

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01318848
TO ALL INTERESTED PERSONS: Petitioner: IRMA RAQUEL CRUZ has filed a petition with this court for a decree changing name as follows: IRMA RAQUEL CRUZ to RAQUEL HARPER. The Court Orders that all persons interested in this matter shall appear before this

court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a

hearing.

NOTICE OF HEARING
06/08/2023 8:30 AM
D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Orange County News
DATE: 04/13/2023

JUDGE Layne H. Melzer
Judge of the
Superior Court
Orange County News
4/26,5/3,5/10,5/17/23-
130247

APN: 090-363-12 TS No: CA07000343-18-5 TO No: 230008161-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section

2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 24, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 31, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West,

Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on October 25, 2016 as Instrument No. 2016000524490, and that said Deed of Trust was modified by Modification Agreement and recorded March 11, 2021 as Instrument 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 11791 KATHY LANE, GARDEN GROVE, CA 92840 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$505,669.19 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further

recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Xome - Premier at 800-758-8052 for information regarding the Trustee's Sale or visit the Internet Website address www.Xome.com for information regarding the sale of this property, using the file number assigned to this case, CA07000343-18-5. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA07000343-18-5 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as

Smokey Says...

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GOAL
TO EXTINGUISH
HOT
COALS



IF IT'S TOO HOT TO TOUCH,



IT'S TOO HOT TO LEAVE

SMOKEYBEAR.COM



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

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

TSG No.: 8772591 TS No.: CA2100287170 APN: 131-371-13 Property Address: 7761 DEVONWOOD AVE GARDEN GROVE, CA 92841-3051 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/31/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/31/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/03/2011, as Instrument No. 2011000380038, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: SHARON CHANDLER, TRUSTEE OF THE SHARON CHANDLER TRUST DATED SEPTEMBER 9, 2005, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 131-371-13 The street address and other common designation, if any, of the real property described above is purported to be: 7761 DEVONWOOD AVE, GARDEN GROVE, CA 92841-3051 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$

499,732.09. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287170 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100287170 to find the

date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0433524 To: ORANGE COUNTY NEWS 05/10/2023, 05/17/2023, 05/24/2023 **Orange County News 5/10,17,24/2023-130702**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01297013

TO ALL INTERESTED PERSONS: Petitioner: MANUEL RUTILIO VALENZUELA has filed a petition with this court for a decree changing name as follows: MANUEL RUTILIO VALENZUELA to MANUEL ORTIZ. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
06/21/2023 8:30 AM
D100 REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Orange County News** DATE: 04/13/2023 JUDGE Layne H. Melzer Judge of the Superior Court

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

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 the lien of the owner, personal property described below belonging to those

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 Household Items Lee Burrows Law Office of Lee E Burrows 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 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. 5/17, 5/24/23 **CNS-3698430#** **ORANGE COUNTY NEWS** **Orange County News 5/17,24/23-130757**

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 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**

Doraluz Gonzalez household items Lorraine Rodgers 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 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. 5/17, 5/24/23 **CNS-3699258#** **ORANGE COUNTY NEWS** **Orange County News 5/17,24/23-130807**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01321763

TO ALL INTERESTED PERSONS: Petitioner: MIKEL ANDONI GAL- 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 interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
06/22/2023 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: 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

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 the lien of the owner, personal property described below belonging to those

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 5/10,5/17,5/24,5/31/23-130847**

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 ALAMO. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
06/22/2023 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

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 the lien of the owner, personal 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**

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.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/17, 5/24/23 **CNS-3699549#** **ORANGE COUNTY NEWS** **Orange County News 5/17,24/23-130865**

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 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 federal savings and loan association, or savings association, or savings bank specified 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. 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 Instrument No. 2013000506852 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 6/21/2023 at 1:30PM 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 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 should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the resched-

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 assigned 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 reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this 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 more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at 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 recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal

liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at 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 recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal

liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-915077-CL ID-SPub #0185751 5/17/2023 5/24/2023 5/31/2023

Orange County News 5/17,24,31/23-130926

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on JUNE 13, 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:

