

2024 - 1629 Order No.:2472497CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/8/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a 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: KUNAL D. HINDUJA AND JASMITA J. PATEL, AS CO-TRUSTEES OF THE JK TRUST DATED DECEMBER 13, 2017  
Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION  
Deed of Trust recorded 12/23/2022 as Instrument No. 2022000416232 in book XX, page XX of Official Records in the office of the Recorder of Orange County, California, Date of Sale :9/18/2024 at 3:00 PPM Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866  
Amount of unpaid balance and other reasonable estimated charges: \$1,274,628.86  
Street Address or other common designation of purported real property: 973 N. ANTONIO CIRCLE ORANGE, CA 92869 A.P.N.: 378-451-22  
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 trustee 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-1629. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet web-site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1629 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: 8/13/2024 S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194

La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (TS#2024-1629 SDI-31230)

**Orange County News 8/28,9/4,11/2024-145269**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000832**  
TO ALL INTERESTED PERSONS: Petitioner: LURDES BARAJAS on behalf of ANGEL MARTINEZ, a minor, filed a petition with this court for a decree changing name as follows: ANGEL MARTINEZ to ANGEL BARAJAS. 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 12/05/2024 8:30 a.m. L74 REMOTE**

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/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: 08/05/2024  
JUDGE Julie A. Palafox  
Judge of the Superior Court  
**Orange County News 8/14,21,28,9/4/2024-145103**

**NOTICE OF TRUSTEE'S SALE** TS No. CA-24-989778-AB Order No.: 240241613-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/29/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): OSCAR R. AGUILAR, AND CELSA OREGON, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 8/10/2005 as Instrument No. 2005000626435 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 9/30/2024 at 9:00:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$391,938.80 The purported property address is: 13681 MILLS ROAD, GARDEN GROVE, CA 92843 Assessor's Parcel No.: 099-261-10 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 800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-989778-AB. 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 800-280-2832, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-989778-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For

NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-24-989778-AB ID-SPub #0223966 8/28/2024 9/4/2024 9/11/2024

**Orange County News 8/28,9/4,11/2024-145326**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01418000**  
TO ALL INTERESTED PERSONS: Petitioner: IFEANYI ETHELBERT NNAJI filed a petition with this court for a decree changing name as follows: IFEANYI ETHELBERT NNAJI to WESLEY ETHELBERT NNAJI. 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 10/01/2024 8:30 a.m. D100 REMOTE**

Central Justice Center 700 W. Civic Center Dr 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: 08/12/2024  
JUDGE Erick L. Larsh  
Judge of the Superior Court  
**Orange County News 8/21,28,9/4,11/2024-145204**

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

**PRYCE MATTHEW MISLOSKI AKA PRYCE M. MISLOSKI AKA PRYCE MISLOSKI**  
**CASE NO. 30-2024-01419343-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 PRYCE MATTHEW MISLOSKI AKA PRYCE M. MISLOSKI AKA PRYCE MISLOSKI.  
A PETITION FOR PROBATE has been filed by KELLEE KRISTINE LOUISIS in the Superior Court

of California, County of ORANGE.  
THE PETITION FOR PROBATE requests that KELLEE KRISTINE LOUISIS 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 in this court as follows: 10/23/24 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**NOTICE IN PROBATE CASES**  
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an

**CHANGING YOUR NAME AND NEED TO PUBLISH?**  
For all public notices, please call us for rates and information:  
**(310) 329-6351**

**OCN**

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 ROBERT L. COHEN, ESQ. - SBN 150913 LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETHORPE AVE. BUENA PARK CA 90621 Telephone (714) 522-8880 8/28, 8/30, 9/4/24 **CNS-3845457#**

**ORANGE COUNTY NEWS**

**Orange County News 8/28,30,9/4/2024-145359**

**NOTICE OF PUBLIC SALE:**

The following self-storage unit contents containing furniture and other personal goods will be sold via online public auction to satisfy a lien on Monday 9/16 at 10am. Unit G3, Muvr Technologies, Inc.. Located at 3731 W. Warner Ave, Santa Ana, CA 92704. Auction will take place online at: [www.storage-treasures.com](http://www.storage-treasures.com)

**Orange County News 8/28,9/4/2024-145416**

**NOTICE OF PUBLIC SALE:**

The following self-storage unit contents containing bikes, furniture, equipment, and other personal goods will be sold via online public auction to satisfy a lien on Monday 9/16 at 10am. Unit C9, West Coast Auctions.. Located at 3731 W. Warner Ave, Santa Ana, CA 92704. Auction will take place online at: [www.storage-treasures.com](http://www.storage-treasures.com)

**Orange County News 8/28,9/4/2024-145417**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso)**

**30-2024-01416045-CU-OR-CJC NOTICE TO DEFENDANT:** (Aviso al Demandado): **JEREMY I. CHAO, an individual; JOSEPH I. CHAO, an individual; and DOES 1 through 10, inclusive**

**YOU ARE BEING SUED BY PLAINTIFF:** (Lo esta demandando el demandante)

**TONY I. CHAO, an individual,**

**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/selfhelp/](http://www.courtinfo.ca.gov/selfhelp/)), 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

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services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp/](http://www.courtinfo.ca.gov/selfhelp/)), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 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 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 de 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 \$10,000.00 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 desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Orange, Central Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): SCOTT TALKOV and OLIVIA DAJEE, 4000 MACARTHUR BLVD STE 655, NEWPORT BEACH, CA 92660, (949) 888-8800.

