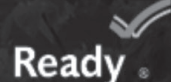




# Don't Wait. Communicate.

Make your emergency plan.

Ready.gov



## Legals-OCN

**SUMMONS (FAMILY LAW)**  
(CITACION)  
Derecho familiar)  
**CASE NUMBER**  
(Numero del Caso)  
**23D005213**  
**NOTICE TO RESPONDENT:**  
(Aviso al Demandado):  
**CHUN WAH JIMMY LIU**  
**YOU ARE BEING SUED**  
**PETITIONER'S NAME IS:**  
(Nobre del demandante):  
**JUDY NG**

NOTICE! You have been sued. Read the information below.

You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center ([www.courts.ca.gov/self-help](http://www.courts.ca.gov/self-help)), at the California Legal Services website ([www.lawhelpca.org](http://www.lawhelpca.org)), or by contacting your local county bar association. NOTICE-RESTRaining ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

**FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

**AVISO!** Lo han demandado. Lea la información a continuación. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes

## Legals-OCN

que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en el sitio web de los Servicios Legales de California ([www.lawhelpca.org](http://www.lawhelpca.org)) o Poniéndose en contacto con el colegio de abogados de su condado. AVISO-LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se depida la petición, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.

**EXENCION DE CUOTOS:** Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte.

The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE, 341 THE CITY DRIVE SOUTH, ORANGE, CA 92868. LAMOREAUX JUSTICE CENTER

The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): JUDY NG, 18313 IRIS LANE, YORBA LINDA, CA 92886 (714) 868-8383

Date: 07/25/2023  
DAVID H. YAMASAKI  
Clerk, by (Secretario): E. RUVALCABA

Deputy (Adjunto)  
**Orange County News**  
**8/30, 9/6, 13, 20/2023-134401**

APN: 130-851-16 TS No.: 22-05164CA TSG Order No.: 220703591-CA-VOI  
**NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 25, 2006. UNLESS**

## Legals-OCN

**YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** 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 August 30, 2006 as Document No.: 2006000583165 of Official Records in the office of the Recorder of Orange County, California, executed by: Griffith Y. Nagata and Elizabeth A. Nagata, husband and wife, as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: October 4, 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.: 22-05164CA The street address and other common designation, if any, of the real property described above is purported to be: 12282 Bailey Street, Garden Grove, CA 92845. 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: \$58,193.91 (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 open-

## Legals-OCN

ing bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-05164CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property

if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 22-05164CA 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.: 22-05164CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: August 28, 2023 By: Trixie Obnimaga Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0439774 To: ORANGE COUNTY NEWS 09/06/2023, 09/13/2023, 09/20/2023

**Orange County News**  
**9/6, 13, 20/2023-134423**

**SUMMONS (CITACION JUDICIAL)**  
**CASE NUMBER (Número del Caso):**  
**22-CIV-05294**  
**NOTICE TO DEFENDANT (AVISO AL DEMANDADO):** Isaiah Tone Reupena, Amanda Stipping Young, Simi F. Keith, Bryan Tasi Keith, Stephanie S. Reupena, Talisha S. Reupena, Nancy Nguyen, Darren Nguyen, Alif Yan-nah, Brandon Taasosi, Jeff Gomez, Faauga Jack Reupena, Rutini Reupena, and Does 1 through 50, inclusive, and Melota L. Lasi, of San Jose, California, Nominal Defendant heri  
**YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ**

## Legals-OCN

**DEMANDANDO EL DEMANDANTE):** Veronica Lasi  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Website ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la

corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil.

Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): Southern Branch Hall of Justice, 400 County Center, Redwood City, CA 94063

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): William C. Dresser, 14125 Capri Drive, Suite 4, Los Gatos, CA 95032; tel: 408/279-7529

DATE (Fecha): 12/16/2022  
Neal L. Taniguchi Clerk (Secretario), by /s/ Maria Coronel, Deputy (Adjunto) (SEAL)

**STATEMENT OF DAMAGES**  
(Personal Injury or Wrongful Death)



**CEN**

To: Stephanie S. Reupena  
Plaintiff: Veronica Lasi  
seeks damages in the  
above-entitled action, as  
follows:

1. General damages  
Emotional distress  
\$1,000,000.00  
Loss of sociey and com-  
panionship \$4,000,000.00  
Other: Damage to Reputa-  
tion \$500,000.00
  2. Special damages  
Funeral expenses  
\$10,000.00  
Future contributions  
\$4,000,000.00  
Value of personal service,  
advice, or training  
\$1,000,000.00
  3. Punitive damages:  
Plaintiff reserves the right  
to seek punitive damages  
in the amount of  
\$5,000,000.00  
Date: April 4, 2023  
S/ William C. Dresser
- STATEMENT OF DAM-  
AGES**  
(Personal Injury or Wrong-  
ful Death)
- To: Brandon Tauasosi  
Plaintiff: Veronica Lasi  
seeks damages in the  
above-entitled action, as  
follows:

1. General damages  
Emotional distress  
\$4,000,000.00  
Loss of sociey and com-  
panionship \$4,000,000.00  
Other: Damage to Reputa-  
tion \$500,000.00
  2. Special damages  
Funeral expenses  
\$10,000.00  
Future contributions  
\$4,000,000.00  
Value of personal service,  
advice, or training  
\$1,000,000.00
  3. Punitive damages:  
Plaintiff reserves the right  
to seek punitive damages  
in the amount of  
\$5,000,000.00 when pur-  
suing a judgment in the  
suit filed against you.  
Date: April 6, 2023  
S/ William C. Dresser
- 9/13, 9/20, 9/27, 10/4/23  
**CNS-3732821#**

**ORANGE COUNTY  
NEWS**  
**Orange County News**  
9/13,20,27,10/4/23-  
134533

**DECLARATION OF LIVE  
CHILDBIRTH AND  
NATIVITY**

1. I, Jacob-jordan house of  
mosbergen am one living  
father/dad/custodian and  
masculine co-creator, mar-  
ried to jacqueline-priscilla  
house of mosbergen one  
living mother/mom/custodi-  
an and feminine co-creat-  
or, hereby declare that we  
having brought forth by  
natural complete parturi-  
tion and deliverance a  
baby boy come to be  
known as (given name)  
javari-prince (family name)  
mosbergen, having been  
born alive as one baby boy  
with one umbilical cord  
and one placenta at-  
tached to mother jac-  
queline-priscilla mosber-  
gen on the Thirtieth day of  
November in the Year of  
our Lord Twenty-twenty on  
the gregorian calendar.
2. javari-prince mosber-  
gen having been born  
upon the land mass known  
as california at North  
America at 33.927738,-  
117.947315, javari-prince  
mosbergen being one of  
the original peoples native  
to the land mass known as  
california identifies as a  
moor/muur is a freeman  
and a Californian by na-  
tionality and birth right.
3. javari-prince mosber-  
gen born alive and de-  
livered at Seven Forty-  
Four Ante Meridim re-  
ceived by his father's  
hands in great health and  
free of all known and un-  
known infectious and com-  
municable diseases to the  
best of our knowledge and  
belief.
4. javari-prince mosber-  
gen upon complete parturi-  
tion weighed Seven  
pounds Five ounces.
5. javari-prince mosber-  
gen is our biological off-  
spring/heir and is not ad-  
opted or a fictional entity  
or creature of any State

**Legals**

and reserves all of his  
rights and liberties given to  
him by God nunc pro tunc.  
All records public and  
private, Title's, certificates,  
births, documents, deeds,  
prints, photos, videos and  
all derivatives of his name,  
trade-names, trade-marks  
implied and/or expressed  
are registered and record-  
ed in our family bible and  
are private property held  
on special deposit in our ir-  
revocable family trust.

6. javari-prince mosber-  
gen is brother to two natu-  
rally born sisters known as  
jaylea-jordyn mosbergen  
and jayda-emani mosber-  
gen.
7. javari-prince mosber-  
gen is not any U.S Citizen  
or "sovereign citizen"  
rather his status is a non-  
citizen National and does  
not possess any social se-  
curity account number and  
not affiliated with any polit-  
ical party and is no enemy  
of the State. jacob-jordan  
mosbergen/father is ap-  
pointed Executor over jav-  
ari-prince mosbergen's Es-  
tate until further notice ex-  
pressed in writing.
8. This Declaration and  
Testimony also serves as  
proof of life and self de-  
termination witnessed be-  
fore God and our trusted  
peers.
9. If there are any objec-  
tions to thy testimony un-  
der God by these facts so  
stated produce a written  
rebuttal point for point in  
writing with any and all  
proof and evidence sup-  
porting your claim(s)  
signed under penalty of  
perjury and published in  
the newspaper of general  
circulation for Orange  
County California for (4)  
consecutive weeks sup-  
ported by an affidavit of  
publication.

