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Title Order No. : 95530243
Trustee Sale No. : 87681
Loan No. : 399460156
APN : 130-301-24 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/29/2023 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE

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OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/14/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 7/5/2023 as Instrument No. 2023000161028 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, ex-

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ecuted by: RYAN T. SPINDLE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY , as Trustor ROGER ANDERSON TRUSTEE OF THE RWA TRUST DATED MARCH 14, 2014 , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a

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cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808,

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NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 69 OF TRACT 3577, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 123, PAGES 41 AND 42 OF

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MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY. 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: 5371 AMY AVE. GARDEN GROVE, CA 92845. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designa-

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tion, if any, shown herein. Said 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 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 trusts created by said Deed of Trust, to-wit: \$491,453.07 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/13/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87681. 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."

For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the Cali-

fornia 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87681 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.

Orange County News 1/24,31,2/7/2025-149340

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 30-2023-01329290-CL-CL-CJC

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): PERLA BOBADILLA SERRANO, AN INDIVIDUAL; and Does 1 through 10 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): ASPIRE GENERAL INSURANCE COMPANY, A CORPORATION, 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), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting

your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (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 ó 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, 700 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA 92701 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is Todd F. Haines, Esq. (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Law Offices of Todd F. Haines, 30495 Canwood Street, Ste 100, Agoura Hills, CA 91301 600-1103 (818) 597-2240 DATE (Fecha): 06/06/2023 D A V I D H. YAMASAKI/CLERK OF COURT, Clerk (Secretario), by T. MERRICK, Deputy (Adjunto) (SEAL) 1/24, 1/31, 2/7, 2/14/25 **CNS-3888439#** **ORANGE COUNTY**

Orange County News 1/24,31,2/7,14/25-149528

T.S. No. 127405-CA APN: 931-34-664 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/31/2007. 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 On 3/6/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/8/2007 as Instrument No. 2007000087283 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: OCTAVIO SANCHEZ, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7100 CERRITOS AVE #161, STANTON, CA 90680-2067 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$229,512.83 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 127405-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 127405-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. FOR SALES INFORMATION:

(855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News 2/7,14,21/2025-149627

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 February 25, 2025 11:00AM** Marcos Mercado Francisco Ocejio Kevin Segura Gerardo Mendoza Deon Matthews 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. 2/7/25 **CNS-3890648#** **ORANGE COUNTY NEWS** **Orange County News 2/07/25-149653**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 26, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations: **155 S. Adams St Anaheim CA 92802 (714)-563-0388 12:00 PM** Guisti Michael Brian Rangel 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. 2/7/25 **CNS-3891253#** **ORANGE COUNTY NEWS** **Orange County News 2/07/25-149699**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 26, 2025**; 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** Bridget Chowne Alexandra Rooker Latasia Thompson Rochelle Lopez Alysia Sava Ashley Villafana 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. 2/7/25

CNS-3891254# **ORANGE COUNTY NEWS** **Orange County News 2/07/25-149700**

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20246704381 **BEAUTY IN A BLINK** located at: 901 E SOUTH STREET, ANAHEIM, CA 92805. County: Orange. This is a New Statement. Registrant/s/: MARGARITA SALAS MARTINEZ, 901 E SOUTH STREET, ANAHEIM, CA 92805. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ MARGARITA SALAS MARTINEZ. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 12/05/2024. **Orange County News 1/17,24,31,2/7/25-149389**

NOTICE OF PUBLIC SALE OF LIENED PROPERTY

Notice is hereby given per Section 21700 et seq. of the California Business & Professions Code that the undersigned **Stanton Self Storage**, located at **6812 Stanton Avenue, Buena Park, State of California**, will conduct a public sale of the personal property described below at **11:00 am on the 10th day of February 2025**. The undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The Landlord makes no representation or warranty that the storage units contain said inventories.

