ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01318848

TO ALL INTERESTED PERSONS: Petitioner: IRMA RAQUEL CRUZ has 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. tion that includes the reasons for the objection at least two court days before the matter is sched-

NOTICE OF HEARING 06/08/2023 8:30 AM D100 REMOTE Central Justice Center

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

APN: 090-363-12 TS No: CA07000343-18-5 TO No: 230008161-CA-VOI NO-TICE OF TRUSTEE'S TICE OF TRUSTEE'S SALE (The above state-

Legals-OCN

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 PROCEED IN GSAGAINST 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 Re-corded on October 25, 2016 as Instrument No. 2016000524490, and that said Deed of Trust was modified by Modification modified by Modification Agreement and recorded March 11, 2021 as Instrument Number 2021000171578, of official 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 as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS TEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE 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 describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property OF TRUST The property heretofore described is be-ing sold "as is". The street address and other comaddress 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 dress and other common designation, if any, shown herein. Said sale will be made without covenant or made without covenant or warranty, express or im-plied, regarding title, pos-session, or encumbrances, to pay the remaining prin-cipal 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, ex-penses and advances at the time of the initial pub-lication 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 vances 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, sava state of 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 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 propthe 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 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 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 resources, you should be 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, pursu-ant to Section 2924g of the California Civil Code. The law requires that informa-tion about Trustee Sale postponements be made 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 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, CA0700343-18-5. Information about postponements that are 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 information or on the Inter-net Website. The best way to verify postponement in-formation is to attend the rormation is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOS-URES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section erly 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 hid placed at the 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 trustafter 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 or which 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 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