**Orange County News**  
9/13,20,27,10/4/23-  
132122

**NOTICE OF PUBLIC  
SALE OF PERSONAL  
PROPERTY**

Notice is hereby given that  
on October 4, 2023;Extra  
Space Storage will sell at  
public auction, to satisfy  
the lien of the owner, per-  
sonal property described  
below belonging to those  
individuals listed below at  
the following locations:  
**1761 W Katella Ave**  
**Anaheim Ca, 92804**  
**714.922.3019**  
**11:00 AM**  
Luis Cervantes Magallon  
Tools, bags, boxes  
The auction will be listed  
and advertised on  
[www.storagetreasures.com](http://www.storagetreasures.com)  
m. Purchases must be  
made with cash only and  
paid at the above refer-  
enced 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.  
9/13, 9/20/23  
**CNS-3736373#**  
**ORANGE COUNTY  
NEWS**  
**Orange County News**  
9/13,20/23-134559

**NOTICE OF PUBLIC  
SALE OF  
PERSONAL PROPERTY**

Notice is hereby given that  
on October 10th, 2023;  
Extra Space Storage will  
sell at public auction, to  
satisfy the lien of the own-  
er, personal property de-  
scribed below belonging to  
those individuals listed be-  
low at the following loca-  
tions:  
**10741 Dale Ave**  
**Stanton, CA 90680**  
**714.293.5867**  
**10:00 AM**  
Bonnie Gallagher  
household items  
Bradley Lutman  
household items  
Francisco Sanchez-Torres  
household items  
Bradley Lutman  
household items  
Guadalupe Escobar  
household items

**Legals**

Tiffany Nguyen  
household items  
Chontrey Barnes  
household items  
Tassawar A. Asad  
household items  
David Leonards  
household items  
Violet Hernandez  
household items  
The auction will be listed  
and advertised on  
[www.storagetreasures.com](http://www.storagetreasures.com)  
m. Purchases must be  
made with cash only and  
paid at the above refer-  
enced 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  
9/20, 9/27/23  
**CNS-3737523#**  
**ORANGE COUNTY  
NEWS**  
**Orange County News**  
9/20,27/23-134661

**NOTICE OF PUBLIC  
SALE OF  
PERSONAL PROPERTY**

Notice is hereby given that  
on October 4th, 2023; Ex-  
tra Space Storage will sell  
at public auction, to satis-  
fy the lien of the owner,  
personal property de-  
scribed below belonging to  
those individuals listed be-  
low at the following loca-  
tions:  
**1705 S State College**  
**Bldv**  
**Anaheim, Ca 92806**  
**(714) 308-1789**  
**2:00 PM**  
Monica Rin  
household items  
Sarah Diaz  
household items  
Nova Pest Control  
Pest control equipment  
Yvonne Garcia  
household items, clothing  
Richard Tripp  
shells, golf clubs, tote  
Doralus Gonzalez  
household items  
Bridget Chowen  
toys, shelves, household  
items  
Alejandro Rodriguez  
box, bag  
Kennedy Robinson  
bags, tote, rug  
The auction will be listed  
and advertised on  
[www.storagetreasures.com](http://www.storagetreasures.com)  
m. Purchases must be  
made with cash only and  
paid at the above refer-  
enced 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.  
9/13, 9/20/23  
**CNS-3738361#**  
**ORANGE COUNTY  
NEWS**  
**Orange County News**  
9/13,20/23-134714

**NOTICE OF PUBLIC LI-  
EN SALE**

NOTICE IS GIVEN that  
pursuant to Sections  
21700 – 21716 of the  
Business and Professions  
Code, Section 2328 of the  
Commercial Code, Sec-  
tions 535 of the Penal  
Code, **1ST STOP SELF  
STORAGE**, will sell by  
competitive bidding on  
**09/28/2023 at 9:30 AM**  
at an online auction to be  
held at [www.storagetreasures.com](http://www.storagetreasures.com)  
for the purpose  
of satisfying lien of the un-  
dersigned for storage fees  
together with costs of ad-  
vertising and expenditures  
of sale. 1st Stop Self Stor-  
age reserves the right to  
refuse any bid or to post-  
pone or cancel the sale.  
The following units con-  
sisting of miscellaneous  
household goods, person-  
al items, furniture and  
clothing belonging to and  
abandoned will be auc-  
tioned:  
**Unit# Name**  
A002 – Miguel Deguzman  
B215 – Nicole Tran  
**Orange County News**  
9/13,20/2023-134732

