#### Legals-OCN

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660360

NC: 20236660360 PHU TAI NORTH AMER-ICA, 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 star-ted doing business yet? NO. This business is conducted by: A CORPORA-TION. Registrant /s/ CHIN KIM, CHIEF OPERATING KIM, CHIEF OPERATING OFFICER. I declare that all information 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 04/07/2023.

### Orange County News 4/19,4/26,5/3,5/10/23-130022

#### FICTITIOUS BUSINESS NAME STATEMENT

NAME STATEMENT NO: 20236660592 SWEET MIRANDA BAKES, 7650 CORON-ADO DR., BUENA PARK, CA 90621. County: Or-ange. This is a New State-ment. Registrant(s): JEN-NIFER KONG MIRANDA, NIFER KONG MIRANDA, 7650 CORONADO DR., BUENA PARK, CA 90621. BUENA PARK CA 90621 Have you started doing business yet? NO. This business yet? NO. This business is conducted by: AN INDIVIDUAL. Regis-trant /s/ JENNIFER MIR-ANDA. I declare that all in-formation in this state-ment is true and correct. (A registrant who declares as true information which as true information which 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.

### Orange County News 4/19,4/26,5/3,5/10/23-130036

### FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660252

K-9 KASTLE LLC, 8229 COMMONWEALTH AVE., BUENA, CA 90631. County: Orange. This is a New Statement. Regis-trant(s): K-9 KASTLE LLC, 8229 COMMONWEALTH AVE., BUENA PARK, 90631. Have you sta CA Have you started doing business yet? YES 01/17/2023. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ JULIE KING, MAN-AGING MEMBER/MAN-AGER. 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 04/05/2023.

### Orange County News 4/19,4/26,5/3,5/10/23-130050

#### FICTITIOUS BUSINESS NAME STATEMENT NO: 20236660208

MONTEZ BEAUTY SPA MONTEZ BEAUTY SPA, 155 EL CAMINO REAL SUITE E, TUSTIN, CA 92782. County: Orange. This is a New Statement. Registrant(s): TANYA MONTEZ, 1570 KEL-LOGG AVE, CORONA, CA 92881. Have you star-ted doing business yet? NO This business is con-NO. This business is con-ducted by: AN INDIVIDU-AL. Registrant /s/ TANYA MONTEZ. I declare that all

.egals-OCN 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. Orange County News 4/19,4/26,5/3,5/10/23-

### 130051

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20236660444 SCHNAIDER CONSULT-ING, 1 LEAGUE, #81593, IRVINE, CA 92602. IRVINE, CA 92602. County: Orange. This is a New Statement. Registrant(s): LORI SCHNAID-ER, 1 LEAGUE, #61593, IRVINE, CA 92602. Have you started doing busi-ness yet? YES, 11/01/2018. This business is conducted by: AN INDI-VIDUAL. Registrant /s/ LORI SCHNAIDER, PRESIDENT. I declare that all information in this statement is true and cor-rect. (A registrant who de-clares 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. Orange County News 4/19,4/26,5/3,5/10/23-130054

#### FICTITIOUS BUSINESS NAME STATEMENT NO: 20236661015

BUSSELL LOWE GEN ERAL CONTRACTOR, 2810 17TH ST. #118, HUNTINGTON BEACH, CA 92648. County: Or-ange. This is a New State-ment. Registrant(s): RUS-SELL LOWE, 2810 17TH SELL LOWE, 2810 1711 ST. #118, HUNTINGTON BEACH, CA 92648. Have you started doing busi-ness yet? NO. This busi-ness is conducted by: AN INDIVIDUAL. Registrant /s/ RUSSELL LOWE. I de-clare that all information in this statement is true and this statement is true and correct. (A registrant who declares as true informa-tion which he or she 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 04/14/2023. Orange County News 4/19,4/26,5/3,5/10/23-130074

# 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 inter-ested in this matter shall appear before this court at the hearing indicated be-low to show cause, if any, why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objec-tion that includes the reas-ons for the objection at ons for the objection at least two court days be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted. If no written objection is timely filed, the court may grant the petition without a

NOTICE OF HEARING

06/08/2023 8:30 AM D100 REMOTE Central Justice Center 700 Civic Center Drive West

Legals-OCN

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 newspa-per 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 FICTITIOUS BUSINESS

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236658916 ORANGE COUNTY PROSTHODONTICS, 8101 E. KAISER BLVD., STE. 120, ANAHEIM, CA 92808. County: Orange. This is a New Statement. Registrant(s): POOYA SOLTANZADEH, DDS, MS INC., 8101 E. KAIS-ER BLVD., STE. 120, ANAHEIM, CA 92808. Have you started doing Have you started doing business yet? YES, 07/16/2021. This business is conducted by: A COR-PORATION. Registrant /s/ POOYA SOLTANZADEH, PRESIDENT | 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 03/21/2023.