Legals-OCN	Legals-OCN	Legals-OCN
an "eligible tenant buyer" or "eligible bidder," you	499,732.09. The benefi-	date on which the trustee's
should consider contact-	Trust has deposited all	of the last and highest bid,
ing an attorney or appro- priate real estate profes- sional immediately for ad-	obligations secured by the	and the address of the trustee. Second, you must send a written notice of in-
sional immediately for advice regarding this poten-	Deed of Trust and has de- clared all sums secured thereby immediately due	send a written notice of in- tent to place a bid so that
tial right to purchase. Date: April 6, 2023 MTC Finan-	and payable, and has	the trustee receives it no more than 15 days after
cial Inc. dba Trustee Corps TS No. CA07000343-18-5	caused a written Notice of Default and Election to	the trustee's sale. Third, you must submit a bid, by
17100 Gillette Ave Irvine, CA 92614 Phone: 949-	Sell to be executed. The undersigned caused said	remitting the funds and af- fidavit described in Sec-
252-8300 TDD: 711 949.252.8300 By: Amy	Notice of Default and Election to Sell to be recorded in the County where the	tion 2924m(c) of the Civil Code, so that the trustee
Lemus, Authorized Signat- ory SALE INFORMATION	real property is located.	45 days after the trustee's
CAN BE OBTAINED ON- LINE AT www.Xome.com	NOTICE TO POTENTIAL BIDDERS: If you are considering hidding on this	qualify as an "eligible ten-
FOR AUTOMATED SALES INFORMATION	sidering bidding on this property lien, you should	ant buyer" or "eligible bid- der," you should consider
PLEASE CALL: Xome - Premier at 800-758-8052	understand that there are risks involved in bidding at	appropriate real estate
NPP0433466 To: OR- ANGE COUNTY NEWS	be bidding on a lien, not	for advice regarding this
05/10/2023, 05/17/2023, 05/24/2023	on the property itself. Placing the highest bid at a	If the sale is set aside for
Orange County News 5/10,17,24/2023-130701	automatically entitle you to	any reason, the Purchaser at the sale shall be
TSG No.: 8772591 TS No.: CA2100287170 APN:	of the property. You	the deposit paid. The Pur-
131-371-13 Property Address: 7761 DEVON-	the lien being auctioned off	ther recourse against the
WOOD AVE GARDEN GROVE, CA 92841-3051	may be a junior lien. If you are the highest bidder at	Mortgagor, the Mortgagee or the Mortgagee's attor-
NOTICE OF TRUSTEE'S SALE YOU ARE IN DE-	may be responsible for	ney. Date: First American Title Insurance Company
FAULT UNDER A DEED OF TRUST, DATED	paying off all liens senior to the lien being auctioned	4795 Regent Blvd, Mail Code 1011-F Irving, TX
07/31/2011. UNLESS YOU TAKE ACTION TO	off, before you can receive clear title to the	75063 First American Title Insurance Company MAY
PROTECT YOUR PROP- ERTY, IT MAY BE SOLD	property. You are encouraged to investigate the existence priority and size	BE ACTING AS A DEBT COLLECTOR ATTEMPT-
AT A PUBLIC SALE. IF	of outstanding liens that	DEBT. ANY INFORMA-
YOU NEED AN EXPLAN- ATION OF THE NATURE OF THE PROCEEDING	may exist on this property by contacting the county	TION OBTAINED MAY BE USED FOR THAT PUR-
OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A	recorder's office or a title insurance company, either	POSE FOR TRUSTEES SALE INFORMATION
SHOULD CONTACT A LAWYER. On 05/31/2023 at 01:30 P.M. First Amer-	of which may charge you a fee for this information. If	PLEASE CALL (916)939- 0772NPP0433524 To:
at 01:30 P.M., First American Title Insurance Com-	you consult either of these resources, you should be	ORANGE COUNTY NEWS 05/10/2023,
pany, as duly appointed Trustee under and pursu-	aware that the same lender may hold more than	05/17/2023, 05/24/2023 Orange County News
ant to Deed of Trust recorded 08/03/2011, as Instru-	one mortgage or deed of trust on the property. NO-	5/10,17,24/2023-130702
ment No. 2011000380038, in book, page,, of Official Records in the office	TICE TO PROPERTY OWNER: The sale date	ORDER TO SHOW CAUSE FOR
cial Records in the office of the County Recorder of	shown on this notice of sale may be postponed	CHANGE OF NAME CASE NO.
ORANGE County, State of California. Executed by: SHARON CHANDLER,	one or more times by the mortgagee, beneficiary,	30-2023-01297013 TO ALL INTERESTED
TRUSTEE OF THE SHARON CHANDLER	trustee, or a court, pursuant to Section 2924g of the	PERSONS: Petitioner: MANUEL RUTILIO
TRUST DATED SEPTEM-	California Civil Code. The law requires that informa-	VALENZUELA has filed a petition with this court for a
BER 9, 2005, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR	tion about trustee sale postponements be made	decree changing name as follows: MANUEL RU-
CASH, CASHIER'S CHECK/CASH EQUIVAL-	available to you and to the public, as a courtesy to	TILIO VALENZUELA to MANUEL ORTIZ. The
ENT or other form of pay-	those not present at the sale. If you wish to learn	Court Orders that all persons interested in this mat-
ment authorized by 2924h(b), (Payable at time of sale in lawful money of	whether your sale date has been postponed, and	ter shall appear before this court at the hearing indic-
of sale in lawful money of the United States) At the	if applicable, the resched- uled time and date for the	if any, why the petition for
North front entrance to the County Courthouse at 700	sale of this property, you may call (916)939-0772 or	change of name should not be granted. Any per-
Civic Center Drive West, Santa Ana, CA 92701 All	visit this internet website http://search.nationwide-	son objecting to the name changes described above
right, title and interest conveyed to and now held by	posting.com/proper- tySearchTerms.aspx, us-	must file a written objection that includes the reas-
it under said Deed of Trust in the property situated in	ing the file number assigned to this case	ons for the objection at least two court days be-
said County and State de- scribed as: AS MORE	CÁ2100287170 Information about postponements	fore the matter is sched- uled to be heard and must
FULLY DESCRIBED IN THE ABOVE MEN-	that are very short in dura- tion or that occur close in	show cause why the peti-
TIONED DEED OF TRUST APN# 131-371-13	time to the scheduled sale may not immediately be	tion should not be granted. If no written objection is
The street address and other common designa-	reflected in the telephone information or on the Inter-	grant the petition without a
tion, if any, of the real property described above	net Website. The best way to verify postponement in-	NOTICE OF HEARING
is purported to be: 7761 DEVONWOOD AVE,	formation is to attend the scheduled sale. NOTICE	06/21/2023 8:30 AM D100 REMOTE
GARDEN GROVE, CA 92841-3051 The under-	TO TENANT: You may have a right to purchase	Central Justice Center 700 Civic Center Drive
signed Trustee disclaims any liability for any incor-	this property after the trustee auction if conduc-	West Santa Ana, CA 92701
rectness of the street address and other common	ted after January 1, 2021, pursuant to Section 2924m	A copy of this Order to Show Cause shall be pub-
designation, if any, shown herein. Said sale will be	of the California Civil Code. If you are an "eli-	lished at least once each week for four successive
made, but without coven- ant or warranty, ex-	gible tenant buyer," you can purchase the property	weeks prior to the date set for hearing on the petition
pressed or implied, regarding title, possession, or en-	if you match the last and highest bid placed at the	in the following newspa- per of general circulation,
cumbrances, to pay the re- maining principal sum of	trustee auction. If you are an "eligible bidder," you	printed in this county: Orange County News
the note(s) secured by said Deed of Trust, with in-	may be able to purchase the property if you exceed	DATÉ: 04/13/2023 JUDGE Layne H. Melzer
terest thereon, as provided in said note(s), advances,	the last and highest bid placed at the trustee auc-	Judge of the Superior Court
under the terms of said Deed of Trust, fees,	tion. There are three steps to exercising this right of	Orange County News 4/26,5/3,5/10,5/17/23-
charges and expenses of the Trustee and of the	purchase. First, 48 hours after the date of the trust-	130313
trusts created by said Deed of Trust. The total	ee sale, you can call (916)939-0772, or visit this	NOTICE OF PUBLIC SALE OF
	(010)000 0112, 01 11010 1110	DEDECIMAL DOMDEDTY
amount of the unpaid balance of the obligation se-	internet website http://search.nationwide-	PERSONAL PROPERTY Notice is hereby given that
amount of the unpaid bal- ance of the obligation se- cured by the property to be sold and reasonable es-	internet website	Notice is hereby given that on June 7 , 2023 ; Extra Space Storage will sell at
amount of the unpaid bal- ance of the obligation se- cured by the property to be sold and reasonable es- timated costs, expenses and advances at the time	internet website http://search.nationwide- posting_com/proper-	Notice is hereby given that on June 7, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, per-
amount of the unpaid bal- ance of the obligation se- cured by the property to be sold and reasonable es- timated costs, expenses	internet website http://search.nationwide- posting.com/proper- tySearchTerms.aspx, us- ing the file number as-	Notice is hereby given that on June 7 , 2023 ; Extra Space Storage will sell at public auction, to satisfy

