

Legals-OCN
JUDGE Layne Melzer
Judge of the
Superior Court
Orange County News
2/2,9,16,23/24-139019

APN: 097-565-01 TS No: CA05000379-23-1 TO No: 230465831-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 7, 2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 18, 2024 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 13, 2020 as Instrument No. 2020000114503, of official records in the Office of the Recorder of Orange County, California, executed by ANNIE TRAN, SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BEST CAPITAL FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit "A" Parcel 1: Lot 25 Of Tract No. 15693, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Recorded In Book 803, Pages 11 To 15 Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County Excepting Therefrom All Oil, Gas, Petroleum And Other Mineral Or Hydrocarbon Substances In And Under Said Land, Together With The Right To Use That Portion Only Of Said Land Together With The Right To Use That Portion Only Of Said Land Which Underlies A Plane Parallel To And 500 Feet Below The Present Surface Of Said Land, For The Purpose Of Prospecting For, Developing And/OR Extracting Said Oil, Gas, Petroleum Other Mineral Or Hydrocarbon Substances From Said Land By Means Of Wells, Drilled Into Said Subsurface Of Said Land From Drill Sites Located On Other Land, It Being Expressly Understood And Agreed That Said Land, Or To Use Said Land Or Any Portion, Thereof, To Said Depth Of 500 Feet For Any Purpose Whatsoever, As Reserved In Deed Recorded October 22, 1954 In Book 2849, Page 407 Of Official Records. Reserving Therefrom, For The Benefit Of Grantor And Their Respective Successors In Interest And Others; Easements For Access, Ingress, Egress, Encroachment, Support, Maintenance, Drainage, Repairs And For Other Purposes All As Described In The Declaration Of Covenants, Conditions,

Restrictions And Restrictions And Reservation Of Easements For Tract 15693, Which Was Recorded August 8, 2000 As Instrument No. 20000412739 Of Official Records Of Orange County, California. Parcel2: Non-Exclusive Easements For Access, Ingress Egress, Use And Enjoyment, Drainage, Encroachment, Support, Maintenance, Repairs And For Other Purposes, All As Described In The Declaration. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8622 MAYS AVENUE, GARDEN GROVE, CA 92844 The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$496,280.22 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000379-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000379-23-1 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: February 6, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000379-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at

aged 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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000379-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000379-23-1 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: February 6, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000379-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at

Legals-OCN
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NPP0456717To: ORANGE COUNTY NEWS
Orange County News
02/16/2024, 02/23/2024, 03/01/2024
Orange County News
2/16,23,3/1/2024-139255

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on March 06, 2024;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
10:00 AM
Cindy Salisbury
William Norman
Edward Willis
London Landers
Modesta Carranza
Melissa Calderon
Hugo Vargas
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/16/24
CNS-3782616#
ORANGE COUNTY NEWS
Orange County News
2/16/24-139240

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 419622-24
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
Bo Khun Sy and Jennifer To Thaisy, 103 W. Central Ave #B, Brea, CA 92821
(3) The location in California of the chief executive office of the Seller is: same as above
(4) The names and business address of the Buyer(s) are:
Taing Vathana Chuon and Chankanika Vorn Chuon, 103 W. Central Ave #B, Brea, CA 92821
(5) The location and general description of the assets to be sold are All furniture, fixtures, equipment presently owned by the Seller and used in the operation of the business, leasehold improvements, goodwill, stock in trade and inventory remaining at closing of that certain business located at: 103 W. Central Ave, #B, Brea, CA 92821-7512
(6) The business name used by the seller(s) at that location is: Sy Donuts.
(7) The anticipated date of the bulk sale is 03/06/24 at the office of Viva Escrow! Inc., 60 Alta Street, Suite 102 Arcadia, CA 91006, Escrow No. 419622-24, Escrow Officer: Juliana Tu, CSEOW, CEO, CBSS, CEI, SASIP
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 03/05/24.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
Dated: January 29, 2024
Transferees:
S/ By:Taing Vathana Chuon
S/ By: Chankanika Vorn Chuon
2/16/24
CNS-3783526#

