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<p>FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660360 PHU TAI NORTH AMERICA, 3845 E. MIRALOMA AVE., STE. B, ANAHEIM, CA 92806-9280. County: Orange. This is a New Statement. Registrant(s): SGEN INTERNATIONAL, INC., 3845 E. MIRALOMA AVE., STE. B, ANAHEIM, CA 92806. Have you started doing business yet? NO. This business is conducted by: A CORPORATION. Registrant /s/ CHIN KIM, CHIEF OPERATING OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 04/07/2023.</p> <p>Orange County News 4/19,4/26,5/3,5/10/23-130051</p>	<p>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 04/05/2023.</p> <p>Orange County News 4/19,4/26,5/3,5/10/23-130051</p>	<p>06/08/2023 8:30 AM 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: Orange County News DATE: 04/07/2023 JUDGE Judge of the Superior Court Orange County News 4/19,4/26,5/3,5/10/23-130078</p>	<p>A PETITION FOR PROBATE has been filed by DEREK CHARLES ADAMS in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that DEREK CHARLES ADAMS 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 MAY 11, 2023 at 1:30 PM in Dept. CM06 3390 Harbor Blvd, Costa Mesa, CA 92626 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</p>	<p>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. Petitioner: DEREK CHARLES ADAMS, 7208 TAMARAC COURT, PARKER, CO 80134. (720) 273-7533. Orange County News 4/26,5/3,10/23-130199</p>	<p>Issac May Personal items The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/3, 5/10/23 CNS-3694613# ORANGE COUNTY NEWS Orange County News 5/3,10/23-130263</p>
<p>FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660592 SWEET MIRANDA BAKES, 7650 CORONADO DR., BUENA PARK, CA 90621. County: Orange. This is a New Statement. Registrant(s): JENNIFER KONG MIRANDA, 7650 CORONADO DR., BUENA PARK, CA 90621. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ JENNIFER MIRANDA. 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 04/11/2023.</p> <p>Orange County News 4/19,4/26,5/3,5/10/23-130036</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO: 20236661015 RUSSELL LOWE GENERAL CONTRACTOR, 2810 17TH ST. #118, HUNTINGTON BEACH, CA 92648. County: Orange. This is a New Statement. Registrant(s): RUSSELL LOWE, 2810 17TH ST. #118, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ RUSSELL LOWE. 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 04/14/2023.</p> <p>Orange County News 4/19,4/26,5/3,5/10/23-130074</p>	<p>FICTITIOUS BUSINESS NAME STATEMENT NO: 20236657552 a) PARTNERS IN PROMO, b) SURF CITY PROMO, c) FRANCHISE PROMO PARTNERS, d) WOMEN IN PROMO, e) SPIRIT GEAR STORE, f) BEST SPORTS PINS, 7561 CENTER AVENUE, UNIT 44B, HUNTINGTON BEACH, CA 92647-9264. County: Orange. This is a New Statement. Registrant(s): JULIE DRAKE, 7055 SEAL CIRCLE, HUNTINGTON BEACH, CA 92648. Have you started doing business yet? YES 01/01/2023. This business is conducted by: AN INDIVIDUAL. Registrant /s/ JULIE DRAKE, 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 03/06/2023.</p> <p>Orange County News 4/19,4/26,5/3,5/10/23-130085</p>	<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01318848 TO ALL INTERESTED PERSONS: Petitioner: IRMA RAQUEL CRUZ has filed a petition with this court for a decree changing name as follows: IRMA RAQUEL CRUZ to RAQUEL HARPER. 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 06/08/2023 8:30 AM 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: Orange County News DATE: 04/13/2023 JUDGE Layne H. Melzer Judge of the Superior Court Orange County News 4/26,5/3,5/10,5/17/23-130247</p>	<p>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on May 24th, 2023, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: 480 W Crowther Ave Placentia CA 92870 714.524.7552 3:00 pm Alejandra Rivera Household items Brad Littlefield Household items Brad Littlefield Household items Hilda Luna Household items Jamie Geraibeyli Personal Items Luqman Oye Household Items Steven P McChesney Personal items Steven P McChesney Household items Judy Negrete Household items Thomas Lewis Household items</p>	<p>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on May 24th, 2023, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: 480 W Crowther Ave Placentia CA 92870 714.524.7552 3:00 pm Alejandra Rivera Household items Brad Littlefield Household items Brad Littlefield Household items Hilda Luna Household items Jamie Geraibeyli Personal Items Luqman Oye Household Items Steven P McChesney Personal items Steven P McChesney Household items Judy Negrete Household items Thomas Lewis Household items</p>
<p>FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660208 MONTEZ BEAUTY SPA, 155 EL CAMINO REAL SUITE E, TUSTIN, CA 92782. County: Orange. This is a New Statement. Registrant(s): TANYA MONTEZ, 1570 KELLOGG AVE, CORONA, CA 92881. Have you started doing business yet? NO. This business is conducted by: AN INDIVIDUAL. Registrant /s/ TANYA MONTEZ. I declare that all</p>	<p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01317968 TO ALL INTERESTED PERSONS: Petitioner: WAI TING NG has filed a petition with this court for a decree changing name as follows: WAI TING NG to AUDRI NG. 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</p>	<p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: PRISCILLA ADAMS, aka KELLEY ADAMS, aka PRISCILLA FAY ADAMS CASE NO. 30-2022-01294901-PR-PW-CJC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PRISCILLA ADAMS, aka KELLEY ADAMS, aka PRISCILLA FAY ADAMS.</p>	<p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: PRISCILLA ADAMS, aka KELLEY ADAMS, aka PRISCILLA FAY ADAMS CASE NO. 30-2022-01294901-PR-PW-CJC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PRISCILLA ADAMS, aka KELLEY ADAMS, aka PRISCILLA FAY ADAMS.</p>	<p>cial records in the Office of the Recorder of Orange County, California, executed by MANUEL J. FIGUEROA, A MARRIED MAN AS SOLE AND SEPERATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 11791 KATHY LANE, GARDEN GROVE, CA 92840 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$505,669.19 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. Notice to Poten-</p>	<p>APN: 090-363-12 TS No: CA07000343-18-5 TO No: 230008161-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 24, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 31, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on October 25, 2016 as Instrument No. 2016000524490, and that said Deed of Trust was modified by Modification Agreement and recorded March 11, 2021 as Instrument N u m b e r 2021000171578, of offi-</p>