**NOTICE OF PETITION  
TO ADMINISTER  
ESTATE OF:**

**Legals**

**STEVE SUNG-IN HONG**  
**CASE NO. 30-2023-**  
**01348365-PR-PW-CMC**  
To all heirs, beneficiaries,  
creditors, contingent cred-  
itors, and persons who  
may otherwise be inter-  
ested in the will or estate,  
or both, of STEVE SUNG-  
IN HONG.  
A PETITION FOR PRO-  
BATE has been filed by  
SUSAN LINDENBERG in  
the Superior Court of Cal-  
ifornia, County of Orange.  
THE PETITION FOR  
PROBATE requests that  
SUSAN LINDENBERG be  
appointed as personal rep-  
resentative to administer  
the estate of the decedent.  
THE PETITION requests  
the decedent's will and co-  
dicils, if any, be admitted  
to probate. The will and  
any codicils are available  
for examination in the file  
kept by the court.  
THE PETITION requests  
authority to administer the  
estate under the Inde-  
pendent Administration of  
Estates Act. (This author-  
ity will allow the personal  
representative to take  
many actions without ob-  
taining court approval. Be-  
fore taking certain very im-  
portant actions, however,  
the personal representat-  
ive will be required to give  
notice to interested per-  
sons unless they have  
waived notice or consent-  
ed 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 peti-  
tion will be held on  
**NOV 01, 2023 at 1:30 PM**  
**in Dept. CM5**  
**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 Califor-  
nia - County of Orange  
([occourts.org](http://occourts.org)) to appear  
remotely for Probate hear-  
ings and for remote hear-  
ing instructions. If you  
have difficulty connecting  
or are unable to connect to  
your remote hearing, call  
657-622-8278 for assist-  
ance. If you prefer to ap-  
pear 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 ob-  
jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance may be in per-  
son or by your attorney.  
IF YOU ARE A CREDIT-  
OR or a contingent credit-  
or of the decedent, you  
must file your claim with  
the court and mail a copy  
to the personal represent-  
ative appointed by the  
court the later of either (1)  
four months from the date  
of first issuance of letters  
to a general personal rep-  
resentative, as defined in  
section 58(b) of the Cali-  
fornia Probate Code, or (2)  
60 days from the date of  
mailing or personal deliv-  
ery to you of a notice un-  
der section 9052 of the  
California Probate Code.  
Other California statutes  
and legal authority may af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable 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 peti-  
tion or account as pro-  
vided in Probate Code  
section 1250. A Request  
for Special Notice form is

**Legals**

available from the court  
clerk.  
Attorney for petitioner: AN-  
DREA E. HAMUD, ESQ  
HAMUD LAW GROUP,  
APC  
100 SPECTRUM CEN-  
TER DRIVE, STE 900,  
IRVINE, CA 92618  
(949) 812-4821  
**Orange County News**  
9/15, 9/20, 9/22/2023-  
134824

**STATE OF CALIFORNIA  
DEPARTMENT OF REAL  
ESTATE**

**NOTICE TO JUDGMENT  
DEBTOR  
(CONSUMER RECOV-  
ERY ACCOUNT CLAIM)**

RE 809 (Rev. 7/18)  
**CONSUMER RECOV-  
ERY ACCOUNT UNIT**  
**TO: Laura Perciado**  
NOTICE: Based upon a  
judgment or criminal resti-  
tution order entered  
against you in favor of **Ray**  
**and Tamara Colon** applica-  
tion for payment from the  
Consumer Recovery Ac-  
count of the Real Estate  
Fund is being made to the  
Department of Real Es-  
tate.

If payment is made from  
the Consumer Recovery  
Account, all licenses and  
license rights that you  
have under the Real Es-  
tate Law will be automati-  
cally suspended on the date  
of payment and cannot be  
reinstated until the Con-  
sumer Recovery Account  
has been reimbursed for  
the amount paid plus in-  
terest at the prevailing  
rate.

If you wish to contest pay-  
ment by the Real Estate  
Commissioner, you must  
file a written response to  
the application addressed  
to the Department of Real  
Estate at:

Department of Real Estate  
Consumer Recovery Ac-  
count  
Unit P.O. Box 137007  
Sacramento, CA 95813-  
7007  
within 30 days after mail-  
ing, delivery, or publica-  
tion of this notice, and mail  
or delivery of that re-  
sponse to the claimant. If  
you fail to do so, you will  
have waived your right to  
present your objections to  
payment.

**Orange County News**  
9/13,20/23-134664

**SUMMONS  
(FAMILY LAW)**

(CITACION  
Derecho familiar)  
**CASE NUMBER**  
(Numero del Caso)  
**23D003179**

**NOTICE TO  
RESPONDENT:**  
(Aviso al  
Demandado):

**ANALIZA DEL CORRO  
BACATE**

**YOU ARE BEING SUED**

**PETITIONER'S NAME IS:**  
(Nobre del  
demandante):

**ALI CYRUS MODARRESI**

NOTICE! You have been  
sued. Read the informa-  
tion below.

You have 30 calendar  
days after this summons  
and petition are served on  
you to file a response  
(Form FL-120) at the court  
and have a copy served  
on the petitioner. A letter,  
phone call, or court ap-  
pearance will not protect  
you. If you do not file your  
response on time, the  
court may make orders af-  
fecting your marriage or  
domestic partnership, your  
property, and custody of  
your children. You may be  
ordered to pay support  
and attorney fees and  
costs. For legal advice,  
contact a lawyer immedi-  
ately. Get help finding a  
lawyer at the California  
Courts Online Self-Help  
C e n t e r  
([www.courts.ca.gov/self-help/](http://www.courts.ca.gov/self-help/)), at the California  
Legal Services website  
([www.lawhelpca.org/](http://www.lawhelpca.org/)), or  
by contacting your local  
county bar association.  
NOTICE-RESTRaining  
ORDERS ARE ON PAGE  
2: These restraining or-

**Legals**

ders are effective against  
both spouses or domestic  
partners until the petition  
is dismissed, a judgment is  
entered, or the court makes  
further orders. They are  
enforceable anywhere in  
California by any law en-  
forcement officer who has  
received or seen a copy of  
them.

