

EVEN WHEN IT'S JUST AROUND THE CORNER.

NEVER GIVE UP UNTIL THEY BUCKLE UP.



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T.S. No.: 2024-08337-CA
APN: 131-531-66 Property Address: 12771 JACKSON STREET, GARDEN GROVE, CALIFORNIA 92841
NOTICE OF TRUSTEE'S SALE: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/6/2020. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **Joe James Lam-Thach and Chau Thi Dang Le, husband and wife, as joint tenants** Duly Appointed Trustee: **Nestor Solutions, LLC** Deed of Trust Recorded **10/9/2020 as Instrument No. 2020000563000 in Book - Page --** of Official Records in the office of the Recorder of **Orange** County, California Date of Sale: **5/29/2024 at 1:30 PM** Place of Sale: **At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701** Amount of unpaid balance and other charges: **\$775,917.56** Street Address or other

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common designation of real property: **12771 JACKSON STREET GARDEN GROVE, CALIFORNIA 92841** A.P.N.: **131-531-66** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-08337-CA. Information about postpone-

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ments that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANTS:** 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-08337-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: **5/1/2024 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648** Sale Line: (888) 902-3989 **Giovanna Nichelson, Trustee Sale Officer EPP 40084** Pub Dates **05/08, 05/15, 05/22/2024** **Orange County News 5/8.15.22/2024-142136**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPHINE CATHERINE SMITH, aka JOSEPHINE C. SMITH, and JOSEPHINE SMITH CASE NO. 30-2024-01398235-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 JOSEPHINE

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CATHERINE SMITH, aka JOSEPHINE C. SMITH, and JOSEPHINE SMITH. A PETITION FOR PROBATE has been filed by NANCY GAGNE in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that NANCY GAGNE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on **AUG 15, 2024 at 1:30 PM in Dept. CM07 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 \(occourts.org\)](http://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 Cali-

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fornia 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: **DANA M. CANNON, ESQ CANNON LEGAL FIRM 3020 OLD RANCH PARKWAY., STE 300, SEAL BEACH, CA 90740 BSC225134 Orange County News 5/15, 5/17, 5/22/2024-142390**

AMENDED NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by **PLAZA PINES MOBILE ESTATES (Warehouseman)** at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to **PLAZA PINES MOBILE ESTATES** (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/Mobilehome: 1971 DUAL WIDE Decal Number: LBE6994 Serial Number(s): S2742U S2742X The current location of the subject property is: 11250 Beach Blvd., Space 38, Stanton, California 90680. The sale will be held as follows: Date: June 12, 2024 Time: 3:00 p.m. Place: Front steps to the entrance of the Orange Civic Center 300 E. Chapman Ave. Orange, CA 92866 The public auction will be made to satisfy the lien for storage of the above-described Property that was deposited by the ESTATE OF MYRA

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WILKINSON and MURPHY BANK and **PLAZA PINES MOBILE ESTATES**. Upon purchase of the mobilehome, the purchaser MUST remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$40.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including estimated costs, expenses, and advances as of the date of the public sale is \$19,394.38. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. Dated: **May 10, 2024 GREGORY BEAM & ASSOCIATES, INC.** By: Gregory B. Beam Esq Authorized Agent for Plaza Pines Mobile Estates (TS# 2131-019 SDI-30223) **Orange County News 5/22, 29/2024-142410**

STORAGE TREASURES AUCTION Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. **10741 Dale Ave Stanton, CA 90680 June 11, 2024 11:00AM** Kayla Oneal Fabian Garcia Robles

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Abran Becerra Rui Zou The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. **5/22/24 CNS-3813968# ORANGE COUNTY NEWS Orange County News 5/22/24-142478**

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 130650-KT (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. All Furniture, Fixtures, Equipment presently used in the operation of the Business and owed by the Seller, goodwill, tradename, leasehold improvement, if any, stock in trade remaining at closing. (2) The name and business addresses of the seller are: **Avy Neou, 3442 W. Lincoln Ave., Anaheim, CA 92801-6032** (3) The location in California of the chief executive office of the Seller is: none (4) The names and business address of the Buyer(s) are: **AJ DONUTS & SANDWICHES, INC. 3442 W. Lincoln Ave., Anaheim, CA 92801-6032** (5) The location and general description of the assets to be sold are All Furniture, Fixtures, Equipment presently used in the operation of the Business and owed by the Seller, goodwill, tradename, leasehold improvement, if any, stock in trade remaining at closing, of that certain business located at: **3442 W. Lincoln Ave., Anaheim, CA 92801-6032** (6) The business name used by the seller(s) at that location is: **AJ DONUTS AND SANDWICHES** (7) The anticipated date of the bulk sale is **06/10/24** at the office of **Jade Escrow, Inc., 19724 East Colima Road Rowland Heights, CA 91748, Escrow No. 130650-KT, Escrow Officer: KIM TEP.** (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is **06/07/24.**

