

loan No.: 18108 - Hoang TS no. 2023-10889 APN: 098-021-03 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/19/2023, 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 3/6/2024, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Worldwide Lenders, Inc., a Delaware Corporation, as Trustee, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Triet Le Dinh Hoang, a Single Man recorded on 1/24/2023 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2023000016972, 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 11/6/2023 as Recorder's Instrument No. 2023000271429, 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: Lot 8, Tract 1481, per Map, Book 43, Pages 15 and 16 of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 9081 Imperial Avenue, Garden Grove, CA 92844. 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 \$432,870.00. 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 2023-10889. 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 2023-10889 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: February 8, 2024 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent 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 NPP0456819 To: ORANGE COUNTY NEWS 02/14/2024, 02/21/2024, 02/28/2024 Orange County News 2/14,21,28/2024-139256

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRED E. DUSKIN CASE NO. 30-2024-01378539-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 FRED E. DUSKIN. A PETITION FOR PROBATE has been filed by DEBORAH L. JOHNSON in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that DEBORAH L. JOHNSON be appointed as personal representative to adminis-

ter the estate of the decedent. THE PETITION requested the decedent's will and codicils, 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 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 **APR 18, 2024 at 1:30 PM in Dept. CM06 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: BRIAN C. HARPST, ESQ THE HARPST LAW FIRM 333 CITY BOULEVARD WEST, 17TH FLOOR, ORANGE, CA 92868 (714) 619-9350 Orange County News BSC 224714 2/21, 2/23, 2/28/2024-139449

NOTICE OF LIEN SALE AT PUBLIC AUCTION
Notice is hereby given that personal property in the following units will be sold at public auction on March 5, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Orangethorpe U-Haul Center, 2260 E Orangethorpe Ave, Fullerton, CA 92831 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:
UNIT # NAME
0622 Alvan Noyola
0333 Sierra Donecker
0665A Lawrence Morrow
0597 Melissa Reidler
0712 Heuang Syripanya
0265 Mary Kidd
2/14, 2/21/24
CNS-3779282#
ORANGE COUNTY NEWS
Orange County News 2/14,21/24-138958

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEAN A. HUFF CASE NO. 30-2024-01378613-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 JEAN A. HUFF. A PETITION FOR PROBATE has been filed by KEVIN J HUFF in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that KEVIN J HUFF 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 author-

ity 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 **APR 18, 2024 at 1:30 PM in Dept. CM06 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: BRIAN C. HARPST, ESQ THE HARPST LAW FIRM 333 CITY BOULEVARD WEST, 17TH FLOOR, ORANGE, CA 92868 (714) 619-9350 Orange County News BSC 224715 2/21, 2/23, 2/28/2024-139450

NOTICE OF LIEN SALE AT PUBLIC AUCTION
Notice is hereby given that personal property in the following units will be sold at public auction on March 7, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Westminster U-Haul Center, 7422 Garden Grove Blvd, Westminster, CA 92683 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:
UNIT # NAME
W273 Monique Rhem
W256 Marco Rosas
W128 Charles Marconi
E204 Steve Padilla
W206 Salvador De La Torre
E127 Marlina Visaya
W223 Loic Besong
W294 Alicia Moore
2/14, 2/21/24
CNS-3779286#
ORANGE COUNTY NEWS
Orange County News 2/14,21/24-138959

Notice is hereby by given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of: -Efrain Padilla -Yadira Ivette Aragon Mendoza -Peter Luna -J Dolores Montes Arvizu -Fabiola Cruz Perez - Sarah Costello Ceja Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 11:00 AM on the 8th of March 2024 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 2/21, 2/28/24 CNS-3782327# ORANGE COUNTY NEWS Orange County News 2/21,28/24-139228

City of Garden Grove
State Controller's Office Cities' Financial Transactions Report
Summary and Statistics
For the Fiscal Year Ended June 30, 2023
In accordance with Government Code Section 40804

Summary	Governmental	
	Funds	Proprietary Funds
Revenue	\$ 212,286,787	\$ 130,887,372
Expenditures/Expenses	197,601,777	107,076,064
Excess (Deficiency) of Revenues Over (Under) Expenditures	14,685,010	
Income (Loss) Before Capital Contributions, Transfers, and Special and Extraordinary Items		23,811,308
Other Financing Sources (Uses)	3,370,662	
Capital Contributions		117,990
Proprietary Fund Transfers In (Out)		3,681,837
Special and Extraordinary Items		
Change in Fund Balance/Net Position	18,055,672	27,611,135
Fund Balance/Net Position (Deficit), Beginning of Fiscal Year	235,803,523	256,534,191
Fund Balance/Net Position (Deficit), End of Fiscal Year	\$ 253,859,195	\$ 284,145,326

Statistics	
Current Transit Occupancy Tax (TOT) Rate	14.5%
Effective Date of Current Transient Occupancy Tax Rate	12/21/2012
Appropriation Limit	\$ 181,580,042
Total Annual Appropriations Subject to the Limit	\$ 126,168,100

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(714) 894-2575