**FEE WAIVER:** If you can-  
not pay the filing fee, ask  
the clerk for a fee waiver  
form. The court may order  
you to pay back all or part  
of the fees and costs that  
the court waived for you or  
the other party.

**AVISO!** Lo han de-  
mandado. Lea la informa-  
cion a continuacion.

Tiene 30 dias de calen-  
dario despues de haber  
recibido la entrega legal  
de esta Citacion y Peti-  
cion para presentar una  
Respuesta (formulario FL-  
120) ante la corte y efectu-  
ar la entrega legal de una  
copia al demandante. Una  
carta o llamada telefonica  
o una audiencia de la  
corte no basta para pro-  
tegerlo. Si no presenta su  
Respuesta a tiempo, la  
corte puede dar ordenes  
que afecten su matrimo-  
nio o pareja de hecho, sus  
bienes y la custodia de  
sus hijos. La corte tambie-  
n le puede ordenar que  
pague manutencion, y  
honorarios y costos le-  
gales. Para asesorami-  
ento legal, pongase en  
contacto de inmediato con  
un abogado. Puede obten-  
er informacion para encon-  
trar un abogado en el  
Centro de Ayuda de las  
Cortes de California  
([www.sucorte.ca.gov/](http://www.sucorte.ca.gov/)), en  
el sitio web de los Servi-  
cios Legales de California  
([www.lawhelpca.org/](http://www.lawhelpca.org/))  
o Poniendose en contacto  
con el colegio de  
abogados de su condado.  
**AVISO-LAS ORDENES  
DE RESTRICCION SE  
ENCUENTRAN EN LA  
PAGINA 2:** Las ordenes  
de restricción estan en vi-  
gencia en cuanto a am-  
bos conyuges o miembros  
de la pareja de hecho  
hasta que se deplida la  
peticion, se emita un fallo  
o la corte de otras  
ordenes. Cualquier agen-  
cia del orden publico que  
haya recibido o visto una  
copia de estas ordenes  
puede hacerias acatar en  
cualquier lugar de Califor-  
nia.

**EXENCION DE CUOTOS:**  
Si no puede pagar la cuota  
de presentacion, pida al  
secretario un formulario de  
exencion de cuotas. La  
corte puede ordenar que  
usted pague, ya sea en  
parte o por completo, las  
cuotas y costos de la corte  
previamente exentos a  
peticion de usted o de la  
otra parte.  
The name and address of  
the court is (El nombre y  
direccion de la corte es):  
**SUPERIOR COURT OF  
CALIFORNIA COUNTY  
OF ORANGE, 341 THE  
CITY DRIVE SOUTH, OR-  
ANGE, CA 92868.**  
**LAMOREAUX JUSTICE  
CENTER**  
The name, address, and  
telephone number of the  
petitioner's attorney, or the  
petitioner without an attor-  
ney, is (El nombre,  
direccion y el número de  
teléfono del abogado del  
demandante, o del de-  
mandante que no tiene  
abogado, es): **ALI CYRUS  
MODARRESI, PO BOX  
4684, HUNTINGTON  
BEACH, CA 92605. 619-  
603-9058**  
Date: 05/15/2023  
**DAVID H. YAMASAKI**  
Clerk, by (Secretario): **A.  
GOMEZ-DIAZ**  
Deputy (Adjunto)

**STANDARD FAMILY LAW RE-  
STRAINING ORDERS**

Starting immediately, you and your  
spouse or domestic partner are re-  
strained from:

1. removing the minor children of  
the parties from the state or apply-  
ing for a new or replacement pass-  
port for those minor children without  
the prior written consent of the other  
party or an order of the court;
2. cashing, borrowing against, can-  
celing, transferring, disposing of, or  
changing the beneficiaries of any

**Legals**

insurance or other coverage, includ-  
ing life, health, automobile, and dis-  
ability, held for the benefit of the  
parties and their minor children;  
3. transferring, encumbering, hypo-  
theating, concealing, or in any way  
disposing of any property, real or  
personal, whether community,  
quasi-community, or separate,  
without the written consent of the  
other party or an order of the court,  
except in the usual course of busi-  
ness or for the necessities of life; and

4. creating a nonprobate transfer or  
modifying a nonprobate transfer in  
a manner that affects the disposi-  
tion of property subject to the trans-  
fer, without the written consent of  
the other party or an order of the  
court. Before revocation of a non-  
probate transfer can take effect or a  
right of survivorship to property can  
be eliminated, notice of the change  
must be filed and served on the other  
party.

