

EVEN WHEN IT'S JUST AROUND THE CORNER.

NEVER GIVE UP UNTIL THEY BUCKLE UP.



VISIT SAFERCAR.GOV/KIDSBUCKLEUP



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NOTICE OF TRUSTEE'S SALE T.S. No. 23-30131-JP-CA Title No. 2320735 A.P.N. 133-281-31 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/20/2006. 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. A 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: David B. Luce And Jeana M. Luce Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/25/2006 as Instrument No. 2006000495186 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 08/15/2023 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$212,204.88 Street Address or other common designation of

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real property: 12612 Hazel Ave, Garden Grove, CA 92841 A.P.N.: 133-281-31 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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

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whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-30131-JP-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 23-30131-JP-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 California 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: 07/06/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San

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Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line ; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4790213 07/14/2023, 07/21/2023, 07/28/2023
Orange County News 7/14,21,28/2023-132796

T.S. No. 22003027-1 CA APN: 089-584-18 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/22/2005. 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 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: MARVIN WRIGHT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 12/07/2005, as Instrument No. 2005000974842 of Official Records of Orange County, California; Date of Sale: 08/07/2023 at 03:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Or-

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ange, CA Estimated amount of unpaid balance and other charges: \$105,751.70 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 10571 LA DONA DRIVE GARDEN GROVE, CA 92840 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 089-584-18 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

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public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 22003027-1 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:** 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 22003027-1 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. Dated: 07/11/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 , Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of

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your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 37651 Pub Dates 07/14, 07/21, 07/28/2023
Orange County News 7/14,21,28/23-132890

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000644

TO ALL INTERESTED PERSONS: Petitioner: SIJIA XU and HAO PENG on behalf of BILL PENG, a minor filed a petition with this court for a decree changing name as follows: BILL PENG to JIAHAO PENG. 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 10/11/2023 1:30 PM 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: 07/10/2023
JUDGE Mary Kreber-Vari-papa
Judge of the Superior Court
Orange County News 7/21,28,8/4,11/23-133065

Loan No.: Le TS no. 2023-10705 APN: 099-162-36
NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DE-

FAULT UNDER A DEED OF TRUST, DATED 7/11/2022, 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. NOTICE IS HEREBY GIVEN, that on 8/14/2023, at 1:30 PM of said day, At the North front entrance of the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Lan Uyen Le, a single woman recorded on 7/13/2022 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2022000246110, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 4/13/2023 as Recorder's Instrument No. 2023000084584, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: That portion of the Southerly 150 Feet of Lots 15 and 16, Block 2, Tract No. 856, per Map, Book 26, Page 8 of Miscellaneous Maps, shown as Parcel b on Parcel Map filed in Book 1, Page 1 of Parcel Maps. The street address or other common designation of the real property hereinabove described is purported to be: 10211 15th Street, Garden Grove, CA 92843. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. & Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$411,984.86. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: **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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-10705. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2023-10705 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: July 18, 2023 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054

Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0438020 To: ORANGE COUNTY NEWS 07/21/2023, 07/28/2023, 08/04/2023
Orange County News 7/21,28,8/4/2023-133085

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on August 8th, 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:
4664 Lincoln Ave Cypress, CA 90630 (714) 737-7813 11:00 AM
Jehoon Shin
Furnitures
Stephanie Herrera
Bins and clothes
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.
7/21, 7/28/23
CNS-3721399#
ORANGE COUNTY NEWS
Orange County News 7/21,28/23-132980

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01336209
TO ALL INTERESTED PERSONS: Petitioner: AMBER JEANETTE PEREZ filed a petition with this court for a decree changing name as follows: AMBER JEANETTE PEREZ to AMBER JEANETTE PAVEL. 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
09/05/2023 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: 07/17/2023
JUDGE Layne H Melzer
Judge of the Superior Court
Orange County News 7/21,28,8/4,11/23-133054

NOTICE OF PETITION TO ADMINISTER ESTATE OF MANUEL ROMERO
Case No. 30-2023-01336617-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent cred-

itors, and persons who may otherwise be interested in the will or estate, or both, of MANUEL ROMERO
A PETITION FOR PROBATE has been filed by Lori A. Nuno in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that Lori A. Nuno 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 August 24, 2023 at 1:30 PM in Dept. No. CM06 located at 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 within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner: MARK E SWATIK ESQ SBN 269542 SWATIK & BRANDLIN LLP
2377 CRENSHAW BLVD STE 201
TORRANCE, CA 90501
CN998418 ROMERO Jul