15 days after e's sale. Third, submit a bid, by the funds and af-Household Items Lee Burrows Law Office of Lee E Burrows cribed in Sec-n(c) of the Civil that the trustee Household 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 foolities and party and paid at the above referenced foolities. no more than ter the trustee's u think you may an "eligible tenor "eligible bid-should consider enced facility in order to complete the transaction. Extra Space Storage may an attorney or refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/17, 5/24/23 real estate te real estate lal immediately regarding this ght to purchase. is set aside for on, the Purchase labels and the selections. CNS-3698430# ne sale shall be ly to a return of t paid. The Pur-all have no fur-ORANGE COUNTY Orange County News 5/17,24/23-130757 rse against the the Mortgagee tgagee's attor-First American NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on June 7th, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described First American ance Company lent Blvd, Mail 1-F Irving, TX t American Title Company MAY IG AS A DEBT OR ATTEMPT-COLLECT ANY INFORMA-AINED MAY BEIR THAT PIIR sonal property described below belonging to those individuals listed below at the following locations: 1705 S State College R THAT PUR-R TRUSTEES Blvd Anaheim, Ca 92806 (714) 308-1789 2:00 PM FORMATION CALL (916)939-0433524 To: E COUNTY 05/10/2023, Doralus Gonzalez household items Lorraine Rodgers 05/24/2023 household items
The auction will be listed
and advertised on County News 1/2023-130702 www.storagetreasures.co m. Purchases must be made with cash only and DER TO CAUSE FOR E OF NAME SE NO. paid at the above referenced facility in order to complete the transaction. 3-01297013 INTERESTED S: Petitioner: Extra Space Storage may refuse any bid and may rescind any purchase up L RUTILIO ELA has filed a this court for a Inging name as MANUEL RU-LENZUELA to ORTIZ. The ers that all per-sted in this matpear before this hearing indic-to show cause the petition for name should nted. Any per-ng to the name escribed above written objec-cludes the rease objection at court days be-atter is schedneard and must the hearing to e why the petinot be granted. en objection is l, the court may etition without a OF HEARING 023 8:30 AM REMOTE Justice Center Center Drive na, CA 92701 this Order to se shall be pubeast once éach on the petition owing newspa-eral circulation, his county: inty News 3/2023 ne H. Melzer County News ,5/10,5/17/23-OF PUBLIC ALE OF AL PROPERTY

