

**Legals-OCN**  
**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

**Legals-OCN**  
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: 05/02/2023  
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

**Legals-OCN**  
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

**Legals-OCN**  
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 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 associ-

**Legals-OCN**  
ation, 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 Recorder's Office 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

**Legals-OCN**  
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

**Legals-OCN**

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 <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, or the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been dis-

charged 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**  
 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 Recorded May 1, 2006 as Document No.: 2006000289859 of Official Records in the office of the Recorder of Orange County, California, executed by: Brian Ramsamoj, 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 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 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://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](http://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 contact-

ing 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 monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: April 28, 2023 By: Trixie Obnimag 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**  
 T.S. No. 109451-CA APN: 130-194-13 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/12/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 6/22/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/19/2019 as Instrument No. 2019000051241 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: LINDA HONG, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL 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; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 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: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 12142 ONYX CIRCLE, GARDEN GROVE, CA 92845-1824 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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 pub-

lication of the Notice of Sale is: \$649,593.26 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor 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 (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 109451-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website [Legals-OCN](http://www.cle-</a></p>
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arreconcorp.com, using the file number assigned to this case 109451-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as 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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108  
**Orange County News 5/31,6/7,14/2023-131120**  
 Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:  
 - Oswaldo A. Sanchez  
 - Monica Martinez  
 - Kaysha Clark  
 - Azucena Hernandez  
 - Jason A Markley  
 - Ricardo Calderon  
 - Adrien R. Contreras  
 Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorQuestSelfStorage.com](http://www.StorQuestSelfStorage.com). The sale ends at 11:00 AM on the 9th of June, 2023 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.  
 5/24, 5/31/23  
**CNS-3702985#**  
**ORANGE COUNTY NEWS**  
**Orange County News 5/24,31/23-131154**  
**NOTICE OF LIEN SALE AT PUBLIC AUCTION**  
 Notice is hereby given that personal property in the following units will be sold at public auction on June 13, 2023 AFTER 10:00 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Garden Grove U-Haul Center, 13042 Fairview St, Garden Grove, CA 92843 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:  
 UNIT #  
 347 Mike Do  
 364 Jacob Robinson  
 132 Lamont Goodwin  
 203 Vincent Marrozzo  
 303 Ameerah Elamin  
 301 Rene Koeul  
 376 Robert Kopec  
 361 Hector Pozos  
 5/24, 5/31/23  
**CNS-3703427#**  
**ORANGE COUNTY NEWS**  
**Orange County News 5/24,31/23-131175**  
**NOTICE OF LIEN SALE AT PUBLIC AUCTION**  
 Notice is hereby given that personal property in the following units will be sold at public auction on June 13, 2023 AFTER 10:00 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Westminster U-Haul Center, 7422 Garden Grove Bl Westminster, CA 92683 The items sold are generally described as follows: Clothing, furniture, and/or

other household items stored by the following persons:  
 SPACE NAME  
 E203 Jon Oyama  
 E255 Michael Seherer  
 E258 Chad Hopkins  
 W244 Kenneth Lovelace  
 W229 Thomas Marion  
 E216 Sheryl Kruiis  
 E219 Sheryl Kruiis  
 W210 Janet Rodriguez  
 W106 Chris Cunningham  
 W307 Heather Chrisco  
 W305 Heather Chrisco  
 5/24, 5/31/23  
**CNS-3703440#**  
**ORANGE COUNTY NEWS**  
**Orange County News 5/24,31/23-131176**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL00044**  
 TO ALL INTERESTED PERSONS: Petitioner: SUSAN PRICE filed a petition with this court for a decree changing name as follows: SUSAN PRICE to ZANE PRICE. 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**  
 07/19/2023 8:30 AM  
 L74 REMOTE  
 Lamoreaux Justice Center  
 341 The City Drive South  
 Orange, CA 92808  
 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: 05/18/2023  
 JUDGE Julie A. Palafox  
 Judge of the Superior Court  
**Orange County News 5/24,5/31,6/7,6/14/23-131207**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01316195-CU-PT-CJC**  
 TO ALL INTERESTED PERSONS: Petitioner: WENYAN ZHANG filed a petition with this court for a decree changing name as follows: WENYAN ZHANG to KATHY WENYAN HOGUE. 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**  
 05/30/2023 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