## Orange County News 4/19,4/26,5/3,5/10/23-130024

**FICTITIOUS BUSINESS** NAME STATEMENT NO: 20236657552

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 star-ted doing business yet? YES 01/01/2023. This business is conducted by: AN INDIVIDUAL. Regis-trant /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. **Orange County News**

4/19,4/26,5/3,5/10/23-130085 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 cred-itors, and persons who may otherwise be interested in the will or estate or both, of PRISCILLA ADAMS, aka RELLEY ADAMS, aka PRISCILLA FAY ADAMS

Legals-OCN A PETITION FOR PRO-BATE has been filed by DEREK CHARLES ADAMS in the Superior Court of California, County

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 Inde-pendent Administration of pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without obfore taking certain very im-portant actions, however the personal representative will be required to give notice to interested per sons unless they have waived notice or consen-ted 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 peti-

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 Califor-(occourts.org) to appear remotely for Probate hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assist-ance. If you prefer to appear in-person, you can appear in the department on the day/time set for

your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your ob-jections or file written objections with the court be-fore the hearing. Your ap-pearance may be in person 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 representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal rep-resentative, as defined in section 58(b) of the Cali-fornia Probate Code, or (2) 60 days from the date of mailing or personal deliv-ery to you of a notice under section 9052 of the California Probate Code. Other California statues and legal authority may af-fect your rights as a credit-or. 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

Legals-OCN

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.

CIERK. Petitioner: DEREK CHARLES ADAMS, 7208 TAMARAC COURT, PARKER, CO 80134. (720) 273-7533. Orange County News Orange County News

## 4/26.5/3.10/23-130199 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 chan-ging name as follows: IRMA RAQUEL CRUZ to RAQUEL HARPER The Court Orders that all per sons 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 per-son objecting to the name changes described above must file a written objec-tion that includes the reastion that includes the reasons for the objection at least two court days be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-tion 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 newspa-per 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

## 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, per sonal property described below belonging to those individuals listed below at He 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

#### Legals-OCN Issac May Personal items

The auction will be listed and advertised on www.storagetreasures.co m. 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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on May 24th, 2023; Extra Spage Storage will cell at 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: 1705 S State College Blvd

#### Anaheim, Ca 92806 (714) 308-1789 2:00 PM

Melissa Loa household items Miguel Molina household items Antwon Combs

household items The auction will be listed and advertised on www.storagetreasures.co

m. 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-3694615#

#### ORANGE COUNTY NEWS Orange County News 5/3,10/23-130264

APN: 090-363-12 TS No: CA07000343-18-5 TO No: 230008161-CA-VOI NO-TICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Sum-mary will be provided to mary 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. UN-LESS YOU TAKE AC-TION TO PROPERTY, IT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN\_EXPLANATION\_OF THE NATURE OF THE P R O C E E D I N G S 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 Instru-m e n t N u m b e r recourse. Notice to Poten-2021000171578, of offi-

Legals-OCN

cial records in the Office of the Recorder of Orange County, California, ex-ecuted by MANUEL J FIGUEROA, A MARRIED MAN AS SOLE AND SEPERATE PROPERTY as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS-IC REGISTRATION SYS. TEMS, INC., as Benefi-ciary, as nominee for FAIRWAY\_INDEPENDfor ENT MORTGAGE COR PORATION as Benefi ciary, WILL SELL AT PUB-LIC 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 describ-ing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is be-ing sold "as is". The street address and other com-mon designation, if any, of the real property described above is purpor-ted to be: 11791 KATHY LANE, GARDEN GROVE CA 92840 The undersigned Trustee disclaims any liability for any incor-rectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or im-plied, regarding title, possession or encumbrances to pay the remaining prin-cipal sum of the Note(s) secured by said Deed of Trust, with interest there-on, as provided in said Note(s), advances if any under the terms of the Deed of Trust, estimated fees, charges and exfees, 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 exenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estim-ated to be \$505,669.19 (Estimated). However, pre-payment premiums, ac-crued interest and ad-vances will increase this figure prior to sale. Benefi-ciary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will ac-cept 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, sav-ings association or savings bank specified in Sec-tion 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 prop-erty offered for sale ex-cludes all funds held on account by the property re-ceiver, if applicable. If the Trustee is unable to convey title for any reason the successful bidder's sole and exclusive remedv shall be the return of monies paid to the Trust-ee and the successful bidder shall have no further