You must notify each other of any  
proposed extraordinary expendi-  
tures at least five business days prior  
to incurring these extraordinary  
expenditures and account to the  
court for all extraordinary expendi-  
tures made after these restraining  
orders are effective. However, you  
may use community property,  
quasi-community property, or your  
own separate property to pay an at-  
torney to help you or to pay court  
costs.

**ORDENES DE RESTRICCION  
ESTÁNDAR DE DERECHO FA-  
MILIAR**

En forma inmediata, usted y su  
cónyuge o pareja de hecho tienen  
prohibido:

1. llevarse del estado de California  
a los hijos menores de las partes, o  
solicitar un pasaporte nuevo o de  
repuesto para los hijos menores,  
sin el consentimiento previo por es-  
crito de la otra parte o sin una or-  
den de la corte;
  2. cobrar, pedir prestado, cancelar,  
transferir, deshacerse o cambiar el  
nombre de los beneficiarios de cu-  
alquier seguro u otro tipo de cober-  
tura, como de vida, salud, vehiculo  
y discapacidad, que tenga como  
beneficiario(s) a las partes y su(s)  
hijo(s) menor(es);
  3. transferir, gravar, hipotecar, ocul-  
tar o deshacerse de cualquier man-  
era de cualquier propiedad, in-  
mueble o personal, ya sea comun-  
itaria, cuasicomunitaria o separada,  
sin el consentimiento escrito de la  
otra parte o una orden de la corte,  
excepto en el curso habitual de acti-  
vidades personales y comerciales  
o para satisfacer las necesidades  
de la vida; y
  4. crear o modificar una transferen-  
cia no testamentaria de manera  
que afecte la asignación de una  
propiedad sujeta a transferencia,  
sin el consentimiento por escrito de  
la otra parte o una orden de la  
corte. Antes de que se pueda elim-  
inar la revocación de una transferen-  
cia no testamentaria, se debe  
presentar ante la corte un aviso del  
cambio y hacer una entrega legal  
de dicho aviso a la otra parte.  
Cada parte tiene que notificar a la  
otra sobre cualquier gasto ex-  
traordinario propuesto por lo menos  
cinco días hábiles antes de realiz-  
arlo, y rendir cuenta a la corte de  
todos los gastos extraordinarios  
realizados después de que estas  
órdenes de restricción hayan en-  
trado en vigencia. No obstante,  
puede usar propiedad comunitaria,  
cuasicomunitaria o suya separada  
para pagar a un abogado que lo ayu-  
de o para pagar los costos de la  
corte.
- NOTICE—ACCESS TO AFFORD-  
ABLE HEALTH INSURANCE:** Do  
you or someone in your household  
need affordable health insurance? If  
so, you should apply for Covered  
California. Covered California can  
help reduce the cost you pay to-  
wards high quality affordable health  
care. For more information, visit  
[www.coveredca.com](http://www.coveredca.com). Or call  
Covered California at 1-800-300-  
1506.
- AVISO—ACCESO A SEGURO DE  
SALUD MAS ECONOMICO:** ¿Ne-  
cesita seguro de salud a un costo  
asequible, ya sea para usted o al-  
guien en su hogar? Si es así,  
puede presentar una solicitud con  
Covered California. Covered Cali-  
fornia lo puede ayudar a reducir el  
costo que paga por seguro de sa-  
lud asequible y de alta calidad.  
Para obtener mas informacion, vis-  
ite [www.coveredca.com](http://www.coveredca.com). O llame a  
Covered California al 1-800-300-  
0213
- WARNING—IMPORTANT IN-  
FORMATION** California law  
provides that, for purposes of divi-  
sion of property upon dissolution of  
a marriage or domestic partnership  
or upon legal separation, property  
acquired by the parties during mar-  
riage or domestic partnership in  
joint form is presumed to be com-  
munity property. If either party to  
this action should die before the  
jointly held community property is  
divided, the language in the deed  
that characterizes how title is held  
(i.e., joint tenancy, tenants in com-  
mon, or community property) will be  
controlling, and not the community  
property presumption. You should  
consult your attorney if you want  
the community property presump-  
tion to be written into the recorded  
title to the property.
- ADVERTENCIA—INFORMACION  
IMPORTANTE** De acuerdo a la ley  
de California, las propiedades ad-  
quiridas por las partes durante su  
matrimonio o pareja de hecho en  
forma conjunta se consideran  
propiedad comunitaria para fines de  
la division de bienes que ocurre  
cuando se produce una disolucion  
o separacion legal del matrimonio o  
pareja de hecho. Si cualquiera de  
las partes de este caso llega a falle-  
cer antes de que se divida la  
propiedad comunitaria de tenencia  
conjunta, el destino de la misma  
quedará determinado por las  
cláusulas de la escritura correspon-  
diente que describen su tenencia  
(por ej., tenencia conjunta, tenen-  
cia en común o propiedad comun-  
itaria) y no por la presunción de  
propiedad comunitaria. Si quiere  
que la presunción comunitaria  
quede registrada en la escritura de  
la propiedad, debería consultar con  
un abogado.



