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codicils are available for examination in the file kept by the court.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

**A hearing on the petition will be held in this court as follows: April 25, 2019 at 2:00 PM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.**

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 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: Trent C. Marcus, Esq.

### Legals-SB

Law Offices of Trent C. Marcus  
19900 Beach Blvd., C-1  
Huntington Beach, CA 92648  
(714) 964-6335  
**Seal Beach Sun-3/28,4/4,4/11/2019- 79223**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 30-2019-01056778**

TO ALL INTERESTED PERSONS: Petitioner: HEATHER JUSTINE NOLAN filed a petition with this court for a decree changing names as follows: HEATHER JUSTINE NOLAN to HEATHER JUSTINE NOLAN-WALLACE. 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.

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If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
May 16, 2019  
8:30 a.m., Dept. D100  
Window: 44

Superior Court  
700 Civic Center Dr., West Santa Ana, CA 92701  
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: Seal Beach Sun.  
DATE: MAR 14 2019  
JAMES J. DI CESARE  
Judge of the Superior Court  
**Seal Beach Sun 3/28,4/4,11,18/2019- 79346**

**NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)**  
**Escrow No. 563235-DM**

(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:

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WEST COAST RESTAURANT INC., 2008 Westminster Mall, Westminster, CA 92683

(3) The location in California of the chief executive office of the Seller is: Same

(4) The names and business address of the Buyer(s) are:

WESTMINSTER BUFFET INC., 2008 Westminster Mall, Westminster, CA 92683

(5) The location and general description of the assets to be sold are Furniture, Fixtures, Equipment, Trade Name, Goodwill, Leasehold Interest & Improvement and Covenant not to Compete of that certain business located at: 2008 Westminster Mall, Westminster, CA 92683

(6) The business name used by the seller(s) at that location is: THE LUXE BUFFET

(7) The anticipated date of the bulk sale is 04/16/19 at the office of Good News Escrow, Inc., 17800 Castleton Street, Suite 175 City of Industry, CA 91748, Escrow No. 563235-DM, Escrow Officer: Diana Myung.

(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 04/15/19.

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

(11) 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"  
Dated: March 11, 2019  
Transferees:

WESTMINSTER BUFFET INC., a California Corporation  
By: /s/ Hui Rong Cheng, Secretary  
3/28/19

**CNS-3235940# HUNTINGTON HARBOUR SUN-JOURNAL-3/28/2019- 79403**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 30-2019-01057810**

TO ALL INTERESTED PERSONS: Petitioner: DONALD REID REITER JR. filed a petition with this court for a decree changing names as follows: DONALD REID REITER JR. to HEISMAN REID REITER JR. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause,

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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**  
May 7, 2019  
8:30 a.m., Dept. D100  
Window: 44

Superior Court  
700 Civic Center Dr., West Santa Ana, CA 92701  
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: Seal Beach Sun.  
DATE: MAR 19 2019  
JAMES J. DI CESARE  
Judge of the Superior Court  
**Seal Beach Sun 3/28,4/4,11,18/2019- 79575**



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**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01054598**  
TO ALL INTERESTED PERSONS: Petitioner: WILLIAM MAHURIEN & CONNIE MAHURIEN on behalf of CHLOE LANGFORD-MAHURIEN, a minor filed a petition with this court for a decree changing names as follows: CHLOE LYNN LANGFORD-MAHURIEN to CHLOE LYNN MAHURIEN. 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**  
April 18, 2019  
8:30 a.m., Dept. D100  
Window: 44  
Superior Court  
700 Civic Center Dr., West Santa Ana, CA 92701  
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: Seal Beach Sun.

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**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01052730**  
TO ALL INTERESTED PERSONS: Petitioner: SUSAN RAE WEISHEIT & JEREMY DALE WEISHEIT on behalf of KADYN RAIN WEISHEIT filed a petition with this court for a decree changing names as follows: KADYN RAIN WEISHEIT to KADYN RAINWATER WEISHEIT. 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**  
April 2, 2019  
8:30 a.m., Dept. D100  
Window: 44  
Superior Court  
700 Civic Center Dr., West Santa Ana, CA 92701

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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: Huntington Harbour Sun Journal.

**DATE: FEB 22 2019**  
**WALTER P. SCHWARM**  
Judge of the Superior Court  
**Huntington Harbour Sun 3/7,14,21,28/2019- 78559**

**BSC 216708**  
**Notice of Sale of Real Property at Private Sale Case# 30-2017-00916540-PR-PW-CJC**  
In the Superior Court of California, for the County of Orange  
In the matter of Estate of ROCIO VALENCIA ORTIZ 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 29TH day of March, 2019 at the office of James E. Foden, Attorney at Law all the right, title and interest of said ESTATE in and to all the certain real property situated in the city of SEAL BEACH County of ORANGE, State of California, particularly described as follows Real Property located at 13821 Fresh Meadows Ln #7-C, Seal Beach, CA 90740 (A Stock Cooperative located in Leisure World, Seal Beach, CA 90740). APN 947-28-174  
More commonly known as: 13821 FRESH MEADOW LN #7-C, SEAL BEACH, CA 90740  
Terms of the sale are cash

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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 (10%) PERCENT 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.