28,31, Aug 4, 2023
Orange County News 7/28,31,8/4/2023-133284
SSGT 12321 Western Ave, LLC will hold an on-line auction to enforce a lien imposed on said property, as described below, pursuant to the California Self-Service Storage Facility Act California business and professions code 10 division 8 chapter 21700, on or after 08/16/2023 at 1:00pm at SmartStop Self Storage 12321 Western Avenue, Garden Grove CA 92841, (657)250-0210. All interested bidders may go to www.selfstorageauction.com to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in the storage unit are considered household and other goods.
Unit 1075 Eric Melton
Unit 1177 Alexander George Schulga
Unit 1209 Dolores Hernandez
Unit 2024 Christopher Lee B Conn
Unit 2036 Ana Marie Betty Evans
Unit 2047 Tara Anne Lopez
Unit 2228 Ross Degroot
Unit 2249 Shane Thomas Hamilton
Unit 2304 DaShawn DaCre
Unit 2340 Dustin Eugene Kelsey
Unit 2489 Skyler Griswold
Orange County News 7/28,8/4/23-133140

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01334691
TO ALL INTERESTED PERSONS: Petitioner: AMAIRANI STEPHANY SALAZAR filed a petition with this court for a decree changing name as follows: AMAIRANI STEPHANY SALAZAR to YUNA HIRAI. 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: 07/07/2023
JUDGE Layne H Melzer
Judge of the Superior Court
Orange County News 7/21,28,8/4,11/23-133056

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ELAINE MARY DENNISON, aka ELAINE M. DENNISON
Case No. 30-2023-

01337795-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 ELAINE MARY DENNISON, aka ELAINE M. DENNISON.
A PETITION FOR PROBATE has been filed by DEBRA LYNN DENNISON in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that DEBRA LYNN DENNISON 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 **AUGUST 31, 2023 at 1:30 PM in Dept. CM6 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: NICHOLAS KMETZ, ESQ ALBRECHT & BARNEY LAW CORPORATION

1 PARK PLAZA, STE 900, IRVINE, CA 92614. (949) 263-1040
Orange County News 7/28,8/2,8/4/2023-133289
Strategic Storage Property Management II, LLC will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 08/17/2023 at 1:00 pm at SmartStop Self Storage 4200 Westminster Ave Santa Ana, California 92703, 714 874-3667. All interested bidders may go to www.selfstorageauction.com to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are consider household and other goods.
Alicia Chavez Marquez, G050
Ernesto Medina, H012
Madeline Becker Magazine, J023
Charles Mathew Prescott, O082
Oscar Robles, M007
Charles Arthur Cooper, C009
Madeline Becker Magazine, C016
Juanita Gonzales, C022
Michael Joseph Saul, E044
Alex Schulga, D031
Alex Schulga, E01213
Alex Schulga, P03760
Alex Schulga, E02929
Alex Schulga, H00405
Alexander George Schulga, G023
Orange County News 7/28,8/4/2023-133151

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01333681
TO ALL INTERESTED PERSONS: Petitioner: LUDIN JOANA JERNANDEZ aka LUDIN JOANA JIMENEZ filed a petition with this court for a decree changing name as follows: LUDIN JOANA JERNANDEZ aka LUDIN JOANA JIMENEZ to LUDIN JOANA HERNANDEZ. 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: 06/30/2023
JUDGE Layne H Melzer
Judge of the Superior Court
Orange County News 7/21,28,8/4,11/23-133055