ion should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

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 pubereby given that 7, 2023; Extra age will sell at lished at least once each tion, to satisfy the owner, per-perty described week for four successive weeks prior to the date set

until the winning bidder takes possession of the personal property. 5/17, 5/24/23 CNS-3699258# ORANGE COUNTY NEWS Orange County News 5/17,24/23-130807 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CHANGE OF NAME
CASE NO.
30-2023-01321763
TO ALL INTERESTED
PERSONS: Petitioner:
MIKEL ANDONI GALLASTEGUI BERNINZON LASTEGUI BERNINZON has filed a petition with this court for a decree changing name as follows: MIKEL ANDONI GALLASTEGUI BERNINZON to MIKEL ANDONI GALLASTEGUI. The Court Orders that all persons interested in this matter shall appear before this court at appear before this court at the hearing indicated be-low to show cause, if any, why the petition for change 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 reaspection that includes the person of the objection at ons 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 petifor hearing on the petition in the following newspa-

Legals-OCN

individuals listed below at

the following locations: 8180 E. Old Canal Rd Anaheim Hills, CA 92807 (714) 403-3794 12:00 PM

Kristen Norton Household Items

Keri McQueen

per 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
5/10,5/17,5/24,5/31/23130847

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2023-01315558
TO ALL INTERESTED
PERSONS: Petitioner:
CYNTHIA HERRERA has
filled a petition with this

filed a petition with this court for a decree chan-ging name as follows: CYNTHIA HERRERA to

CYNTHIA HERRERA to CYNTHIA HERRERA ALAMO. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated by

the hearing indicated be-low 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 results.

tion that includes the reas-ons 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

Legals-OCN

SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or

national bank, check drawn by state or federal credit union, or a check drawn by a state or feder-

al savings and loan asso-ciation, or savings associ-ation, or savings bank spe-

cified in Section 5102 to the Financial Code and authorized to do business

in this state, will be held by duly appointed trustee. The sale will be made, but

without covenant or war-

ranty, expressed or implied, regarding title, pos-

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 earing.
NOTICE OF HEARING 06/22/2023 8:30 AM D-100 REMOTE Central Justice Center 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
5/10,5/17,5/24,5/31/23130857 700 Civic Center Drive NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on June 7,2023; Extra Space Storage will sell at public auction, to satisfy public auction, to satisfy the lien of the owner, per-sonal property described below belonging to those individuals listed below at the following locations: 1761 W Katella Ave Anaheim CA, 92804 714.922.3019 11:00 AM 714.922.3019 11:00 AM
Eric Harris
Clothing, name brand
purses, tires, AC machine
Kevin Salcedo
car parts, clothing, tools
The auction will be listed
and advertised on
www.storagetreasures.co
m. Purchases must be 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 NOTICE OF TRUSTEE'S SALE TS NO. CA-22-915077-CL Order No.: DEF-431065 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/27/2013. 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 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 resched-