**DATE: 03/06/2019**  
**MARTIN ZEPEDA**, Personal Representative of the Estate  
Attorney(s) at Law: James E. Foden, 4050 KATELLA AVE, STE. 220, Los Alamitos, CA 90720; (PH) 562-280-0999  
**Seal Beach Sun-3/14,3/21,3/28/2019-78703**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORA I. FLORES CASE NO. 30-2019-01055687-PR-PW-CJC**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DEBORA I. FLORES.  
A Petition for PROBATE has been filed by: RALPH M. FLORES in the Superior Court of California, County of ORANGE. The Petition for Probate requests that RALPH M. FLORES be appointed as personal representative to administer the estate of the decedent.  
The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any

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codicils are available for examination in the file kept by the court.  
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
**A hearing on the petition will be held in this court as follows: April 11, 2019 at 2:00 PM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.**  
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

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Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: Paul R. Kelly, Esq.  
The Kelly Law Firm  
3777 Long Beach Blvd., Ste. 300  
Long Beach, CA 90807  
(562) 548-7500  
**Seal Beach Sun-3/14,3/21,3/28/2019-78825**

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check MUST BE MADE PAYABLE TO: FORECLOSURE SERVICES, INC., 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: TRIET MINH DINH Duly Appointed Trustee: FORECLOSURE SERVICES, INC. Recorded 6/6/2018 as Instrument No. 2018000208390 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/10/2019 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA Amount of unpaid balance and other charges: \$126,117.55 Street Address or other common designation of real property: 10920 SLATER AVE. FOUNTAIN VALLEY, CA 92708 A.P.N.: 169-181-39 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date

- ACROSS**
- 1. Joint
  - 6. A group of countries in special alliance
  - 10. Stone
  - 14. Move with a splashing sound
  - 15. Can be fixed
  - 17. Giving human characteristics to the nonhuman
  - 19. Other side of yang (Chinese)
  - 20. Consume
  - 21. Gave it a go
  - 22. One point north of due east
  - 23. Fat used to make puddings
  - 24. Turfs
  - 26. Not awake
  - 29. Not nice
  - 31. Frighten
  - 32. Political action committee
  - 34. Skin problem
  - 35. Type of music
  - 37. Intestinal pouches

E	L	B	O	W	B	L	O	C	R	O	C	K
S	W	A	S	H	R	E	P	A	R	A	B	L
P	E	R	S	O	N	I	F	I	C	A	T	I
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	O	S	M	I	C		A	A	R		B	D
I	N	T	O	T	H	E	W	I	L	D	B	L
F	E	A	T	H	E	R	E	D		Y	O	U
E	S	T	E		D	A	D		E	A	M	E

- 38. Eight
- 39. Emerald Isle
- 40. Interpret characters
- 41. Abandon
- 43. Felines
- 45. Energy and enthusiasm
- 46. Resembles a pouch
- 47. Relating to sense of smell
- 49. Swiss river
- 50. Bradley Int'l Airport
- 53. \_\_\_\_\_ yonder
- 57. Tarred and \_\_\_\_\_
- 58. Boyish
- 59. This (Spanish)
- 60. Male parent
- 61. Lounge chair

- DOWN**
- 1. Sports award
  - 2. Monetary unit of Angola
  - 3. Some animals live here
  - 4. Former CIA
  - 5. Global health group
  - 6. Male given name
  - 7. Opposite of right
  - 8. Open Payment Initiative
  - 9. Desert plants
  - 10. A bird that cannot fly
  - 11. Off-Broadway

1	2	3	4	5		6	7	8	9		10	11	12	13
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59						60					61			

- theater award
- 12. Lump of clay
- 13. Barbie's pal
- 16. Seldom
- 18. Noses
- 22. Denotes past
- 23. Selling at specially reduced prices
- 24. \_\_ Claus
- 25. Comes before two
- 27. Fencing swords
- 28. Nocturnal rodent
- 29. Chinese revolutionary
- 30. Electronic counter-countermeasures
- 31. Enjoyable
- 33. Villain
- 35. Discussed
- 36. Waterfall (Scottish)
- 37. Old television part (abbr.)
- 39. Roughly chipped flint
- 42. Helps change channels
- 43. \_\_ Sagan, astronomer

- 44. Cooling unit
- 46. Uttered words
- 47. Small integers
- 48. Type of data
- 49. Inspired
- 50. France's first Jewish PM
- 51. Famed sci-fi novel
- 52. Body parts
- 53. Nigerian City
- 54. Amount of time
- 55. Coloring material
- 56. Type of constrictor snake



