.

Orange County News
**3/10,3/17,3/24,3/31/23-
128730**

The beneficiary of the Deed
of Trust has executed and
delivered to the undersigned
a written request to com-
mence foreclosure, and the
undersigned caused a No-
tice of Default and Election
to Sell to be recorded in the
county where the real prop-
erty is located.

**NOTICE OF TRUSTEE'S
SALE**

**NOTICE TO POTENTIAL
BIDDERS:** If you are con-
sidering 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 auc-
tion 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 bid-
der 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 prop-
erty 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, pursu-
ant to Section 2924g of the
California Civil Code. The
law requires that information
about trustee sale postpone-
ments be made available to
you and to the public, as a
courtesy to those not pres-
ent at the sale. If you wish
to learn whether your sale
date has been postponed,
and, if applicable, the re-
scheduled 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](https://www.altisource.com/loginpage.aspx) using the
file number assigned to this
case 2022-01330-CA. In-
formation about postpone-
ments 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 In-
ternet Web site. The best

**FICTITIOUS BUSINESS
NAME STATEMENT**

NO: 20236657546

RP REALTY, 706 E. HEIM
AVE., ORANGE, CA
92865. County: Orange.
This is a New Statement.
Registrant(s): **RALPH AR-
THUR SAN ROMAN**, 706
E. HEIM AVE., ORANGE,
CA 92865. Have you star-
ted doing business yet?
NO. This business is con-
ducted by: AN INDIVIDU-
AL. Registrant /s/ **RALPH
S A N R O M A N**,
BROKER/OWNER I de-
clare that all information in
this statement is true and
correct. (A registrant who
declares as true informa-
tion which he or she
knows to be false is guilty
of a crime.) This state-
ment was filed with the
County Clerk of Orange
County on 03/06/2023.

Orange County News
**3/10,3/17,3/24,3/31/23-
128729**

**NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
BARRY EUGENE SMITH
CASE NO. 30-2023-**

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 pur-
chase this property after the
trustee auction, if conducted
after January 1, 2021, pur-
suant 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 exercis-
ing this right of purchase.
First, 48 hours after the date
of the trustee sale, you can
call (855)-976-3916, or visit
this internet website [https://
tracker.auction.com/sb1079](https://tracker.auction.com/sb1079),
using the file number as-
signed to this case 2022-
01330-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. Sec-
ond, you must send a written
notice of intent to place a bid
so that the trustee receives
it no more than 15 days af-
ter the trustee's sale. Third,
you must submit a bid, by
remitting the funds and af-
fidavit described in Section
2924m(c) of the Civil Code,
so that the trustee receives
it no more than 45 days af-
ter the trustee's sale. If you
think you may qualify as an
"eligible tenant buyer" or
"eligible bidder," you should
consider contacting an attor-
ney or appropriate real es-
tate professional immediat-
ely for advice regarding this
potential right to purchase.

Date: March 10, 2023
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 PROGRES-
SIVE, LLC MAY BE ACT-
ING AS A DEBT COLLEC-
TOR ATTEMPTING TO
COLLECT A DEBT. ANY
INFORMATION OBTAINED
MAY BE USED FOR THAT
PURPOSE.**

Orange County News
3/17,24,31/2023-118625

01311850-PR-PW-CJC
To all heirs, beneficiaries, creditors, and persons who may otherwise be interested in the will or estate, or both, of BARRY EUGENE SMITH.

A PETITION FOR PROBATE has been filed by JODI CLAUDINE SMITH in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that JODI CLAUDINE SMITH be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **APRIL 20, 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 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: MAX M. ALAVI, ESQ/ JUSTIN KINCHELOE, ESQ
MAX M. ALAVI, ATTORNEY AT LAW
2424 SE BRISTOL ST., STE 300, NEWPORT BEACH, CA 92660
Orange County News 3/17,3/22,3/24/2023-128910

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657661

BE BLESS BEAUTY, 11296 LOS ALAMITOS BLVD., LOS ALAMITOS, CA 90720 County: Orange. This is a New Statement. Registrant(s): BE BLESS BEAUTY, 5672 WINDCROFT DR., HUNTINGTON BEACH, CA 92649. Have you started doing business yet? NO This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ THAO HUYNH, CHIEF EXECUTIVE OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 03/07/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128932

NOTICE

On 03/31/2023 at 1041 N Kemp St Anaheim CA 92801 a Lien Sale will be held at 10am on a: 2013 BMW TX LIC# 33868A0 VIN# 5UXFG2C56DL786723. On 03/31/2023 at 18881 Gothard St Huntington Beach CA 92648 a Lien Sale will be held at 10am on a: 2008 BMW CA LIC# 6 D W D 5 9 5 VIN# WBAVA37598NL47070, 2018 Chevy CA LIC# A X 9 5 P 0 2 VIN# 1G1BE5SM1J7210826. On 03/31/2023 at 572 N Batavia St Orange CA 92868 a Lien Sale will be held at 10am on a: 2013 Audi CA LIC# BM45V33 VIN# WAUF2AFC4DN106453. CN995037 03-31-2023 Mar 17, 2023