NAME OF ACCOUNT ITEMS SPACE #

- Toni McAskill couch, totes, clothes A118
- Miguel Guerrero tools,shelf,dolly, totes A148
- Braulio Cabrillo bikes, clothes,totes,guitars, misc. A156
- Deloris Haskins fridge,bags,bike,boxes A308
- Michael Jenkins totes, bags A334
- Joseph Leon Guerrero totes,bags, clothes A418
- Robert Arriola clothes, toys, bags, totes A436
- Mary McCullough bags, wheel chair,totes A490
- Mario Flores tools,wheels, shelves, fridge, boxes C122
- Rithy Khen boxes, kitchen stuff C124
- Siomara Velasquez totes, bags, clothes C208B
- Miguel Guerrero totes, mattress, monitor C211A
- Johnny Lomeli boxes, bags, drum C252
- Theodora Cardenas books, boxes, clothes C263
- Stephanie Rohlfing totes, shoes, boxes C265

All units must be paid for at the time of sale. No checks accepted. No one under the age of 18 is allowed to attend the sale. Each person must sign in and agree to follow all Rules and Regulations of the sale. The landlord reserves the right to bid at the sale. All purchased goods are sold "as is" and must be removed by 5:00 PM on the day following the sale. Shelving is property of landlord; do not remove unless authorized. Buyers must provide a current, original or a photocopy of their original resale permit at time of sale in lieu of sales tax. This sale is subject to cancellation in the event of settlement between landlord and obligated party Auctioneer; O'Brien Auction & Vehicle Lien Services

Bond number #

1 5 8 2 5 9 4 1
 Auctioneers Telephone
 Number (559) 970-8105
Orange County News
1/31,2/7/2025-149734

**NOTICE OF PETITION
 TO ADMINISTER ES-
 TATE OF:**

CLARENCE YOSHIO NAKAYA
CASE NO. 30-2025-01456183-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 CLARENCE YOSHIO NAKAYA. A PETITION FOR PROBATE has been filed by CLYDE CHOSHI MATSUMOTO in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that CLYDE CHOSHI MATSUMOTO 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: 03/12/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD, COSTA MESA, CA 92335

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

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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
MICHAEL J. PATINELLI - SBN 158825
PATINELLI & CHANG LLP
 2355 CRENSHAW BOULEVARD, SUITE 185
 TORRANCE CA 90501
 Telephone (310) 312-8117
 2/5, 2/7, 2/12/25
CNS-3891981#
ORANGE COUNTY NEWS
Orange County News
2/5,7,12/25-149784

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01452082

TO ALL INTERESTED PERSONS: Petitioner: YOON HA KWON filed a petition with this court for a decree changing name as follows: YOON HA KWON TO YOONHA LIM. 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

02/25/2025
 8:30 a.m. Dept. D-100
 REMOTE
 Central Justice Center
 700 Civic Center Drive
 West

Santa Ana, CA 92701
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmycourt.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: 01/13/2025
 Judge David J. Hesseltine
 Judge of the Superior Court
Orange County News
1/17,24,31,2/7/25-149388

TS No: CA07000897-24-1
 APN: 231-451-07 TO No: S-LH-CA-175712-TSG
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 April 12, 2010. 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 3, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power

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of sale contained in that certain Deed of Trust recorded on April 16, 2010 as Instrument No. 2010000179137, of official records in the Office of the Recorder of Orange County, California, executed by PROSPERO ALBERTO SANDOVAL AND ELGA ILMA SANDOVAL, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. 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 described in the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 12401 STIMSON ST, GARDEN GROVE, CA 92840 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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 \$518,116.34 (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

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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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000897-24-1. 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. 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 CA07000897-24-1 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: December 30, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000897-24-1 17100

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Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication At 916.939.0772 NPP0469484 To: ORANGE COUNTY NEWS 02/07/2025, 02/14/2025, 02/21/2025
Orange County News
2/7,14,21/2025-149883

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01449735

TO ALL INTERESTED PERSONS: Petitioner: IRVIN MENDEZ ALATORRE filed a petition with this court for a decree changing name as follows: IRVIN MENDEZ ALATORRE to IRVIN AL MENDEZ. 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

02/19/2025
 8:30 a.m. Dept. D-100
 REMOTE
 Central Justice Center
 700 Civic Center Drive
 West
 Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmycourt.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: 01/02/2025
 Judge Andre De La Cruz
 Judge of the Superior Court
Orange County News
1/17,24,31,2/7/25-149343

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 26th, 2025**. 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:

480 W Crowther Ave
Placentia CA 92870
714.524.7552
11:00am

Andree Fuenistas
 Jennifer Johnson
 Courtney Reyes
 Daniel Salinas
 Jesse Mercado
 Ingrid Guibert
 Judy Negrete
 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 until the winning bidder takes possession of the personal property.
 2/7/25

Legals-OCN

CNS-3892893#
ORANGE COUNTY NEWS
Orange County News
2/7/25-149931

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **February 26th, 2025**;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

Chayane Sarabia
 Josue Solorzano
 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 until the winning bidder takes possession of the personal property
 2/7/25

CNS-3893476#
ORANGE COUNTY NEWS
Orange County News
2/7/25-149999

NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104, 6105 U.C.C.)
 Escrow No. 7571-KN

Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below.

The names and business addresses of the seller are:
 THE VINTAGE 1979/
 HELEN VO LLC, HELEN
 HANG VO
 10110 WESTMINSTER
 AVE #A, GARDEN
 GROVE, CA 92843

The location in California of the chief executive office of the seller is: SAME AS ABOVE

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

The names and business addresses of the buyer are:

TX3 VENTURES, LLC
 10110 WESTMINSTER
 AVE # A, GARDEN
 GROVE, CA 92843

The assets to be sold are described in general as: GOODWILL, FURNITURE, EQUIPMENT, FIXTURE, LEASE HOLD OF THE VINTAGE 1979 and are located at: 10110 WESTMINSTER AVE # A, GARDEN GROVE, CA 92843

The business name used by the seller at that location is: THE VINTAGE 1979.

The anticipated date of the bulk sale is 02/27/25 at the office of GOLDEN CALIFORNIA ESCROW, INC., SUITE D-605 BUENA PARK, CA 90621 and the anticipated sale date is 02/27/25

This bulk sale IS subject to California Uniform Commercial Code Section 6106.2.

If so subject, the name and address of the person with whom claims may be filed is: GOLDEN CALIFORNIA ESCROW, INC., 17151 NEWHOPE ST., #202, FOUNTAIN VALLEY, CA 92708, and the last date for filing claims shall be 02/26/25, which is the business day before the sale date specified above.
 Dated: 1/24/2025
 S/ TX3 VENTURES, LLC
 2/7/25

CNS-3893405#
ORANGE COUNTY NEWS
Orange County News
2/7/25-150001

Legals-OCN

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, CA 92648 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 online auction via www.selfstorageauction.com on 2/25/2025 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit B049, Jared Alford, Boxes, Totes and Misc Items

Unit C039, Brenda Daniels, Boxes, Totes and Misc Items

Unit C062, Amber Criswell, Boxes, Totes and Misc Items

Unit E013, Wilson Tamayo, Boxes, Totes and Misc Items

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 until the winning bidder takes possession of the personal property. Please contact the property with any questions 657-342-4921.
Orange County News
2/07/2025-149558

NOTICE TO CREDITORS OF BULK SALE
 (UCC Sec. 6105)

Escrow No. 25-3807-JL
 NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:

KYC CAPITAL, INC.
 5321 BEACH BLVD., STE. B, BUENA PARK, CA 90621

Doing Business as: HONEYMEE BUENA PARK (TYPE - ICE CREAM SHOP)

All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE

The location in California of the Chief Executive Officer of the Seller(s) is: NONE

The name(s) and address of the Buyer(s) is/are: MICHAEL NAM

16022 PROMONTORY PLACE LA MIRADA, CA 90638

The assets being sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASEHOLD INTEREST AND IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 5321 BEACH BLVD., STE. B, BUENA PARK, CA 90621

The bulk sale is intended to be consummated at the office of: PRIME SERVICE ESCROW, INC., 6940 BEACH BLVD., SUITE D-605 BUENA PARK, CA 90621 and the anticipated sale date is 02/27/25

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES

The name and address of the person with whom claims may be filed is: PRIME SERVICE ESCROW, INC., 6940 BEACH BLVD., SUITE D-605 BUENA PARK, CA 90621 and the last date for filing claims shall be 02/26/25, which is the business day before the sale date specified above.
 Dated: 01/28/2025

Buyer:
 S/ MICHAEL NAM
 2/7/25

CNS-3893566#
ORANGE COUNTY NEWS
Orange County News
2/7/25-150009