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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 Web site [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 18-116. 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. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5. 2923.54. (a) A notice of sale filed pursuant to Section 2924f shall include a declaration from the mortgage loan servicer stating both of the following: (1) Whether or not the mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Sections 2923.53 that is current and valid on the date the notice of sale is filed. (2) Whether the timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Date: 3/12/2019 FORECLOSURE SERVICES, INC. 1883 W. Lotus Place Brea, CA 92821 David Giron, Owner Trustee/Agent for Beneficiary/Direct Sales Line at 916-939-0772 NPP0350410 To: HUNTINGTON HARBOUR SUN JOURNAL 03/21/2019, 03/28/2019, 04/04/2019 **Huntington Harbour Sun Journal-3/21,28,4/4/2019-78890**

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 05935060 TS No: P17-11013 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 01/19/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 01/22/2018 as instrument number 2018000021885, in the office of the County Recorder of ORANGE County, California, and further pursuant to the Notice of Default and Election to Sell

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thereunder recorded on 7/5/2018 as instrument number 2018000246674 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 3/21/1967 as instrument number 11888, in Book 8204 Page 42 WILL SELL on 04/10/2019, 01:30PM, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): MICHELLE PHAM, A SINGLE WOMAN. The property address and other common designation, if any, of the real property is purported to be: 17629 LOS JARDINES WEST, FOUNTAIN VALLEY, CA 92708, APN 169-027-02. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$6,809.57. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. This communication is from a debt collector. Witkin & Neal, Inc. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 trust-

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ee 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 AND ALL OTHER INTERESTED PARTIES: 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 this 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 Web site: [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: P17-11013. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 03/07/2019 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0350209 To: HUNTINGTON HARBOUR SUN JOURNAL 03/21/2019, 03/28/2019, 04/04/2019 **Huntington Harbour Sun Journal Sun-3/21,28,4/4/2019-78891**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SHARYN L. SEATON CASE NO. 30-2019-01057984-PR-PL-CJC**  
To all heirs, beneficiaries,

T.S. No. 18-0500-11 NOTICE OF TRUSTEE'S SALE NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LU'U Y: KEM THEO ĐẦY LÀ BẢN TRÌNH BÀY TỜ MÔ TẢ VỀ THÔNG TIN TRONG TÀI LIỆU NÀY THAT PURSUANT TO CIVIL CODE § 2923.3(d)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/9/2005. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings

T.S. No. 17-0712-11 NOTICE OF TRUSTEE'S SALE NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LU'U Y: KEM THEO ĐẦY LÀ BẢN TRÌNH BÀY TỜ MÔ TẢ VỀ THÔNG TIN TRONG TÀI LIỆU NÀY PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(d)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/17/2005. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings

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creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SHARYN L. SEATON.  
A Petition for PROBATE

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: AN LAM, A SINGLE MAN Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 3/14/2005 as Instrument No. 2005000189497 of Official Records in the office of the Recorder of Orange County, California, Street Address or other common designation of real property: 16959 SUMMEROAK COURT FOUNTAIN VALLEY, CA 92708 A.P.N.: 144-503-26 Date of Sale: 4/23/2019 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 Amount of unpaid balance and other charges: \$709,875.96, estimated The undersigned Trustee dis-

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: DOMINIC CARUSO AND STACEY L. CARUSO, HUSBAND AND WIFE, AS JOINT TENANTS Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 5/18/2005 as Instrument No. 2005000383957 of Official Records in the office of the Recorder of Orange County, California, Street Address or other common designation of real property: 18771 FLAGSTAFF LANE HUNTINGTON BEACH, CA 92646 A.P.N.: 157-433-14 Date of Sale: 4/16/2019 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 Amount of unpaid balance and other charges:

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has been filed by: MARTIN J. LEJNIEKS, a CA licensed Private Professional Fiduciary (#999) in the Superior Court of California, County of ORANGE. The Petition for Probate requests that MARTIN J.

claims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

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LEJNIEKS be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any

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 1-800-758-8052 or visit this Internet Web site [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 18-0500-11. 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. Date: 3/15/2019 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: 1-800-758-8052 [www.Xome.com](http://www.Xome.com) Sindy Clements, Foreclosure Officer PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE USED FOR THAT PURPOSE. NPP0350632 To: HUNTINGTON HARBOUR SUN JOURNAL 03/28/2019, 04/04/2019, 04/11/2019

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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 1-800-758-8052 or visit this Internet Web site [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 17-0712-11. 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. Date: 3/11/2019 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: 1-800-758-8052 [www.Xome.com](http://www.Xome.com) Sindy Clements, Foreclosure Officer PLEASE BE ADVISED THAT THE WOLF FIRM MAY BE ACTING AS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION YOU PROVIDE MAY BE USED FOR THAT PURPOSE. NPP0350386 To: HUNTINGTON HARBOUR SUN JOURNAL 03/21/2019, 03/28/2019, 04/04/2019

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