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 rescribe any purchase the

rescind any purchase up until the winning bidder takes possession of the

personal property.
5/17, 5/24/23
CNS-3699549#
ORANGE COUNTY
NEWS Orange County News 5/17,24/23-130865 NOTICE OF TRUSTEE'S

property. You are encouraged to investigate the exaged 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 beneficiary within 10 days of the date of first publica-tion of this Notice of Sale 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 If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at

title 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 encourlocation of the property may be obtained by send-ing a written request to the

foreclosure by the Trustee CA-22-915077-CL 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 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 appro-priate real estate profes-sional immediately for ad-

uled time and date for the sale of this property, you may call 916-939-0772 for

information regarding the trustee's sale or visit this internet website

http://www.qualityloan.com , using the file number as-signed to this foreclosure by the Trustee: CA-22-915077-CL. 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

to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase First, 48 hours after the date of the trustee sale. session, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances under the terms of vances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publica-tion of the Notice of Sale) tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BINH PHAM AND MY DUNG NGOC NGUYEN, HUSBAND AND WIFE, AND NGOC LANG THI PHAM, A SINGLE WOMAN ALL AS JOINT TENANTS Recorded: 8/28/2013 as Instru-JOINT TENANTS Recorded: 8/28/2013 as Instrument No. 2013000506852 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 6/21/2023 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other CA 92701 Amount of unpaid balance and other charges: \$135,317.09 The purported property address is: 9601 HAZARD AVENUE, GARDEN GROVE, CA 92844 Assessor's Parcel No.: 098-633-03 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien you 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

date of the trustee sale you can call 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclesure by the Trustee vice regarding this potential right to purchase. NO-TICE TO PROSPECTIVE OWNER-OCCUPANT Any prospective owner-oc-cupant as defined in Sec-tion 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affi-davit or declaration of eli-gibility to the auctioneer at the trustee's sale or shall the trustee's sale or shall have it delivered to QUAL-ITY LOAN SERVICE CORPORATION by 5 p.m on the next business day following the trustee's sale at the address set forth in the helpw signature block the below signature block The undersigned Trustee disclaims any liability for any incorrectness of the any incorrectness or the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the