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

Legals-OCN tial 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. Pla-cing 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 lying off all liens senior the lien being auctioned off, before you can re-ceive clear title to the property. You are encour-aged 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 the 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 reflec-ted in the telephone in-formation or on the Inter-net Website. The best way to verify postponement in-formation is to attend the scheduled sale. Notice to Tenant NOTICE TO TEN-ANT FOR FORECLOS URES AFTER JANUARY 1, 2021 You may have a right to purchase this prop-erty after the trustee auccan purchase the property www.Xome.com. using the file number assigned to this case CA07000343 5 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and

tion 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 auc-tion. 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 in-ternet website 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"

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or "eligible bidder," you should consider contacting an attorney or appro-priate real estate professional immediately for advice regarding this poten-tial right to purchase. Date: April 6, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000343-18-5 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 711 949.252.8300 By: Amy Lemus, Authorized Signat-ory SALE INFORMATION CAN BE OBTAINED ON-LINE AT www.Xome.com FOR AUTOMATED SALES INFORMATION FOR PLEASE CALL: Xome -Premier at 800-758-8052 NPP0433466 To: OR-ANGE 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 RUfollows: MANUEL IN TILIO VALENZUELA to 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 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 peti-tion should not be granted. If no written objection is timely filed, the court may grant the petition without a

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 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: 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 TSG No.: 8772591 TS No.: CA2100287170 APN: 131-371-13 Property Ad-dress: 7761 DEVON-WOOD AVE GARDEN GROVE, CA 92841-3051 NOTICE OF TRUSTEE'S NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-FAULT UNDER A DEED OF TRUST, DATED 07/31/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF OU NEED AN EXPLAN ATION OF THE NATURE THE PROCEEDING OF AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/31/2023 at 01:30 P.M., First American Title Insurance Com pany, as duly appointed Trustee under and pursu-ant to Deed of Trust recorded 08/03/2011. as Instrument No. 2011000380038, in book , page , , of Offi-cial 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 SEPTEM-BER 9, 2005, WILL SELL

AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVAL ENT or other form of pay-ment 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 MEN-TIONED DEED OF TRUST APN# 131-371-13 The street address and other common designa-tion, if any, of the real property described above is purported to be: 7761 DEVONWOOD AVE, GARDEN GROVE, CA 92841-3051 The under-signed Trustee disclaims any liability for any incor-rectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty. expressed or implied, regard-ing title, possession, or en-cumbrances, 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

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charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid bal-ance 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 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. Pla-cing 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 of 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 re-ceive clear title to the property. You are encour-aged to investigate the ex-istence, 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. NO-TICE 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 informa-

Legals-OCN 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.nationwide tySearchTerms.aspx, us-ing the file number as-signed to this case CA2100287170 Informacase tion 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 Inter-net Website. The best way to verify postponement in formation 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: 95 ADELINE AVENUE, GA DEN GROVE, CA 92841 GAR

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 TPL ISTOP ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED

: 本文件包含一个信息

描要 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 ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN

TRÔNG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UN DER A DEED OF THE DATED 05/24/2006. UN-LESS YOU TAKE ACTION PROTECT YOUR 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 I AW/YEB

Trustor: LEIF ERIK CHRIS TENSEN, AN UNMARRIED MAN

Appointed Trustee: Duly 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 of Sale: 06/02/2023 at Date

09:00 AM Place of Sale: A U C-TION.COM ROOM, DOU-BLETREE BY HILTON HOTEL ANAHEIM – OR-ANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868 92868

Estimated amount of un-paid balance, reasonably estimated costs and other charges: \$ 397,470.45

NOTICE OF TRUSTEE'S SALE

Legals-OCN

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 auc tion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trust ee sale, you can call (916)939-0772, or visit this internet website http://search.nationwideposting.com/proper-tySearchTerms.aspx, us-ing 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 af-fidavit described in Section 2924m(c) of the Civil Code, so that the trustee

THE TRUSTEE WILL SELL PUBLIC AUCTION HIGHEST BIDDER TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIEIED IN SECτÒ 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 hereinafter 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: 9582 ADE-LINE 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 rea-sonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 397.470.45.