Orange County News  
DATE: 04/03/2023  
JUDGE Layne H. Melzer  
Judge of the Superior Court  
**Orange County News**  
5/24,5/31,6/7,6/14/23-131250

**NOTICE OF TRUSTEE'S SALE T.S. No. 48044503**  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/14/2000. 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 a 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 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **NORMAN E. LUND, AN UNMARRIED MAN** Duly Appointed Trustee: **IDEA LAW GROUP, LLC** Recorded 6/28/2000 as Instrument No. 20000338316 of Official Records in the office of the Recorder of **ORANGE** County, California, Street Address or other common designation of real property: 11175 Pioneer Lane Garden Grove, CA 92840 A.P.N.: 090-691-44 Date of Sale: 6/26/2023 at 9:00:00 AM Place of Sale: Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 Amount of unpaid balance and other charges: \$155,233.14, Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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 (800) 280-2832 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 48044503. 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 (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 48044503 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: 5/22/2023 **IDEA LAW GROUP, LLC** 1651 E 4th Street, Suite 124 Santa Ana, California 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (800) 280-2832 [www.auction.com](http://www.auction.com) Maggie Salac, Foreclosure Officer **PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE**

**ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE USED FOR THAT PURPOSE.** A-4786190 05/31/2023, 06/07/2023, 06/14/2023  
**Orange County News**  
5/31,6/7,14/2023-131323

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 23FL000304  
TO ALL INTERESTED PERSONS: Petitioner: **HOMAYOON GHIASI & KHORSHID HOMAYOON** on behalf of minor (s) **MOHAMMAD MODAASER HOMAYOON** has filed a petition with this court for a decree changing name as follows: **MOHAMMAD MODAASER HOMAYOON TO YOUSUF MOHAMMAD MODAASER 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

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on **June 21st, 2023**, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:  
**480 W Crowther Ave Placentia CA 92870**  
**714.524.7552**  
**3:00 pm**  
Jenifer Christine Snellgrove Household items  
Alejandro Hernandez Personal items  
Kelly Lambert Household items  
Benita Carrie Personal items  
Cynthia Lynn Kubit Household items  
Alejandra Morales Household items  
Denisa Jancu Personal items  
Jose Mesta Figueroa Household items  
Geany Pierre Gamarra Personal items  
Antonio Escobar Business items  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
5/31, 6/7/23

**CNS-3705120#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31,6/7/23-131360

**NOTICE OF LIEN SALE AT PUBLIC AUCTION**  
Notice is hereby given that personal property in the following units will be sold at public auction on June 13, 2023 AFTER 10:00 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Midway U-Haul Center, 15182 Beach Bl Westminister, CA 92683 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:  
UNIT # NAME 373 Christina Villa 5/24, 5/31/23  
**CNS-3703474#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/24,31/23-131177

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on **June 21, 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**  
Desiree Grigoleit household items  
Martha Ortiz Rodriguez Charles Wells tools, parts  
Josh Knoll household items  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
5/31, 6/7/23  
**CNS-3705153#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31,6/7/23-131361

**NOTICE OF SALE OF ABANDONED PROPERTY**  
Notice Is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of [WWW.LOCKERFOX.COM](http://WWW.LOCKERFOX.COM), with bids opening on or after Wednesday June 07, 2023 at 12:00 pm and closing on or after Wednesday June 14, 2023 at 12:00 pm  
The Personal Goods Stored Therein by the Following May Include, but are not limited to: **MISC. HOUSEHOLD GOODS, PERSONAL ITEMS, FURNITURE, CLOTHING AND/OR BUSINESS ITEMS/FIXTURES.**  
Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Retract Bids. Sale is

subject to cancellation in the event of settlement bid at: [www.lockerfox.com](http://www.lockerfox.com).