**Legals-OCN**  
**Orange County News**  
**8/30,9/6,13,20/2023-**  
**134377**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on October 04, 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**  
Paul Boldra  
Household, boxes, totes  
Vincent Nguyen  
Binders, boxes

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

9/13, 9/20/23  
**CNS-3736983#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**9/13,20/23-134614**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**

(U.C.C. Sec. 6101 et seq. and B & P 24073 et seq.)

Escrow No. 18956-FT  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and business address of the Seller/Licensee are:

Anguiano Corporation, a California Corporation, 1731 W. Katella Avenue, Ste A, Anaheim, CA 92804  
Doing Business as: Los Cabo's Tacos & Mariscos  
The name(s), Social Security or Federal Tax Numbers and business address of the Buyer(s)/applicant(s) is/are: Tierra Mia Mexican Grill Inc., a California Corporation, 1731 W. Katella Avenue, Ste A, Anaheim CA 92804

As listed by the Seller/Licensee, all other business names and addresses used by the Seller(s)/Licensee within three years before the such list was sent or delivered to the Buyer/Transferee are: Los Cabos Tacos & Mariscos: 11805 Carson Street, Hawaiian Garden, CA  
The assets to be sold are generally described as: Furniture, Fixtures, Equipment, Goodwill, Lease, Leasehold, improvements  
ABC License Number 41-461734

and is/are located at: 1731 W. Katella Avenue, Ste A, Anaheim, CA 92804  
The type of license to be transferred is/are: On-Sale Beer & Wine Eating Place #41-461734

Now issued for the premises located at 1731 W. Katella Avenue, Ste A, Anaheim, CA 92804  
The anticipated sale date is: 10/10/23 at the office of Universal Escrow, Inc., 1025 W. 190th Street, Suite 160, Gardena, CA 90248.

The amount of the purchase price or consideration in connection with the sale of the business and transfer of the license, including the estimated inventory, is the sum of \$170,000.00 which consists of the following:

Description Amount  
Cash: \$5,000.00  
Promissory Note: \$50,000.00  
Demand Note: \$115,000.00

It has been agreed between the Seller/Licensee and the intended

Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: 9/10/2023  
Buyer(s)/Applicant(s): TIERRA MIA MEXICAN GRILL INC., a California Corporation  
S/ Jesus Rafael Romero Reyes, CEO  
Seller(s)/Licensee(s): ANGUIANO CORPORATION., a California Corporation  
S/ Rafael Anguiano, President/Treasurer  
9/20/23

**CNS-3740015#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**9/20/23-134875**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**

**30-2023-01342996**

TO ALL INTERESTED PERSONS: Petitioner: SHERYDAN ELAINE TORRES filed a petition with this court for a decree changing name as follows: SHERYDAN ELAINE TORRES to SHERYDAN ELAINE MERLOS. 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**  
10/03/2023 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](http://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: 08/22/2023  
JUDGE Layne H. Melzer  
Judge of the Superior Court

**Orange County News**  
**8/30,9/6,13,20/23-134378**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on October 10, 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**

Antonio Burnett Boxes, table  
Emmanuel Castillo queen size bed, small furniture  
Patricia Redner boxes, totes  
Carmelito Dosdos Seasonal clothes/ decor/ bikes/ table tennis/shoes

The auction will be listed and advertised on

[www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

Dated: 9/20/23  
Buyer(s)/Applicant(s): TIERRA MIA MEXICAN GRILL INC., a California Corporation  
S/ Jesus Rafael Romero Reyes, CEO  
Seller(s)/Licensee(s): ANGUIANO CORPORATION., a California Corporation  
S/ Rafael Anguiano, President/Treasurer  
9/20/23

**CNS-3740391#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**9/20,27/23-134890**

**NOTICE TO CREDITORS OF BULK SALE**

(UCC Sec. 6105)

Escrow No. 23-5508NL  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the Seller(s) is/are: LUCKY BB RESTAURANT LOUNGE CORPORATION, 13135 BROOKHURST STREET, GARDEN GROVE, CA 92843

Doing Business as: LUCKY BB RESTAURANT LOUNGE  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE  
The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE

The name(s) and address(es) of the Buyer(s) is/are: HUU NGUYEN, INC., 9179 BUTTERCUP AVE FOUNTAIN VALLEY CA 92708  
The assets being sold are generally described as: TANGIBLE & INTANGIBLE ASSETS, GOOD WILL, LEASEHOLD VALUATION, COVENANT NOT TO COMPETE, FIXTURES, FURNITURES & EQUIPMENT and are located at: 13135 BROOKHURST STREET, GARDEN GROVE, CA 92843

The bulk sale is intended to be consummated at the office of: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the anticipated sale date is 10-9-2023  
The bulk sale IS subject to California Uniform Commercial Code Section 6106.2..

