

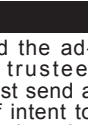


END
FAMILY
FIRE

8 kids a day are accidentally killed
or injured by **FAMILY FIRE.**

FAMILY FIRE is a shooting involving an
improperly stored gun, often found in the home.

ENDFAMILYFIRE.org



Legals-OCN

T.S. No. 110369-CA APN: 931-43-086 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/26/2017. 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 8/7/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/7/2017 as Instrument No. 2017000231353 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: ANTONIO TELLEZ AND ANTONIA CONTRERAS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AUCTION.COM, DOUBLE TREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA

Legals-OCN

92868 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: PARCEL 1: AN UNDIVIDED 1/61ST INTEREST, IN AND TO LOT 1 OF TRACT NO. 11254, AS PER MAP RECORDED IN BOOK 507, PAGES 46 THROUGH 48, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM UNITS 1 THROUGH 61 AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED AS INSTRUMENT NO. 83-199910 OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: UNIT 20 AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. PARCEL 3: AN EXCLUSIVE RIGHT AND EASEMENT FOR POSSESSION AND OCCUPANCY OF THOSE CERTAIN PORTIONS OF THE COMMON AREA DESIGNATED AS "DECK", "LAUNDRY" AND "GARAGE" APPURTENANT TO SPECIFIC UNITS AND RESTRICTED TO THOSE CERTAIN UNITS TO WHICH THEY ARE APPURTENANT AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE AND REFERRED TO IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MAY 11, 1983 AS INSTRUMENT NO. 83-199909, OFFICIAL RECORDS EXCEPT THEREFROM ALL OIL GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES

Legals-OCN

LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD. ALSO EXCEPT THEREFROM ALL WATER, WATER RIGHTS, CLAIMS OR TITLE TO WATER IN, ON OR UNDER SAID LAND. The street address and other common designation, if any, of the real property described above is purported to be: 12562 DALE ST #20, GARDEN GROVE, CA 92841 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 publication of the Notice of Sale is: \$284,480.47 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

Legals-OCN

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

Legals-OCN

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 Web site WWW.AUCTION.COM, using the file number assigned to this case 110369-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 www.clearreconcorp.com, using the file number assigned to this case 110369-CA to find the date on which the trustee's sale was held, the amount of the last and

Legals-OCN

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: (800) 280-2832 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108
Orange County News
7/5,12,19/2023-132330
NOTICE OF TRUSTEE'S SALE TS No. CA-23-955459-NJ Order No.: EOR20230314-6463045 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/26/2021. 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

Legals-OCN

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): PHILLIP HENRY MARTIN AND JEMIA PARCON MARTIN, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 3/30/2021 as Instrument No. 2021000217148 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 8/2/2023 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: \$107,461.36 The purported property address is: 13467 GARDENIA AVE, GARDEN GROVE, CA 92840 Assessor's Parcel No.: 231-043-04 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-955459-NJ. 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-23-955459-NJ 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 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-23-955459-NJ ID-SPub #0186680 7/12/2023 7/19/2023 7/26/2023

Orange County News 7/12,19,26/23-132448

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01329868

TO ALL INTERESTED PERSONS: Petitioner: ROBYN LOUDERBACK filed a petition with this court for a decree changing name as follows: ROBYN LOUDERBACK to ROBYN RACKHAM. 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

08/08/2023 8:30 AM

D100 REMOTE

Central Justice Center

700 Civic Center Drive

West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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: 06/08/2023 JUDGE Layne H. Melzer Judge of the Superior Court