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 successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and

egals-OCN.

receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible ten-ant buyer" or "eligible bidvou should consider der. 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 Pur-chaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no fur-ther recourse against the ther recourse against the Mortgagor, the Mortgagee or the Mortgagee's attor-ney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMA TION OBTAINED MAY USED FOR THAT PUR-POSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0433524 To INFORMATION ORANGE COUNTY NEWS 05/10/2023,

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-

NOTICE OF TRUSTEE'S

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

resources, you should be aware that the same lender

may hold more than one mortgage or deed of trust on

visit this Internet Web site

https://www.altisource.com/

loginpage.aspx using the file number assigned to this

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

way to verify postponement information is to attend the

In-

case 2022-01810-CA

you consult either of th

this property.

Placing the

erty is located.

SALE

Legals-OCN

05/17/2023, 05/24/2023 Orange County News 5/10,17,24/2023-130702

### FICTITIOUS BUSINESS

NAME STATEMENT NO: 20236660293 HERDI WEST, 17681 SAMPSON LANE, HUNT-INGTON BEACH, CA 92647. County: Orange This is a New Statement Registrant(s): CURRIE & WALKER, LLC., 17681 SAMPSON LANE, HUNT-INGTON BEACH, CA 92647. Have you started doing business yet? YES 03/21/2023. This business is conducted by: A LIM-ITED LIABILITY COM-PANY. Registrant /s/ DING-JO CURRIE, MAN-AGING MEMBER/MAN AGER. I declare that all in formation in this state ment is true and correct A registrant who declare 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 Clerk of 04/06/2023. Orange County News 4/19,4/26,5/3,5/10/23-130033

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-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 as-signed 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 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 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 es-tate 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

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 Coumty News 4/26,5/3,10/2023-130210

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, mortgagee, beneficiary, trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to 238 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

### Legals-OCN

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000252

TO ALL INTERESTED PERSONS: Petitioner: SERENITY LING HE & I ONG HUYEN NGUYEN has filed a petition on be-half of a minor(s) LIAM NGUYEN with this court for a decree changing name as follows: LIAM NGUYEN to LIAM AARON NGUYEN. The Court Or-ders that all persons inter-ested in this matter shall ested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objec-tion that includes the reas-ons for the objection at least two court days be-fore 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

#### NOTICE OF HEARING 05/24/2023 8:30 AM L74 REMOTE

L/4 REMOTE Lamoreaux Justice Center 341 The City Drive Orange, CA 92868 A copy of this Order to Show Cause shall be pub-lished at least once each

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 Orange County News DATE: 03/28/2023 JUDGE Julie A. Palafox Judge of the Superior Court

Orange County News 4/19,4/26,5/3,5/10/23-130079

#### NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 230135-SP NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The about to be made. The name(s), business ad-dress(es) to the Seller(s) are: P3Y, LLC, 104 E. YORBA LINDA BLVD. PLACENTIA, CA 92870 Doing Business as: BASKIN ROBBINS All other business name(s) and address(es) used by the Seller(s)`within three

years, as stated by the Seller(s), is/are: The name(s) and address

AND Z LLC, 104 E. YORBA LINDA BLVD. PLACENTIA, CA 92870-3327 The assets to be sold are

described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 104 E. YORBA LINDA BLVD. PLACEN-TIA, CA 92870 The bulk sale is intended

to be consummated at the office of: TEAM ESCROW BP, INC, 6025 BEACH BP, INC, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the anticipated sale date is MAY 30, 2023 The bulk sale is subject to California Uniform Commercial Code Section

6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed TEAM ESCROW BP INC, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the last date for filing claims shall be MAY 26, 2023, which is the business day before the sale date specified above. BUYER: H AND Z LLC

ORD-1648870 ORANGE COUNTY NEWS 5/10/23 ATION

Legals-OCN Orange County News 5/10/2023-130787 NOTICE OF PUBLIC

SALE OF PERSONAL PROPERTY

Notice is hereby given that on **May 24, 2023**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, per-sonal property described below belonging to those individuals listed below at maividuals listed below the following locations: 1761 W Katella Ave Anaheim CA, 92804 714.922.3019 11:00 AM Lupita Correc