Eric Calderon  
Eric Calderon  
Karen Dixon  
Khammay Phasay  
Luis Fernando Cardenas  
Macedonio Prajakta Dighe  
Karina Olmedo  
Oscar Odilon Bello  
Cristian Lopez  
**Orange County News**  
5/31,6/7/23-131388

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on **June 20th, 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:  
**6942 Garden Grove Blvd Westminister CA 92683**  
**(714)897-6221**  
**3:00 PM**  
Rhonda Lewis bags of clothes  
Rebecca Guerrero Bed, bed frame, boxes, hutch  
James Michael boxes, futon  
Andrew Mosher record, dresser, couple of surfboards  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
5/31, 6/7/23  
**CNS-3705322#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31,6/7/23-131392

**NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074 CALIFORNIA BUSINESS AND PROFESSIONS CODE**  
Licensee(s) Name(s): **Tacosway Placentia, LLC.**  
Premises Address(es) To Which The Licenses(s) Has/Have Been Issued: **1390 N. Kraemer Blvd, Placentia, Ca. 92870**  
Licensee's Mailing Address: **20144 West Jubilee Way, Porter Ranch, Ca. 91326**  
Applicant(s) Name(s): **Silva & Saab, Inc.**  
Proposed Business Address: **1390 N. Kraemer Blvd, Placentia, Ca. 92870**  
Mailing Address of Applicant: **1805 W. Harriet Ln, Anaheim, Ca. 92804**  
Kind of License Intended To Be Transferred: **47 - On Sale General Eating Place / 617820**  
Escrow Holder/Guarantor Name: **Bar-None Escrow, Inc.**  
Escrow Holder/Guarantor Address: **20335 Ventura Blvd, Ste 200, Woodland Hills, CA. 91364**  
Total consideration to be paid for business and license; including inventory, whether actual cost, estimated cost, or a not-to-exceed amount): **CHECK(S) 500000.00**  
**TOTAL AMOUNT \$ 5 0 0 0 0 0 . 0 0**  
The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code.  
Date signed: 5/17/23  
S/ Gabriel Barajas  
Tacosway Placentia Licensee(s)/Transferor(s)  
Date signed: 5/19/23  
S/ Stephanie Silva  
Silva & Saab Inc.  
Applicant(s)/Transferee(s)  
5/31/23  
**CNS-3705506#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31/23-131449

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 30-2023-01326745-CU-PT-CJC  
TO ALL INTERESTED PERSONS: Petitioner: **WEI LIN** filed a petition with this court for a decree changing name as follows: **WEI LIN to YASUTAKA HAYASHI.** 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**  
07/13/2023 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: 05/23/2023  
JUDGE Layne H. Melzer  
Judge of the Superior Court  
**Orange County News**  
5/31,6/7,14,21/23-131545

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)  
Escrow No. 018954-MK  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are:  
**Bom Sok Yu and Boon Ye Yu, 22224 La Palma Ave. #B, Yorba Linda, CA 92887-3819**  
(3) The names and business address of the Buyer(s) are:  
**Remoun Zaky Fekry Zaky, 202 S. Barranca Ave., Covina, CA 91723**  
(4) The location and general description of the assets to be sold are furniture, fixtures, equipment, goodwill, lease, leasehold interest and improvements, covenant not to compete, tradename, inventory of stock in trade of that certain business located at: **22224 La Palma Ave. #B, Yorba Linda, CA 92887-3819.**  
(5) The business name used by the seller(s) at that location is: **Crystal Image Cleaners.**  
(6) The anticipated date of the bulk sale is **June 16, 2023** at the office of **Hana Escrow Company, Inc., 6281 Beach Blvd., Suite 333, Buena Park, CA 90621**  
(7) Claims may be filed with Same as "6" above.  
(8) The last date for filing claims is **June 15, 2023.**

(9) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(10) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: none  
DATED: May 24, 2023  
TRANSFEREES:  
S/ Remoun Zaky Fekry Zaky  
5/31/23  
CNS-3705965#  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31/23-131561

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 30-2023-01326844  
TO ALL INTERESTED PERSONS: Petitioner: **TERESA WONG** filed a petition with this court for a decree changing name as follows: **TERESA WONG to PHUONG MAI HUYNH.** 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**  
07/13/2023 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: 05/25/2023  
JUDGE Layne H. Melzer  
Judge of the Superior Court  
**Orange County News**  
5/31,6/7,14,21/23-131587

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on **June 21, 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**  
Rena Reyes  
Boxes, Clothes  
Robert Francis Torres  
Boxes, Bicycles, Auto parts  
Gerald Neel  
Auto seats, Boxes,  
Michael Loeza  
Tools, Flooring material  
Eduardo Arguelles  
Boxes, Household, Music equipment  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
5/31, 6/7/23  
**CNS-3704654#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/31,6/7/23-131609