Orange County News
6/28,7/5,12,19/23-132454

APN: 930-94-070 TS No.: 22-04196CA TSG Order No.: 220536874-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 24, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 September 19, 2006 as Document No.: 2006000623105 of Official Records in the office of the Recorder of Orange County, California, executed by: Kimberly Kay Unland; a Single Person, 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. As more fully described in the attached legal description. See Exhibit A. Sale Date: July 26, 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.: 22-04196CA The street address and other common designation, if any, of the real property described above is purported to be: 11882 Brookhaven Street #58, 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 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: \$41,847.18 (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, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-04196CA. 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 22-04196CA 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.: 22-04196CA 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 or Call: (916) 939-0772. Dated: June 23, 2023 By: Trixie Obnima Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 File No.: 22-04196CA LEGAL DESCRIPTION EXHIBIT A A CONDOMINIUM COMPRISED OF: PARCEL 1: UNIT NO. 58, CONSISTING OF CERTAIN AIR SPACE AND SURFACE ELEMENTS, SHOWN AND DESCRIBED IN A CONDOMINIUM PLAN RECORDED OCTOBER 10, 1985 AS INSTRUMENT NO. 85-389274 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 2: AN UNDIVIDED ONE-SEVENTH SIXTH (1/76TH) INTEREST AS A TENANT IN COMMON IN AND TO ALL OF THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION, THE COMMON AREAS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR BROOKHAVEN CIRCLE RECORDED OCTOBER 10, 1985 AS INSTRUMENT NO. 85-389273 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, IN LOT 1 OF TRACT NO. 12243, AS SHOWN ON A MAP RECORDED IN BOOK 536, PAGES 26, 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY. EXCEPTING THEREFROM ALL UNITS AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. ALSO EXCEPTING ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, AND WHICH MAY BE PRODUCED, EXTRACTED AND SAVED THEREFROM. PROVIDED, HOWEVER, THAT THE SURFACE AND 500 FEET VERTICALLY IN DEPTH FROM THE SURFACE, SHALL NOT BE USED FOR THE EXPLORATION, DEVELOPMENT, EXTRACTION OR REMOVAL OF SAID MINERALS OR SUBSTANCES. ALSO EXCEPTING ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY, AS DEDICATED TO THE CITY OF GARDEN GROVE ON THE MAP OF SAID TRACT. PARCEL 3: EXCLUSIVE EASEMENTS APPURTENANT TO PARCELS 1 AND 2 ABOVE FOR USE FOR PATIO OR BALCONY PURPOSES, DEFINED AND DESCRIBED AS RESTRICTED COMMON AREAS IN THE DECLARATION REFERRED TO IN PARCEL 2 ABOVE AND AS SHOWN AND ASSIGNED IN THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE AND SHOWN AND DESIGNATED IN THE DECLARATION RE-

FERRED TO IN PARCEL 2 ABOVE AS GARAGE NO. G-58. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. NPP0436520 To: ORANGE COUNTY NEWS 07/05/2023, 07/12/2023, 07/19/2023

Orange County News 7/5,12,19/2023-132585

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20236663852

QUEEN'S HOME, 24422

ZANDRA DR, MISSION

VIEJO, CA 92691. County:

Orange. This is a New

Statement. Registrant(s):

OH CORP., 24422

ZANDRA DR, MISSION

VIEJO, CA 92691. Have

you started doing business yet? YES,

09/16/2016. This business

is conducted by: CORPORATION. Registrant /s/

KATHY MAGHBOULEH,

CHIEF EXECUTIVE OFFICER. I declare that all

information in this statement is true and correct.

(A registrant who declares

as true information which

he or she knows to be

false is guilty of a crime.)

This statement was filed

with the County Clerk of

Orange County on

05/23/2023.

Orange County News

6/28,7/5,12,19/23-132455

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY

Notice is hereby given that

on **August 2, 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

Luis Salazar

Tools and Equipment

Marissa Rivas

Personal Items

The auction will be listed

and advertised on

www.storagetreasures.com.

Purchases must be

made with cash only and

paid at the above referenced

facility in order to

complete the transaction.

Extra Space Storage may

refuse any bid and may

rescind any purchase up

until the winning bidder

takes possession of the

personal property.