### Lupita Correa

clothing,decorations,tables ,party supplies Hugo Rodriguez

- boxes,clothing,tools Douglas Obando collectives,antiques,boxes
- Amanda Newman
- clothing,boxes,miscel-laneous items

The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above refer-enced 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-3694617# ORANGE COUNTY NEWS Orange County News 5/3,10/23-130265

NOTICE TO CREDITORS

OF BULK SALE (Division 6 of the Commer-cial Code) Escrow No. 36121-KR (1) Notice is hereby given to creditors of the within named Seller(e) that a bulk named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and busi-ness addresses of the seller are: LA PUENTE LAUNDRY, INC., 1355 N. LAUNDRY, INC., 1355 N. HACIENDA BLVD., LA PUENTE, CA 91744 (3) The location is C. 11 of the chief executive office of the Seller is: 1070 N. STATE COLLEGE BLVD., ANAHEIM, CA 92806

(4) The names and business address of the Buyer(s) are: COASTAL LAUNDRY INC, A CALI-FORNIA CORPORATION, 21440 CASINO RIDGE ROAD, YORBA LINDA, CA 92887 (5) The location and gen-

eral description of the as-sets to be sold are: FUR-NITURE, FIXTURES, EQUIPMENT, GOOD-WILL AND FRANCHISE RIGHTS of that certain business located at: 1355 N. HACIENDA BLVD., LA N. HACIENDA 2-PUENTE, CA 91744

(6) The business name used by the seller(s) at said location is: LA PUENTE LAUNDRY (7) The anticipated date of the bulk sale is MAY 26, 2023 at the office of: AD-VANTAGE ONE ES-CROW, 19671 BEACH BLVD STE 103 HUNTING-TON BEACH, CA 92648, Escrow No. 36121-KR, Es-crow Officer: KIT RHOADS

(8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: MAY 25, 2023 (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2

(11) As listed by the Seller, all other business names and addresses used by the Seller within three vears before the date such list was sent or delivered to the Buyer are: NONE. Dated: APRIL 21, 2023 TRANSFERES: COASTAL LAUNDRY INC, A CALIFORNIA CORPORATION, TRANSFERORS: LA PUENTE LAUNDRY, INC., A CALIFORNIA CORPOR-

ORD-1647372-C OR-ANGE COUNTY NEWS 5/10/23 Orange County News 5/10/2023-130826

Legals-OCN

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY PERSONAL PROPERTY Notice is hereby given that on May 24, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, per-sonal property described below belonging to those individuals listed below at the fellowing locations: the following locations: 155 S. Adams St Anaheim CA 92802 (714)-563-0388 12:00 PM Zania Garbutt Boxes, Totes, Clothes David Weeks

Equipment Paul Gendreau Household, Boxes, Harris Tajudin Household, Boxes Rukaiya Habib Boxes, Clothes The auction will be listed

and advertised on www.storagetreasures.co m . Purchases must be made with cash only and paid at the above refer-enced 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-3694729# ORANGE COUNTY NEWS Orange County News 5/3,10/23-130266

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01321763 TO ALL INTERESTED PERSONS: Petitioner: MIKEL ANDONI GALто MIKFI LASTEGUI BERNINZON has filed a petition with this court for a decree changing name as follows: MIKEL ANDONI GAL-LASTEGUI BERNINZON to MIKEL ANDONI GAL-LASTEGUI. The Court Orders that all persons inter-ested 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 ob-jecting to the name changes described above must file a written objec-tion that includes the rese tion that includes the reasons for the objection at least two court days before the matter is sched-

uled 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

NOTICE OF HEARING 06/22/2023 8:30 AM D-100 REMOTE

D-100 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: 05/02/2023

JUDGE Layne Melzer Judge of the Superior Court Orange County News 5/10,5/17,5/24,5/31/23-130847

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

23FL000304 TO ALL INTERESTED PERSONS: Petitioner: HOMAYOON GHIASI & KHORSHID HOMAYOON on behalf of minor (s) MO-HAMMAD MODAASER HOMAYOON has filed a

Legals-OCN petition with this court for a

decree changing name as follows: MOHAMMAD MODAASER HO-MAYOON to YOUSUF MOHAMMAD MOD-DASER HOMAYOONI 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 peti-tion 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.

