



I didn't talk for a very long time

Jacob Sanchez
Diagnosed with autism

Lack of speech is a sign of autism. Learn the others at autismspeaks.org/signs.

Legals-OCN

TSG No.: 92093481 TS No.: CA2400291361 APN: 099-264-02 Property Address: 13632 FERNWOOD DRIVE GARDEN GROVE, CA 92643 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/28/1996. 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 08/11/2025 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/13/1996, as Instrument No. 19960122532, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: DALE A. FRITZ AND SHARON A. FRITZ, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 099-264-02 The street address and other common designation, if any, of the real property described above is purported to be: 13632 FERNWOOD DRIVE, GARDEN GROVE, CA 92643 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, 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, under the terms of said Deed of Trust, 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 obligation secured by the property to be sold and reasonable estimated costs, ex-

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penses and advances at the time of the initial publication of the Notice of Sale is \$ 211,889.48. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400291361 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

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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 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400291361 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0476501 To: ORANGE COUNTY NEWS 07/18/2025, 07/25/2025, 08/01/2025 Orange County News 7/18,25,8/1/2025-154903

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that **August 20, 2025**;Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed

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below at the following locations:

**155 S. Adams St
Anaheim CA 92802
(714)-563-0388**

12:00 PM

Jennifer Escareno
Aaron Caballero
Irvin Juarez
Robert Conde
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 8/1/25

CNS-3950917#

**ORANGE COUNTY NEWS
Orange County News
8/1/25-155137**

BSC 227191

**Notice of Sale of Real Property at Private Sale
Case# 30-2024-01429642-PR-OP-CMC**

In the Superior Court of California, for the County of Orange

In the matter of the Estate of LYLE PAUL NAKAMURA, aka LYLE P. NAKAMURA, deceased. Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 11TH day of August, 2025 at the office of Law Offices of Duane S. Lindsey, A. P. C., located at 2082 Michelson Drive, Irvine, California 92612 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Garden Grove, County of Orange, State of California, particularly described as follows: Lot 22 of Tract 1975 as per map recorded in Book 60, Pages 14 and 15 of Miscellaneous Maps, records of said County. APN# 132-361-26

More commonly known as 9901 Royal Palm Blvd., Garden Grove, California Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent (10%) of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: 7/23/25

Gerald Doverspike, Personal Representative of

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the Estate Attorney(s) at Law: Duane S. Lindsey Law Offices of Duane S. Lindsey, A. P. C. 2082 Michelson Drive Irvine, California 92612 **Orange County News 7/30,8/1,8/6/2025-155178**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **August 20 th, 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

Jennifer Louise Eveans
Brenda Rodriguez
Tyrone Maurice Walker
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 8/1/25

CNS-3951314#

**ORANGE COUNTY NEWS
Orange County News
8/1/25-155171**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **August 20th, 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

Priscilla Munoz
Kenneth Webb
Marlene Ortega
Ronald Remmie
Enno Orellana

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 8/1/25

CNS-3951510#

**ORANGE COUNTY NEWS
Orange County News
8/1/25-155184**

NOTICE TO CREDITORS OF BULK SALE AND OF

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INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No.: 72346-KH
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made.

The names and address of the Seller/Licensee are: Shewaye Zeleke, 2622 W. La Palma Ave., Anaheim, CA 92801

The business is known as: Tara Ethiopian Restaurant aka Tana Ethiopian Restaurant

The names and addresses of the Buyer/Transferee are: Pupuseria EL Cadejo, LLC, 2622 W. La Palma Ave., Anaheim, CA 92801 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: None

The location and general description of all assets normally found and used in the operation of within named, including but not limited to goodwill, trademark, inventory of stock in trade, accounts, contract rights, leases, leasehold improvement, furniture, fixtures and equipment Located at 2622 W. La Palma Ave., Anaheim, CA 92801 The kind of license to be transferred is: On-Sale Beer and Wine- Eating Place License No. 41-666740 now issued for the premises located at: 2622 W. La Palma Ave., Anaheim, CA 92801

The anticipated date of the sale/transfer is August 19, 2025 or upon transfer and issuance of Buyer's permanent license by the State of California Dept. of Alcoholic Beverage Control at the office of Inland Empire Escrow, Inc. 12794 Central Avenue, Chino, CA 91710.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory of \$, is the sum of \$70,000.00 which consists of the following:

Cash \$70,000.00

The purchase price of said assets shall be the sum of \$70,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

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Dated: June 19, 2025

Sellers:

/s/ Shewaye Zeleke

Buyers:

Pupuseria El Cadejo, LLC, By:/s/ Sandy Castaneda, Member 8/1/25

CNS-3952346#

**ORANGE COUNTY NEWS
Orange County News
8/1/25-155292**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **August 20, 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

Josefina Rogers
Jacqueline Mock
Cynthia Muett
Gabriela Garcia
Fariba Tizhoush
Mindy Alarrazabal
Josue Perez
Richard Kocar

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 8/1/25

CNS-3950442#

**ORANGE COUNTY NEWS
Orange County News
8/1/25-155088**

Public Notice Jamie, has public notices details below North SD County CA Coast News, Uptown Examiner SD CA/Pima County Arizona Recorder, Title and Man in reference -Jamie Man-JAMIE JEFFREY HABIG/JAMIE JEFFREY LANS DALE Title/Titles all variances. The Coast News Any Clog on Title Proof of Publication # 27253 & No intent to abandoned property Proof of Publication # 27511 Uptown Examiner Equitable Interest of title accounts Proof of Publications # 1208930W Name change decree case San Diego CA# 37202400014410 Declaration of Trust Pima County Recording # 20241430039 Equitable Interest in Accounts #20243660024 Power of Attorney # 20250710578. C/O Jamie Habig General Delivery 520 East Ave Pico San Clemente CA (92674) & PO Box 100 Hanalei Hawaii (96714)

**Orange County News
8/1,8,15,22/2025-154731**