7/12, 7/19/23

CNS-3716466#

ORANGE COUNTY

NEWS

Orange County News

7/12,19/23-132590

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that

on **August 2, 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

Gayle L. Gohr

Furniture, boxes, clothing,

bags

Bobbie Leon

Bicycle, tires, wheels,

tools, boxes, bags

Isabel Gonzalez

vehicles

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

7/12, 7/19/23

CNS-3717418#

ORANGE COUNTY

NEWS
Orange County News
7/12,19/23-132680

NOTICE OF TRUSTEE'S

SALE T.S. No. 23-00095-

DM-CA Title No. 2297022

A.P.N. 089-232-18 YOU

ARE IN DEFAULT UNDER

A DEED OF TRUST DATED

06/17/2014. 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. public auction sale to the

highest bidder for cash (cashier's

check(s) must be made payable to

National Default Servicing

Corporation), 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 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 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 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:

Danny J. Sosebee and Susan J.

Sosebee, husband and wife as joint

tenants Duly Appointed Trustee: National

Default Servicing Corporation Recorded

06/26/2014 as Instrument No.

2014000253493 (or Book, Page) of the

Official Records of Orange County,

California. Date of Sale: 08/07/2023

at 9:00 AM Place of Sale: Doubletree

By Hilton Hotel Anaheim - Orange

County, Auction.com Room, 100

The City

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.ndscorp.com/sales, using the file number assigned to this case 23-00095-DM-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 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-00095-DM-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the Cali-

fornia Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 06/30/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4789672 07/12/2023, 07/19/2023, 07/26/2023
Orange County News 7/12,19,26/2023-132735

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **August 02, 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
Ellena Sabry Household, boxes, totes Steve Sanfellipo Household, boxes, clothes Aracelly Quirino Boxes, household, clothes Jeffrey Silva Suarez Bags, clothes, bike 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. 7/12, 7/19/23
CNS-3717817# ORANGE COUNTY NEWS Orange County News 7/12,19/23-132737

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **AUGUST 8, 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
Harold Besser Personal Goods Susan Maloney Bed Frames, Bedding, furniture Yadira Romero Boxes Tiffany Nguyen masks, latex gloves Madeline Martinez Couch, Washer/ Dryer, Bed, Household Appliances. Tiffany Nguyen Mask and gloves gilbert gonzalez small furniture and clothes Kayla Oneal beds sets, boxes of personal goods Randi Weden bed, dresser, furniture Kathryn Winter furniture Michelle Buzick personal items, boxes Armando Alvarez Containers, Boxes Pedro Andres Marquez A small safe, some clothes, a few boxes. Derrick Luis Juarez boxes, personal goods, clothing, pots and pans William Joseph McKee clothes, stereo Richard Aller boxes Anderson Orozco Tools 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. 7/19, 7/26/23
CNS-3717894# ORANGE COUNTY NEWS Orange County News 7/19,26/23-132739

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **August 2, 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
Amanda Hugo household items Vince Horta household items 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. 7/12, 7/19/23
CNS-3718201# ORANGE COUNTY NEWS Orange County News 7/12,19/23-132766

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01332678
TO ALL INTERESTED PERSONS: Petitioner: IRENE HYEYUN SHINE filed a petition with this court for a decree changing name as follows: IRENE HYEYUN SHINE to IRENE HYE SHIN. 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 08/17/2023 8:30 AM D100 REMOTE
Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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: 06/26/2023 JUDGE Layne H. Melzer Judge of the Superior Court
Orange County News 7/12,19,26,8/2/23-132789

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LIEN DIEP CASE NO. 30-2023-01328702-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LIEN DIEP. A PETITION FOR PROBATE has been filed by MARY YEH in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that MARY YEH be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on **NOVEMBER 09, 2023 at 1:30 PM in Dept. CM-06 3390 Harbor Blvd, Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form 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: DAVID SEAN DUFEK,

3737 MORAGA AVENUE #B-113, SAN DIEGO, CA 92117. 619-222-5886
Orange County News 7/12,19,26/2023-132837

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01334016
TO ALL INTERESTED PERSONS: Petitioner: JENNIFER FORST BIRNEY filed a petition with this court for a decree changing name as follows: JENNIFER FORST BIRNEY to JENNIFER LYN FORST. 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 08/23/2023 8:30 AM D100 REMOTE
Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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: 07/03/2023 JUDGE Layne H. Melzer Judge of the Superior Court
Orange County News 7/12,19,26,8/2/23-132788