**NOTICE OF HEARING**

12/05/2024 1:30 p.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/findmy-court.htm](http://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: 08/12/2024 JUDGE Julie A. Palafox Judge of the Superior Court

**Orange County News 8/21,28,9/4,11/2024-145246**

**NOTICE OF TRUSTEE'S SALE T.S. No. 24-01218-DM-CA Title No. 240247246-CA-VOI A.P.N.**

**Legals-OCN**

Date: 07/26/2024 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) K. Climer Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served

**Orange County News 8/28,9/4,11,18/2024 - 145573**

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Gabriel Romo
- Paris Antoinette
- Alan Almada
- Juana Popoca Guadarama
- Marie Guzman

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorageTreasures.com](http://www.StorageTreasures.com). The sale ends at 11:00 AM on the 13th of September, 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. 8/28, 9/4/24 **CNS-3845900#**

**ORANGE COUNTY NEWS**

**Orange County News 8/28,9/4/2024-145388**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000877**

TO ALL INTERESTED PERSONS: Petitioner: KEVALKUMAR PATEL and RICHA UPADHYAY on behalf of MADHAV KEVAL PATEL, a minor, filed a petition with this court for a decree changing name as follows: MADHAV KEVAL PATEL to PRANSHUL KEVAL PATEL. 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**

12/05/2024 1:30 p.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/findmy-court.htm](http://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: 08/12/2024 JUDGE Julie A. Palafox Judge of the Superior Court

**Orange County News 8/21,28,9/4,11/2024-145246**

**NOTICE OF TRUSTEE'S SALE T.S. No. 24-01218-DM-CA Title No. 240247246-CA-VOI A.P.N.**

**Legals-OCN**

099-394-06 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/04/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Anh Thi Tu Tran, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/15/2020 as Instrument No. 2020000018846 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: : 10/10/2024 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$160,293.65 Street Address or other common designation of real property: 14132 Stengel St, Garden Grove, CA 92843 A.P.N.: 099-394-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)(2) and 2923.5(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to

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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 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 24-01218-DM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 24-01218-DM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date :

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08/28/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4823964 09/06/2024, 09/13/2024, 09/20/2024

**Orange County News 9/6,13,20/2024-145691**

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at [www.storage-treasures.com](http://www.storage-treasures.com) sale by competitive bidding on or after "SEPTEMBER 16, 2024", at 10:00 am. Where said property has been stored and which are located at One Stop Storage 157 North Wayfield St, Orange, CA 92867, County of Orange, State of California. The property belonging to tenants listed below. Property to be sold may be described as follows: Bags of clothes, Totes, boxes, bedding, clothes, mirror, Baseball caps, Mattress, Bed frame, Couch, Filling Cabinet tables, Boxes, Chest of drawers TV Box, Personal effects.

Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any on-line bids. Auction by [www.StorageTreasures.com](http://www.StorageTreasures.com).

3154 - Remy Dang **Orange County News 9/04/2024-145570**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code) Escrow No. NB-L-11815-24

(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: PL IMPORT LLC., 12871 WESTERN AVENUE, #G, GARDEN GROVE, CA 92841

(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: REYES GROUP HOLDINGS, INC., 40107 PASADENA DRIVE, TEMECULA, CA 92591

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE NAME of that certain business located at: 12871 WESTERN AVENUE, #G, GARDEN GROVE, CA 92841

(6) The business name used by the seller(s) at said location is: YAPHY FITNESS

(7) The anticipated date of the bulk sale is SEPTEMBER 20, 2024 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-11815-24, Escrow Officer: LISA EVANS

(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: SEPTEMBER 19, 2024.

(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.

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list was sent or delivered to the Buyer are: NONE. Dated: AUGUST 26, 2024 TRANSFEREES: REYES GROUP HOLDINGS, INC., A CALIFORNIA CORPORATION ORD-2645985 ORANGE COUNTY NEWS 9/4/24 **Orange County News 9/4/2024-145694**

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at [www.StorageTreasures.com](http://www.StorageTreasures.com) sale by competitive bidding ending on (09/18/24) at 10:00 am. Where said property has been stored and which are located at One Stop Storage 157 North Wayfield St, Orange, CA 92867, County of Orange, State of California. The property belonging to tenants listed below. Property to be sold may be described as follows: Bags of clothes, Totes, boxes, bedding, clothes, mirror, Baseball caps, Mattress, Bed frame, Couch, Filling Cabinet tables, Boxes, Chest of drawers TV Box, Personal effects.

Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any on-line bids. Auction by [www.StorageTreasures.com](http://www.StorageTreasures.com)

- 1. Lissa Landreaux B1234
- 2. Robert A Lee B1602
- 3. Fred An C3445
- 4. Joe Linden C3544
- 5. Marion Knox C3326
- 6. Shabobi Danielle Little C3570
- 7. Mark Andrew Boersma C3465

**Orange County News 9/4/24-145653**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an on-line auction via [www.self-storageauction.com](http://www.self-storageauction.com) on 9/18/24 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. A009, Jaeson Wilda: Furniture, Boxes, tools; C003, Priscilla Obando: Skateboards, toys, boxes; D008, Lizeth Lira: Mannequin, sports equipment, toys; D055, Kayla Totty: Bikes, Children's items, boxes; D066, Jenacie Soto: Tubs, play-mat, decorations; E010, Yuxin Yuan: Boxes, all we can see is boxes; E017, Malik Joseph: Old machines, scrap metal, wall art; G027, Sarah L Armandariz: Boxes, totes, a TV; G063, Brandon Anaya: Furniture, luggage, totes; H008, Juan Patlan: Furniture, signs, boxes; H011, Angela Aguilera: Coolers, a heater, Totes/tools; H023, Lance Carrescia: Speakers, furniture, boxes. Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 562-236-6583 CN109872 09-18-2024 Sep 4, 2024 **Orange County News 9/4/24-145696**