10741 Dale Ave Stanton, CA 90680 (714)-293-5867

10:00 AM

Karina Fierro bed, dresser, boxes, and toys
Vanessa Shockey Home goods, clothing, and furniture
James Withington bikes, boxes, personal items
Douglas Patrick Stewart bikes and boxes
Francisco Sanchez-Torres Appliances and metal for recycling
Wendell Pittman furniture
Pedro Andres Marquez A small safe, some clothes, a few boxes.
Karen Erickson 5/10
Amanda Lynn Hoffman bags, clothing toys, seasonal
Jeff Gibbs 4 shopping carts of personal items
Mark Sanchez furniture
Mark Sanchez DJ equipment, speakers
VUONG TRAN clothes shoes luggage
Gayle Curtis House Hold Items.
Guillermo Sandoval Medina 10 boxes/ 5 large boxes
gilbert gonzalez small furniture and clothes
Jazzmine Reliford boxes, crates
Frank Darrell Furniture, shop items
Janea Makaiwi Clothes furniture
Anthony Jay Jones boxes of personal goods, harley
Stephanie Gonzalez Bags of clothes and toys
jay kaimikaua clothes shoes
Lisa Ann Mcconnell boxes of personal goods.
Marene Analine Munoz Cortez Furniture, TV's, beds
Hope Hua Furniture; clothes, shoes, household items
Jodi Connors Totes
Steven Lee Swengel Fridge, couch washer dryer, cabinets, boxes personal goods, dresser
Damian Vazquez Furniture, and cloths

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

5/17, 5/24/23

CNS-3697618#

ORANGE COUNTY NEWS

Orange County News 5/17,24/23-130679

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that 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:

155 S. Adams St Anaheim CA 92802 (714)-563-0388

12:00 PM

Kole Kelly Boxes, Lumber, Furniture The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

5/17, 5/24/23

CNS-3699483#

ORANGE COUNTY NEWS

Orange County News 5/17,24/23-130846

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NO. 23FL000304

TO ALL INTERESTED PERSONS: Petitioner: HOMAYOON GHIAI & KHORSHID HOMAYOON on behalf of minor (s) MOHAMMAD MODDASER HOMAYOON has filed a petition with this court for a decree changing name as follows: MOHAMMAD MODDASER HOMAYOON TO YOUSUF MOHAMMAD MODDASER HOMAYOON. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

06/07/2023 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 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: 04/03/2023 JUDGE Julie A. Palafox Judge of the Superior Court

Orange County News

5/10,5/17,5/24,5/31/23-

130850

APN: 937-09-003 TS No.: 22-03769CA TSG Order No.: 220466231-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 21, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Re-

corded May 1, 2006 as Document No.: 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 federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: June 7, 2023 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No.: 22-03769CA The street address and other common designation, if any, of the real property described above is purported to be: 8723 Marina Way, Garden Grove, CA 92844. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$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 opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that informa-

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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-03769CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 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 bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.: 22-03769CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of

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 property.

A public hearing to receive comments concerning a report 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 POMEYOY, CMC SECRETARY

Dated: May 4, 2023

Publish: May 17, 2023 and May 24, 2023

Orange County News 5/17,24/2023-130781

monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: www.nationwideposting.com 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 (833) 290-7452 NPP0434420 To: ORANGE COUNTY NEWS 05/17/2023, 05/24/2023, 05/31/2023

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SREBRENKA GRADECAK

CASE NO. 30-2023-01324497-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SREBRENKA GRADECAK. A PETITION FOR PROBATE has been filed by CIRA BELTRAN AKA CIRA BELTRAN, JUNIOR in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that CIRA BELTRAN AKA CIRA BELTRAN, JUNIOR be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/15/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD., COSTA MESA,, CA 92626

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.

All written and oral protests against the adoption of the 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 POMEYOY, CMC SECRETARY

Dated: May 4, 2023

Publish: May 17, 2023 and May 24, 2023

Orange County News 5/17,24/2023-130780

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner ROBERT L. COHEN, ESQ. - SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 5/17, 5/19, 5/24/23 CNS-3700922#

ORANGE COUNTY NEWS

Orange County News 5/17,24/23-130780

GARDEN GROVE SANITARY DISTRICT

NOTICE OF PUBLIC HEARING AND FILING OF A

REPORT REGARDING

PLACEMENT OF CHARGES ON PROPERTY TAX

STATEMENTS

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/s/ TERESA POMEYOY, CMC SECRETARY

Dated: May 4, 2023

Publish: May 17, 2023 and May 24, 2023

Orange County News 5/17,24/2023-130780

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

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

Escrow No. CEG305301-EL

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:

Best Choice Market Place, a California corporation, 12081 Brookhurst 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: None

The location in California of the Chief Executive Officer of the Seller(s) is: 885 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

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 above.

Dated:

Buyer:

J and A Innovation Group, LLC, a California limited liability

By: Andrew H Nguyen, Member

By: John H. Tram, Member

5/17/23

CNS-3701450#

ORANGE COUNTY NEWS

Orange County News 5/17/23-131024