<div>OCN</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000619</div> <div>TO ALL INTERESTED PERSONS: Petitioner: MONICA CHAVEZ CALERO on behalf of CELESTINA ANDREA TORRES, a minor filed a petition with this court for a decree changing name as follows: CELESTINA ANDREA TORRES to CELESTINA ANDREA CALERO. 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.</div> <div>NOTICE OF HEARING 10/11/2023 8:30 AM L74 REMOTE</div> <div>Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868</div> <div>(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)</div> <div>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</div> <div>JUDGE Julie A. Palafox Judge of the Superior Court</div> <div>Orange County News 7/21,7/28,8/4,8/11/23-133034</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01336079</div> <div>TO ALL INTERESTED PERSONS: Petitioner: KENIA TRUJILLO RUBIO filed a petition with this court for a decree changing name as follows: KENIA TRUJILLO RUBIO to KENIA SOLANA RUBIO. 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.</div> <div>NOTICE OF HEARING 08/29/2023 8:30 AM D100 REMOTE</div> <div>Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</div> <div>(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)</div> <div>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: 07/21/2023</div> <div>JUDGE Layne H Melzer Judge of the Superior Court</div> <div>Orange County News 7/28,8/4,11,18/23-133339</div> <div>T.S. No.: 19-3196 Loan No.: **2042 APN: 099-291-07 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/22/2006. 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. 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 herein after 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</div>	<div>Legals-OCN</div> <div>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: 07/14/2023</div> <div>JUDGE Layne H Melzer Judge of the Superior Court</div> <div>Orange County News 7/28,8/4,11,18/23-133304</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01337406</div> <div>TO ALL INTERESTED PERSONS: Petitioner: SHU YU TIFFANY CHIU filed a petition with this court for a decree changing name as follows: SHU YU TIFFANY CHIU to TIFFANY SHU YU CHIU LEE. 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.</div> <div>NOTICE OF HEARING 09/07/2023 8:30 AM D100 REMOTE</div> <div>Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</div> <div>(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)</div> <div>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: 07/21/2023</div> <div>JUDGE Layne H Melzer Judge of the Superior Court</div> <div>Orange County News 7/28,8/4,11,18/23-133339</div> <div>T.S. No.: 19-3196 Loan No.: **2042 APN: 099-291-07 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/22/2006. 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. 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 herein after 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</div>	<div>Legals-OCN</div> <div>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: AMPARO ULLOA and JOSE ULLOA WIFE AND HUSBAND Duly Appointed Trustee: Prestige Default Services, LLC Recorded 8/28/2006 as Instrument No. 2006000574444 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 8/21/2023 at 1:30 PM Place of Sale: At the North front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$372,654.21 Street Address or other common designation of real property: 10511 IMPERIAL AVE GARDEN GROVE California 92843-2401 A.P.N.: 099-291-07 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. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case 19-3196. Information about postponements that are very short in duration or that occur close in time to</div>	<div>Legals-OCN</div> <div>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: 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. 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 19-3196 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 bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 7/20/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Officer NPP0438386 To: ORANGE COUNTY NEWS 07/28/2023, 08/04/2023, 08/11/2023</div> <div>T.S. No.: 2023-00109-CA</div> <div>A.P.N.:231-011-01</div> <div>Property Address: 13222 CHAPMAN AVENUE, GARDEN GROVE, CA 92840</div> <div>NOTICE OF TRUSTEE'S SALE</div> <div>PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.</div> <div>NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED</div> <div>注：本文件包含一个信息摘要</div> <div>참고사항: 본 첨부 문서에 정보 요약서가 있습니다</div> <div>NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO</div> <div>TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP</div> <div>LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÍCH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY</div> <div>IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/22/2006. 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.</div> <div>Trustor: WILLIAM J WOOLBRIGHT AND FLORENCE A WOOLBRIGHT, TRUSTEES OF THE WOOLBRIGHT FAMILY TRUST DATED JUNE 9, 2003 Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/29/2006 as Instrument No. 2006000434994 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 09/06/2023 at 03:00 PM Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866</div> <div>Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 817,832.60</div>	<div>Legals-OCN</div> <div>3196 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. Date: 7/20/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Officer NPP0438386 To: ORANGE COUNTY NEWS 07/28/2023, 08/04/2023, 08/11/2023</div> <div>NOTICE OF TRUSTEE'S SALE</div> <div>THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:</div> <div>All right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described as:</div> <div>More fully described in said Deed of Trust.</div> <div>Street Address or other common designation of real property: 13222 CHAPMAN AVENUE, GARDEN GROVE, CA 92840 A.P.N.: 231-011-01</div> <div>The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.</div> <div>The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 817,832.60.</div> <div>Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.</div> <div>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.</div> <div>The beneficiary of the Deed</div>	<div>Legals-OCN</div> <div>Orange County News 7/28,8/4,11/2023-133344</div> <div>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01338053</div> <div>TO ALL INTERESTED PERSONS: Petitioner: DARIA LYNN KACHELEIN filed a petition with this court for a decree changing name as follows: DARIA LYNN KACHELEIN to ZARA LYNN KACHELEIN. 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.</div> <div>of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.</div> <div>NOTICE OF TRUSTEE'S SALE</div> <div>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 this property.</div> <div>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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2023-00109-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</div>	<div>Legals-OCN</div> <div>If no written objection is timely filed, the court may grant the petition without a hearing.</div> <div>NOTICE OF HEARING 09/12/2023 8:30 AM D100 REMOTE</div> <div>Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701</div> <div>(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)</div> <div>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: 07/25/2023</div> <div>JUDGE Layne H Melzer Judge of the Superior Court</div> <div>Orange County News 7/28,8/4,11,18/23-133362</div> <div>scheduled sale.</div> <div>NOTICE OF TRUSTEE'S SALE</div> <div>NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you 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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2023-00109-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.</div> <div>Date: July 10, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx</div> <div>Trustee Sale Assistant</div> <div>WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</div> <div>Orange County News 7/14,21,28/2023-132889</div>
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