the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recurse against the

ther recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bank-

ruptcy, you may have been released of personal

Legals-OCN liability for this loan in which case this letter is in-NOTICE OF PUBLIC SALE OF corded May 1, 2006 as Document No.: Document No: 2006000289859 of Official tended to exercise the note holders right's against PERSONAL PROPERTY Notice is hereby given that on June 07, 2023; Extra 2006000289859 of Official Records in the office of the Recorder of Orange County, California, executed by: Brian Ramsamooj, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or the real property only. Date: QUALITY LOAN on June 07, 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: Date: QUALITY LUAN SERVICE CORPORA-TION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: the following locations: 155 S. Adams St Anaheim CA 92802 only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUAL-ITY LOAN SERVICE CORPORATION TS No.: CA-22-915077-CL ID-(714)-563-0388 12:00 PM check drawn by a state or federal credit union, or a check drawn by a state or Boxes, Lumber, Furniture
The auction will be listed
and advertised on
www.storagetreasures.co federal savings and loan association, savings asso-ciation, or savings bank SPub #0185751 5/17/2023 Grup #0185/51 5/17/2023 5/24/2023 5/31/2023 Orange County News 5/17,24,31/23-130926 m. Purchases must be specified in section 5102 made with cash only and paid at the above referof the Financial Code and or the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may Notice is hereby given that on JUNE 13, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, perproperty situated in said county and state, and as more fully described in the above referenced deed of rescind any purchase up until the winning bidder takes possession of the personal property. 5/17 5/24/23 sonal property described below belonging to those individuals listed below at trust. Sale Date: June 7, 2023 Sale Time: 1:30 PM Sale Location: At the North CNS-3699483# ORANGE COUNTY Individuals listed below the following locations: 10741 Dale Ave Stanton, CA 90680 (714)-293-5867 10:00 AM NEWS front entrance to the Orange County News 5/17,24/23-130846 County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No.:22-03769CA The street address and other common designation, if ORDER TO Karina Fierro SHOW CAUSE FOR CHANGE OF NAME Vanessa Shockey
Home goods, clothing, and furniture
James Withington any, of the real property described above is purpor-ted to be: 8723 Marina Way, Garden Grove, CA 92844. The undersigned Trustee disclaims any liab-lity for any incorrectness CASE NO. TO ALL INTERESTED PERSONS: Petitioner: HOMAYOON GHIASI & KHORSHID HOMAYOON bikes, boxes, personal items Douglas Patrick Stewart ility for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or imparts the street of the str on behalf of minor (s) MO-HAMMAD MODDASER bikes and boxes Francisco Sanchez-Torres HOMAYOON has filed a petition with this court for a Appliances and metal for recycling
Wendell Pittman decree changing name as follows: MOHAMMAD MODDASER HO-MAYOON to YOUSUF MOHAMMAD MODfurniture
Pedro Andres Marquez ranty, 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 theren as provided in said DASER HOMAYOONI.
The Court Orders that all A small safe, some clothes, a few boxes. Karen Erickson persons interested in this 5/10 matter shall appear before this court at the hearing in-Amanda I vnn Hoffman bags, clothing toys, sea-sonal on, as provided in said note(s), advances, if any, under the terms of the dicated 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 Jeff Gibbs 4 shopping carts of personal items Mark Sanchez Deed of Trust, estimated fees, charges and ex-penses of the Trustee and of the trusts created by Mark Sanchez
furniture
Mark Sanchez
DJ equipment, speakers
VUONG TRAN
clothes shoes luggage
Gayle Curtis
House Hold Items. objection that includes the reasons for the objection at least two court days besaid Deed of Trust, to-wit: \$126,462.54 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the openfore the matter is scheduled to be heard and must appear at the hearing to Guillermo Sandoval Medshow cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are lists involved in bidding at ina
10 boxes/ 5 large boxes
gilbert gonzalez
small furniture and clothes
Jazsmine Reliford earing.
NOTICE OF HEARING boxes, crates
Frank Darrell
Furniture, shop items
Janea Makaiwi 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 pubunderstand 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 submerically article to the risks are risks. Clothes furniture
Anthony Jay Jones
boxes of personal goods, harlev 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 encour-Stephanie Gonzalez Bags of clothes and toys lished at least once each week for four successive weeks prior to the date set iav kaimikaua clothes shoes Lisa Ann Mcconnell for hearing on the petition in the following newspa-per of general circulation, printed in this county: boxes of personal goods.
Marene Analine Munoz Cortez Furniture, TV's, beds Orange County News DATE: 04/03/2023 JUDGE Julie A. Palafox Hope Hua Furniture; clothes, shoes, household items Judge of the Superior Court Orange County News 5/10,5/17,5/24,5/31/23-130850 Jodi Connors Jodi Connors
Totes
Steven Lee Swengel
Fridge, couch washer dryer, cabinets, boxes personal goods, dresser
Damian Vazquez 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 APN: 937-09-003 TS No.: 22-03769CA TSG Order No.: 220466231-CA-VOI Damian Vazquez
Furniture, and cloths
The auction will be listed
and advertised on
www.storagetreasures.co
m. Purchases must be
made with cash only and NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DE-FAULT UNDER A DEED NOTICE OF insurance company, either of which may charge you a fee for this information. If OF TRUST DATED APRIL 21, 2006. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU you consult either of these resources, you should be aware that the same paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may lender may hold more than 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, pursuant to Section 2924g of the California Civil Code. The NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU refuse anv bid and mav rescind any purchase up until the winning bidder takes possession of the AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default personal property. 5/17, 5/24/23 CNS-3697618# Services, LLC, as the duly ORANGE COUNTY NEWS Orange County News 5/17,24/23-130679 appointed Trustee, under and pursuant to the power California Civil Code. The