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01334393
TO ALL INTERESTED PERSONS: Petitioner: IRVING G ACEVEDO filed a petition with this court for a decree changing name as follows: IRVING GIOVANNIO ACEVEDO to GIOVANNIO IRVING ACEVEDO. 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 08/24/2023 8:30 AM D100 REMOTE
Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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: 07/06/2023 JUDGE Judge of the Superior Court
Orange County News 7/12,19,26,8/2/23-132868

lished 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: 07/06/2023 JUDGE Judge of the Superior Court
Orange County News 7/12,19,26,8/2/23-132868

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000615
TO ALL INTERESTED PERSONS: Petitioner: GABRIELA PEREZ and RAMON GONZALEZ on behalf of RAMON GONZALEZ JR., a minor filed a petition with this court for a decree changing name as follows: RAMON GONZALEZ JR to RAMON JR GONZALEZ. 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 09/13/2023 8:30 AM L74 REMOTE
Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
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: 06/29/2023 JUDGE Julie A. Palafox Judge of the Superior Court

LEGAL NOTICE CITY OF GARDEN GROVE NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Garden Grove City Council will hold a Public Hearing on **Tuesday, July 25, 2023, at 6:30 p.m.**, or as soon thereafter as it may be heard, at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, to consider the adoption of a Resolution establishing and amending fees charged for various City services. The proposed action includes the addition, increase, or revision of various fees related to Public Works, Community Services and the Police Department Records Division. The proposed fees and the data showing the cost to provide the service for which the fee is levied is available for review 10 days prior to the Public Hearing during normal business hours in the City Clerk's Office, City Hall, 11222 Acacia Parkway, Garden Grove, California.
If you challenge the decision of the City Council in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing.
Written comments can be mailed to the City of Garden Grove, Attn: City Clerk's Office, P.O. Box 3070, Garden Grove, CA 92842-3070, or faxed to (714) 741-5205, or personally delivered to the City Clerk's Office at the address noted above. If you have any questions regarding this Notice or the proposed action, or would like more detailed information, please call Patricia Song in the City of Garden Grove Finance Department at (714) 741-5060.
/s/ TERESA POMEROY, CMC City Clerk
Date: July 7, 2023
Publish: July 12, 2023, and July 19, 2023
Orange County News 7/12,19/2023-132810

Orange County News 7/12,19,26,8/3/23-132874
BSC223653
Notice of Sale of Real Property at Private Sale Case# 30-2022-01253172-PR-CP-CMC
In the Superior Court of California, for the County of Orange
In the matter of the Estate of Bertha McGuire, conservatee
Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 31st day of July, 2023 at the office of Ambrosi & Doerges, APC, 600 Anton Boulevard, Suite 640 Costa Mesa, CA 92626 all the right, title and interest of said conservatee at the time of appointment of conservator and all the right, title and interest the estate has acquired in addition to that of the conservatee in and to all the certain real property situated in the city of Garden Grove, County of Orange, State of California, particularly described as follows: Lot 32 and the Northerly 68 Feet of Lot 33 of Tract No. 1538, in the City of Garden Grove, State of California, As Per Map Recorded in Book 45 Page 19 of Maps, in the Office of the County Recorder of Said County. Excepting Therefrom the Northerly 47 Feet of Lot 32. APN# 089-231-30
More commonly known as 12662 Groveview St., Garden Grove, CA 92840
Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the conservator. Ten percent (10%) of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.
Dated: 7/13/23
Christine Peery Conservator of the Estate Attorney(s) at Law: Mary E. Doerges Frey, Esq. Ambrosi & Doerges, APC 600 Anton Boulevard, Suite 640 Costa Mesa, CA 92626
Orange County News 7/19,7/21,7/26/2023-132950