Orange County News 3/17/2023-128938

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657395

AIR FILTRATION TECHNOLOGIES, 726 WEST ANGUS UNIT G, ORANGE, CA 92868. County: Orange. This is a New Statement. Registrant(s): JORDAN AMMANN, 19581 LARKRIDGE DR, YORBA LINDA, CA 92886. Have you started doing business yet? NO This business is conducted by: INDIVIDUAL. Registrant /s/ JORDAN AMMANN, OWNER. 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 03/03/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128941

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236656629

ACRES, 226 SILK TREE, IRVINE, CA 92606. County: Orange. This is a New Statement. Registrant(s): ALEXANDER YI, 226 SILK TREE, IRVINE, CA 92606. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ ALEXANDER YI. 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 02/23/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128942

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657959

LOVE MY ROSIE SKIN, 10655 LOS ALAMITOS BLVD, LOS ALAMITOS, CA 90720. County: Orange. This is a New Statement. Registrant(s): LOVEMYROSIESKIN LLC, 3252 RUTH ELAINE DR, LOS ALAMITOS, CA 90720-3037. Have you started doing business yet? YES, 01/01/2015. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ KIMBERLY ROSE, 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 03/10/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128952

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657596

RICHARDLEP3, 2857 E SOUTH ST, ANAHEIM, CA 92806. County: Orange. This is a New Statement. Registrant(s): MFL MARKETING SOLUTIONS INC, 2857 E SOUTH ST, ANAHEIM, CA 92806. Have you started doing business yet? YES, 11/06/2017. This business is conducted by: CORPORATION. Registrant /s/ RICHARDO LE, CHIEF EXECUTIVE OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 03/06/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128954

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236656626

COASTAL SKINCARE, 20631 SUBURBIA LANE, HUNTINGTON BEACH, CA 92646. County: Orange. This is a New Statement. Registrant(s): BIANCA PEREZ, 20631 SUBURBIA LANE, HUNTINGTON BEACH, CA 92646. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ BIANCA PEREZ. 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 02/23/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128955

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657561

BUBBLY PAWS, 22421 EL TORO RD., STE 14, LAKE FOREST, CA 92630. County: Orange. This is a New Statement. Registrant(s): ALLSWELL ENTERPRISES, 25011 CALLE MADERA, LAKE FOREST, CA 92630. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant /s/ BRENT WILLIAM YUNEK, PRESIDENT. I declare that all informa-

tion 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 03/06/2023.

Orange County News 3/17,3/24,3/31,4/7/23-128960

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657999

PAPER BIRCH COLLECTIVE, 1701 E EDINGER AVE C-4, SANTA ANA, CA 92705. County: Orange. This is a New Statement. Registrant(s): NORBERT TSI, 21515 BIRCH HILL DR, DIAMOND BAR, CA 91765. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ NORBERT TSI. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or

T.S. No.: 2022-01422-CA

A.P.N.:169-293-29
Property Address: 17248 REIMER STREET, FOUNTAIN VALLEY, CA 92708

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 ĐẦY LÀ BẢN TRÌNH BÀY TỌA LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/09/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: RONALD SCOTT ADAMS AND JILL ANN ADAMS, HUSBAND AND WIFE, AS JOINT TENANTS Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 11/22/2005 as Instrument No. 2005000937635 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,

Date of Sale: 05/01/2023 at 09:00 AM

Place of Sale: Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 449,505.83

NOTICE OF TRUSTEE'S SALE

she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 03/10/2023.

Orange County News 3/17,24,31,4/7/23-128961

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657149

CUSTOM TENANCY SOLUTIONS, 555 ANTON BLVD #150, COSTA MESA, CA 92627-9262. County: Orange. This is a New Statement. Registrant(s): INNOVATIVE BUSINESS FUNDING, 555 ANTON BLVD #150, COSTA MESA, CA 92627. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ LORI KELLETT, 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 state-

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: 17248 REIMER STREET, FOUNTAIN VALLEY, CA 92708
A.P.N.: 169-293-29

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: \$ 449,505.83.

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

ment was filed with the County Clerk of Orange County on 02/28/2023.

Orange County News 3/17,24,31,4/7/23-128962

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236658180

WEST GROVE PIZZA COMPANY, 12155 VALLEY VIEW AVENUE STE B, GARDEN GROVE, CA 92845-9284. County: Orange. This is a New Statement. Registrant(s): COPPER BELLE INC, 10708 LOS ALAMITOS BLVD, LOS ALAMITOS, CA 90720. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant /s/ JOSEPH MAGGIORE, 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 03/14/2023.

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 2022-01422-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.

Orange County News 3/17,24,31,4/7/23-128976

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236654945

CHERSON WEISS ARCHITECTS, 606 CENTRAL AVE, SEAL BEACH, CA 90740. County: Orange. This is a Refile, previous No 20186503881. Registrant(s): AMPERSAND DESIGN INC., 606 CENTRAL AVE, SEAL BEACH, CA 90740. Have you started doing business yet? YES, 08/01/2008. This business is conducted by: CORPORATION. Registrant /s/ AVA WEISS, SECRETARY. 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 02/02/2023.

Orange County News 3/17,24,31,4/7/23-128977

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 (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2022-01422-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: March 10, 2023
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.

Orange County News 3/17,24,31/2023-128934