06/07/2023 8:30 AM L-74 REMOTE

Lamoreaux Justice Center 341 The City Drive Orange, CA 92868-3205 A copy of this Order to Show Cause shall be pub-

2023-00032-TS No.: CA

A.P.N.:144-531-54 Property Address: 12127 BERG RIVER CIRCLE, FOUNTAIN VALLEY, CA 92708

NOTICE OF TRUSTEE'S SALE

JRSUANT ТО 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

<u>:</u>本文件包含一个信息 摘要

摘受 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 NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRÔNG TẢI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 05/12/2006. 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 CONTACT SHOULD LAWYER.

Trustor: GLADYS A NAJAR-

Trustor: GLADYS A NAJAN-RO, a single woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 05/19/2006 as Instrument No. 2006000340242 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California of Sale: 06/02/2023 at Date 09:00 AM Place of Sale: A U C-TION.COM ROOM, DOU-BLETREE BY HILTON HOTEL ANAHEIM – OR-ANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868

92868

Estimated amount of un-paid balance, reasonably estimated costs and other charges: \$871,346.70

Legals-OCN

lished at least once each week for four successive 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: 04/03/2023 JUDGE Julie A. Palafox Judge of the Superior Court

Orange County News 5/10,5/17,5/24,5/31/23-130850

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

30-2023-01315558 TO ALL INTERESTED PERSONS: Petitioner: CYNTHIA HERRERA has filed a petition with this court for a decree changing name as follows: CYNTHIA HERRERA to CYNTHIA HERRERA to CYNTHIA HERRERA ALAMO. The Court Or-ders that all persons inter-ested in this matter shall appear before this court at the bearing indicated bethe hearing indicated be-low to show cause, if any, why the petition for change

SALE

THE TRUSTEE WILL SELL PUBLIC AUCTION HIGHEST BIDDER AT TO TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL 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-NOTICE 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.

othe Street Address common designation of real property: 12127 BERG RIV-ER CIRCLE, FOUNTAIN VALLEY, CA 92708 A.P.N.: 144-531-54

The undersigned Trustee disclaims any liability for any 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: \$ 871,346.70.

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 suc-cessful bidder shall have no further recourse.

NOTICE OF TRUSTEE'S The beneficiary of the Deed

#### Legals-OCN

of name should not be granted. Any person ob-jecting to the name jecting 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 NOTICE OF HEARING

# 06/22/2023 8:30 AM D-100 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: 05/01/2023 JUDGE Layne Melzer Judge of the Superior Court

Orange County News 5/10,5/17,5/24,5/31/23-130857

Legals-OCN

#### STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS **BUSINESS NAME**

NO: 20236660841 SMOKE SHOP AND VAPE, located at 3024 W BALL ROAD SUIT K ANAHEIM, CA 92804. The Fictitious Business name referred to above was filed in Orange County on 09/04/2018 and assigned File No. 20186520344 Is (are) abandoned by the (are) abandoned by the following registrants: a) ATTALLA Z. EBID, 10431 SLATER AVE., AP. 204 FOUNTAIN VALLEY, CA 92708, b) MARK S SALEH, 7027 ALVERN ST. FLAT B214, LOS ANGELES, CA 90045 This husiness is conduc. This business is conduc-ted by: A GENERAL PARTNERSHIP. Signa-ture: ATTALLA Z. EBID Statement filed with the Recorder/County Clerk of

Orange County on 04/12/2023. Orange County News 4/19,4/26,5/3,5/10/23-130052

information is to attend the of Trust has executed and delivered to the undersigned a written request to comscheduled sale. mence foreclosure, and the undersigned caused a No-tice of Default and Election to Sell to be recorded in the NOTICE OF TRUSTEE'S SALE county where the real property is located.

NOTICE OF TRUSTEE'S SALE

TO POTENTIAL 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 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 postpone-ments 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 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 using the file number assigned to this case 2023-00032-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 In-ternet Web site. The best

way to verify postponement

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 at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the ast 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 using the file number as-signed to this case 2023-00032-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 af-ter the trustee's sale. Third, 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 attorney or appropriate real es-tate professional immediate-ly for advice regarding this potential right to purchase.

Date: April 18, 2023 West-ern Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite

238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

#### Trustee Sale Assistant

WESTERN PROGRES-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 Coumty News 4/26,5/3,10/2023-130209