CHANGING YOUR NAME AND NEED TO PUBLISH?
For all public notices, please call us for rates and information:
(714) 894-2575

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 Xome - Premier at 800-758-8052 for information regarding the Trustee's Sale or visit the Internet Website address www.Xome.com for information regarding the sale of this property, using the file number assigned to this case, CA07000343-18-5. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA07000343-18-5 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer"

or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 6, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000343-18-5 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711-949.252.8300 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Xome.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome - Premier at 800-758-8052 NPP0433466 To: ORANGE COUNTY NEWS 05/10/2023, 05/17/2023, 05/24/2023

Orange County News
5/10,17,24/2023-130701

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01297013
TO ALL INTERESTED PERSONS: Petitioner: MANUEL RUTILIO VALENZUELA has filed a petition with this court for a decree changing name as follows: MANUEL RUTILIO VALENZUELA to MANUEL ORTIZ. 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

06/21/2023 8:30 AM
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:

Orange County News
DATE: 04/13/2023
JUDGE Layne H. Melzer
Judge of the
Superior Court

Orange County News
4/26,5/3,5/10,5/17/23-
130313

TSG No.: 8772591 TS No.: CA2100287170 APN: 131-371-13 Property Address: 7761 DEVONWOOD AVE GARDEN GROVE, CA 92841-3051 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/31/2011. 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 05/31/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/03/2011, as Instrument No. 2011000380038, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: SHARON CHANDLER, TRUSTEE OF THE SHARON CHANDLER TRUST DATED SEPTEMBER 9, 2005, 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# 131-371-13 The street address and other common designation, if any, of the real property described above is purported to be: 7761 DEVONWOOD AVE, GARDEN GROVE, CA 92841-3051 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 \$ 499,732.09. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this internet website <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2022-01810-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

tion about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287170 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eli-

T.S. No.: 2022-01810-CA

A.P.N.:133-153-08
Property Address: 9582 ADELIN AVENUE, GARDEN GROVE, CA 92841

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 05/24/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: LEIF ERIK CHRISTENSEN, AN UNMARRIED MAN

Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/01/2006 as Instrument No. 2006000369820 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,

Date of Sale: 06/02/2023 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: \$ 397,470.45

NOTICE OF TRUSTEE'S SALE

gible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287170 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

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 9582 ADELIN AVENUE, GARDEN GROVE, CA 92841
A.P.N.: 133-153-08

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: \$ 397,470.45.

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

receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0433524 To: ORANGE COUNTY NEWS 05/10/2023,

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 2022-01810-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

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FICTITIOUS BUSINESS NAME STATEMENT

NO: 20236660293
HERDI WEST, 17681 SAMPSON LANE, HUNTINGTON BEACH, CA 92647. County: Orange. This is a New Statement. Registrant(s): CURRIE & WALKER, LLC., 17681 SAMPSON LANE, HUNTINGTON BEACH, CA 92647. Have you started doing business yet? YES 03/21/2023. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant(s): DING-JO CURRIE, 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 04/06/2023.

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130033

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 (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2022-01810-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: April 13, 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.

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