The name and address of the person with whom claims may be filed is: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the last day to file claims by any creditor shall be 10-6-2023 which is the business day prior to the anticipated sale date specified above.

Dated: 09-13-2023  
HUU NGUYEN, INC., Buyer(s)  
1867795-PP ORANGE COUNTY NEWS 9/20/23  
**Orange County News**  
**9/20/2023-134897**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)**

(UCC Sec. 6105 et seq. and B & P 24073 et seq.)

Escrow No. 23-1128-GL  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: AKAFUJI, INC., 1450 S. HARBOR BLVD., LA HABRA, CA 90631

Doing Business as: AKAFUJI  
All other business names(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE  
The name(s) and address of

of

Buyer(s)/Applicant(s) is/are: HS DINING INC., 2200 CALLEULTIMO, FULLERTON, CA 92833  
The assets being sold are generally described as: FURNITURES, FIXTURES, EQUIPMENT, TOOLS, GOODWILL, TRADENAME, LEASEHOLD IMPROVEMENTS, LEASEHOLD INTEREST, ALL TRANSFERABLE PERMITS AND LICENSES, AND ALL INVENTORY OF STOCK IN TRADE and is/are located at: 1450 SOUTH HARBOR BLVD., LA HABRA, CA 90631

The type of license and license no(s) to be transferred is/are: ON-SALE BEER & WINE EATING PLACE 41-607391 And are now issued for the premises located at: The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: ACE ESCROW INC, 3030 W 8TH ST, STE 408, LOS ANGELES, CA 90005 and the anticipated

T.S. No.: 2023-00032-CA

A.P.N.:144-531-54  
Property Address: 12127 BERG RIVER CIRCLE, FOUNTAIN VALLEY, CA 92708

**NOTICE OF TRUSTEE'S SALE**

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.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/12/2006. 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.

Trustor: GLADYS A NAJARRO, a single woman  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 05/19/2006 as Instrument No. 2006000340242 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
Date of Sale: 10/16/2023 at 09:00 AM  
Place of Sale: AUCTION.COM ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 879,894.07

**NOTICE OF TRUSTEE'S SALE**

The beneficiary of the Deed of Trust has executed and

sale/transfer is OCTOBER 13, 2023  
The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$570,000.00, including inventory estimated at \$0.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$170,000.00; CHECK \$400,000.00; ALLOCATION-SUB TOTAL \$570,000.00; ALLOCATION TOTAL \$570,000.00  
It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: 09/08/2023

AKAFUJI, INC., Seller(s)/Licensee(s)

HS DINING INC.,

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:

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:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 12127 BERG RIVER CIRCLE, FOUNTAIN VALLEY, CA 92708  
A.P.N.: 144-531-54

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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: \$ 879,894.07.

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.

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 of the Deed of Trust has executed and

Buyer(s)/Applicant(s) ORD-1869250 ORANGE COUNTY NEWS 9/20/23  
**Orange County News**  
**9/20/2023-134898**

**FICTITIOUS BUSINESS NAME STATEMENT**

**NO: 20236668003**  
**U C AUTOS LLC.,** 2768 E MIRALOMA AVE., ANAHEIM, CA 92806. County: Orange. This is a New Statement. Registrant(s): U C AUTOS LLC., 13281 DEANANN PL., GARDEN GROVE, CA 92843. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ JESSE VASQUEZ, PRESIDENT. 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 07/18/2023.

**Orange County News**  
**8/30,9/6,13,20/23-134385**

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.

**NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-00032-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.

Date: September 6, 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>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Orange County News  
9/13,17,24/2023-134680

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO: 20236669096**  
**THE VICTORYDAYZ X K-POP,** 1540 W. LASTER AVENUE, ANAHEIM, CA 92802. County: Orange. This is a New Statement. Registrant(s): YESENIA WASHINGTON, VICTORIA WASHINGTON, & DAISY WASHINGTON, 1540 W. LASTER AVENUE, ANAHEIM, CA 92802. Have you started doing business yet? NO. This business is conducted by: GENERAL PARTNERSHIP. Registrant /s/ YESENIA WASHINGTON. 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 08/01/2023.

**Orange County News**  
**9/13,20,27,10/4/23-134678**

**NOTICE OF TRUSTEE'S SALE**

**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you 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)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2023-00032-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.

Date: September 6, 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>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Orange County News  
9/13,17,24/2023-134680