Legals-OCN
ORANGE COUNTY NEWS
Orange County News
2/16/24-139297

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000124
TO ALL INTERESTED PERSONS: Petitioner: GURWINDER KAUR, filed a petition with this court for a decree changing name as follows: GURWINDER KAUR to GURWINDER KAUR KHAROUND. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
05/16/2024 1:30 p.m. L74 REMOTE
Lamoreaux Justice Center
341 The City Drive
Orange, CA 92868-3205
(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/findmy-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: 02/06/2024
JUDGE Julie A Palafox
Judge of the Superior Court
Orange County News
2/16,23,3/1,8/24-139303

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000123
TO ALL INTERESTED PERSONS: Petitioner: GAGANDEEP BAWA; GAGANDEEP BAWA and GURWINDER KAUR on behalf of SEHAJ KAUR, a minor, filed a petition with this court for a decree changing name as follows: GAGANDEEP BAWA to GAGANDEEP SINGH KHAROUND and SEHAJ KAUR to SEHAJ KAUR KHAROUND. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
05/16/2024 1:30 p.m. L74 REMOTE
Lamoreaux Justice Center
341 The City Drive
Orange, CA 92868-3205
(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/findmy-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: 02/06/2024
JUDGE Julie A Palafox
Judge of the Superior Court
Orange County News
2/16,23,3/1,8/24-139304

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **March 6th 2024**;Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1705 S State College Blvd
Anaheim, Ca 92806
(714) 308-1789
2:00 PM
Gabriel Dumitru
Michelle Thompson
Patricia Martinez
Dan Cabanilla
Domingo Baca
Joseph Garcia
Stephanie Robertson
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/16/24
CNS-3780150#
ORANGE COUNTY NEWS
Orange County News
2/16/24-139038

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01369488-CU-PT-CJC
TO ALL INTERESTED PERSONS: Petitioner: GIA ISABELLE SAVAGE, filed a petition with this court for a decree changing name as follows: GIA ISABELLE SAVAGE to GIAVANNA EMMA MONTIEL. 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
03/21/2024
8:30 a.m. D100 REMOTE
Central Justice Center
700 Civic Center
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/findmy-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: 12/28/2023
JUDGE Layne Melzer
Judge of the Superior Court

Orange County News
2/16,23,3/1,8/24-139362
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **March 06, 2024** ; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1761 W Katella Ave
Anaheim CA, 92804
714.922.3019
11:00 AM
Danika Hamman
Douglas Obando
Victor Cortez
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
2/16/24
CNS-3783520#
ORANGE COUNTY NEWS
Orange County News
2/16/24-139281

Notice is hereby given per Section 21700 et seq. of the California Business & Professional Code that the Undersigned, MINI PUBLIC STORAGE, located at 11342 Western Avenue, Stanton, California, County of Orange, State of California, will conduct a public lien sale of the personal property described below March 1, 2024. The Undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following items: appliances, electronics, household furniture, beds, lamps, cabinets, sporting goods, bicycles, toys, baby items, clothing, office equipment and furniture, hand and power tools, vehicle parts and accessories, art work, art supplies, boxes (contents unknown), musical instruments and other miscellaneous items.

Name of Account: Unit #
Shawna May 200
Brandon Ocampo 1112

AUCTION DATE:
March 1, 2024
Auctioneer's Name:
www.bid13.com
Orange County News
2/16,23/2024-139374

SUMMONS (FAMILY LAW) (CITACION Derecho familiar) CASE NUMBER (Numero del Caso) 22D000973 NOTICE TO RESPONDENT: (Aviso al Demandado): AGUSTIN BELLO YOU ARE BEING SUED PETITIONER'S NAME IS: (Nobre del demandante): ERIKA GARCIA
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