of sale contained in that certain Deed of Trust Re-

law requires that informa-

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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.co m, for information regard-ing the sale of this property, using the file number assigned to this case, T.S.# 22-03769CA. Information 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

Legals-OCN

tion about trustee sale

postponements be made

NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
SREBRENKA GRADECAK
CASE NO. 30-202301324497-PR-PW-CMC
To all heirs, beneficiaries, creditories, continuent circle. on the internet website 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 august of the scheduled sale. reditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SREBRENKA GRADECAK.

A PETITION FOR PROerty 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 hid placed at the BATE has been filed by CIRA BELTRAN AKA CIRA BELTRAN, JUNIOR in the Superior Court of California, County of OR-ANGE. highest bid placed at the trustee auction. If you are an "eligible bidder," you THE PETITION FOR PROBATE requests that CIRA BELTRAN AKA CIRA BELTRAN, JUNIOR may be able to purchase the property if you exceed the last and highest bid be appointed as personal representative to adminisplaced 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 ways no ter 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 ternet website www.naternet website www.nationwideposting.com, using the file number assigned to this case 22-03769CA 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 hid so that 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. Betaining court approval. Be-fore taking certain very im-portant actions, however, tent to place a bid so that the trustee receives it no more than 15 days after the personal representatthe trustee's sale. Third, you must submit a bid so that the trustee receives it ive will be required to give notice to interested per-sons unless they have no more than 45 days after the trustee's sale. If you think you may qualify as waived notice or consented to the proposed action.) The independent an "eligible tenant buyer" or "eligible bidder," you should consider contactadministration 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. ing an attorney or appro-priate real estate profes-sional immediately for adgrant the authority.
A HEARING on the petition will be held in this court as follows: 06/15/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD. COSTA MESA vice regarding this potential right to purchase. File No.:22-03769CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remsole and exclusive rem-edy shall be the return of CA 92626 COSTA MESA,, GARDEN GROVE SANITARY DISTRICT NOTICE OF PUBLIC HEARING AND FILING OF REPORT PERTAINING TO DELINQUENT SOLID WASTE DISPOSAL FEES Pursuant to Government Code Sections 38790.1 and 25831, notice is hereby given that rubbish disposal bills remaining delinquent and unpaid for 60 days or more as of July 1, 2023, and that are not paid by July 15, 2023, will be added to the property tax roll for collection. The Garden Grove Sanitary District Board of Directors shall review and approve as a charge against the property the amount delinquent, the amount of the penalty and interest, and if still unpaid, the delinquent bills shall be filed with the County Auditor, and upon recordation by the County Recorder shall be a lien against the propport detailing the delinquent and unpaid charges against each parcel will be conducted at a Special Meeting of the Garden Grove Sanitary District to be held, Tuesday, June 13, 2023, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove A copy of the report is available on the City's website, ggcity.org, and available for review in the Garden Grove City Clerk's Office, 11222 Acacia Parkway, Garden Grove, 92840. /s/ TERESA POMEOY, CMC SECRETARY Dated: May 4, 2023 Publish: May 17, 2023 and May 24, 2023 **Orange County News 5/17,24/2023-130781**

CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assist-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. None jections 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 representto the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate
Code, or (2) 60 days from
the date of mailing or personal delivery to you of a
notice under section 9052 of the California Probate Code.
Other California statutes
and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeble in California law. Code ledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is account to special Notice form the sourt Dated: available from the court Buver clerk.
Attorney for Petitioner ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. ability 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 5/17, 5/19, 5/24/23 CNS-3700922# ORANGE COUNTY NEWS GARDEN GROVE SANITARY DISTRICT NOTICE OF PUBLIC HEARING AND FILING OF A REPORT REGARDING PLACEMENT OF CHARGES ON PROPERTY TAX **STATEMENTS** Pursuant to California Health and Safety Code Sections 5470 et seq., the Garden Grove Sanitary District has prepared two reports detailing charges proposed to be collected on the property tax rolls for: 1) refuse collection services in the District; and 2) sewer services in the District. The first report details charges proposed to be collected for refuse collection services in the areas of the District's Improvement District No. 1, which contains that area of the District formerly served by the Midway City Sanitary District. The second report details charges proposed to be collected for sewer services in the areas of the District that extend beyond the Garden Grove city limits and do not receive water services from the City of Garden Grove. A public hearing on the adoption of the proposed reports will be conducted at a Special Meeting of the Garden Grove Sanitary District to be held Tuesday June 13, 2023, at 6:30 p.m., or as soon thereafter as the matter may be heard at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove Grove. report must be received before the close of the public hearing. A copy of the report is available on the City's website, ggcity.org, and available for review in the Garden Grove City Clerk's Office, 11222 Acacia Parkway, Garden Grove, 92840. /s/ TERESA POMEROY, CMC SECRETARY

Dated: May 4, 2023 Publish: May 17, 2023 and May 24, 2023 **Orange County News 5/17,24/2023-130780**

Legals-OCN

CASES

NOTICE IN PROBATE

Legals-OCN

Orange County News 5/17,19,24/23-131006

NOTICE TO CREDITORS

OF BULK SALE
(UCC Sec. 6105)
Escrow No. CEG305301EL
NOTICE IS HEREBY GIV-

Legals-OCN

monies paid to the Trust-ee and the successful bid-

der shall have no further recourse. For Trustee Sale Information Log On To:

Information Log On To: www.nationwideposting.co m or Call: (916) 939-0772. Dated: April 28, 2023 By: Trixie Obnimaga Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (8 3 3) 2 9 0 - 7 4 5 2 NPP0434420 To: ORANGE COUNTY NEWS 05/17/2023. 05/24/2023.

05/17/2023, 05/24/2023, 05/31/2023

Orange County News 5/17,24,31/2023-130939

EN that a bulk sale is about to be made. The name(s), business ad-dress(es) of the Seller(s) are: Best Choice Market Place a California corporation 12081 Brookhurt Street Garden Grove, CA 92840 Doing Business as: Best Choice Market Place All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are The location in California of the Chief Executive Officer of the Seller(s) is: 885 S Azusa Avenue, CA 91748 S Azusa Avenue, City of Industry, CA 91748 The name(s) and address of the Buyer(s) is/are:
J and A Innovation Group
LLC, a California limited liability, 12787 Monterey
Cypress Way, San Diego
CA 92130 CA 92130 The assets to be sold are described in general as Furniture, Fixtures and Equipment and leasehold improvement and are located at: 12081 Brookhurst Street, Garden Grove, CA 92840 The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 22632 Golden Springs Drive, Suite 300 Diamond Bar, CA 91765 and the anticipated sale date is 06/07/23
The bulk sale is subject to
California Uniform Commercial Code Section 6106.2 The name and address of the person with whom claims may be filed is Central Escrow Group Inc., 22632 Golden Springs Drive, Suite 300 Diamond Bar, CA 91765 and the last date for filing claims by any creditor shall be 06/06/23, which is the business day before the sale date specified J and A Innovation Group LLC, a California limited li-By: Andrew H Nguyen Member By: John H. Tram, Mem-ORANGE COUNTY Orange County News 5/17/23-131024