

PUBLIC NOTICES

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FICTITIOUS BUSINESS NAME STATEMENT NO: 2019-6536638

Vida Organic Wellness, 320 Main Street, Suite C, Seal Beach, CA 90740; County: Orange. This is a New Statement.

Registrant(s): Vida Organic Life Massage, LLC, 320 Main Street, Suite C, Seal Beach, CA 90740.

This business is conducted by a Limited liability Co.

Have you started doing business yet? Yes 02/28/2009.

/s/ Julia Sackis Managing Member / Manager

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 MARCH 4, 2019

Seal Beach Sun - 80170 4/11,18,25, 5/2/2019

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

SHARYN L. SEATON CASE NO. 30-2019-01057984-PR-PL-CJC

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

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LEJNIIEKS 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 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 per-

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sonal 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. 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

Legals-SB

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. 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

Legals-SB

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, 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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NOTICE OF PUBLIC SALE OF GOODS TO SATISFY LIEN
AUCTION LOCATION: 15671 COMMERCE LANE, HUNTINGTON BEACH, CA. 92649

In accordance with the provisions of the California Commercial Code, Sections 7201-7210, notice is hereby given that on Saturday, April 20, 2019 at the hour of 10:00 am of said date, at 15671 Commerce Lane., City of Huntington Beach, County of Orange, State of CA, the undersigned will sell at public auction for cash, in lawful money of the United States, the articles hereinafter described, belonging to, or deposited with, the undersigned by the persons hereinafter named: Golden West Moving Inc., Said goods are being held on the accounts of: Whitney Hart. All other goods are described as household goods, furniture, misc., office furniture, equipment, sealed cartons and the unknown. The auction will be made for the purpose of satisfying the lien of the undersigned on said personal property to the extent of the sum owed, together with the cost of the sale. For information contact Golden West Moving Inc. Terms: Cash only with a 15% buyer's premium. Inspection at sale time. Payment and removal day of sale. Auction conducted by American Auctioneers, Dan Dotson & Associates (800) 838-SOLD, (909) 790-0433 or www.americauctioneers.com Bond #FS863-20-14. Golden West Moving Inc. 4/4, 4/11/19

CNS-3238486# HUNTINGTON HARBOUR SUN-JOURNAL-4/4,11/2019- 79706

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ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 09/17/2013 as Instrument No. 2013000539812 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: HELEN R. EHNENN AND ROBERT D. EHNENN, WIFE AND HUSBAND 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 California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 05/09/2019 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 14642 MONROE STREET, MIDWAY CITY, CALIFORNIA 92655 APN#: 097-161-03 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, expenses and advances at the time of the initial publication of the Notice of Sale is \$378,884.71. 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. 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

ACROSS

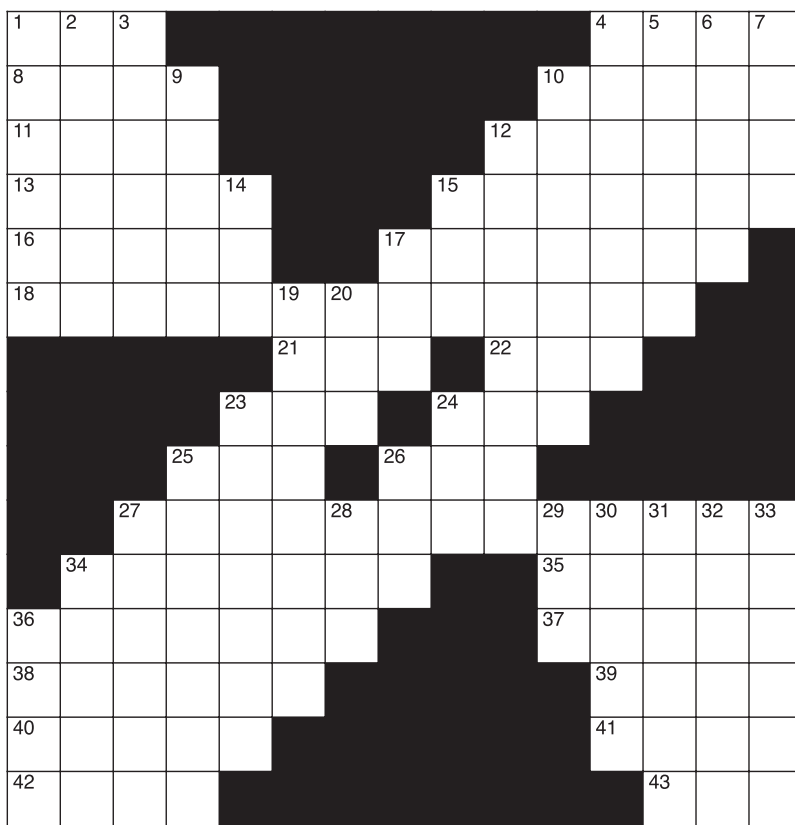
- 1. Defense Department
- 4. Diminutive hoopster Webb
- 8. Cools
- 10. Chili con ___
- 11. Quantitative fact
- 12. Enliven
- 13. A woman of refinement
- 15. Where royalty live
- 16. Beverage made of oatmeal
- 17. Replaced
- 18. UK's largest city
- 21. Obamacare
- 22. When you expect to get there
- 23. Deutschland
- 24. Consumed

DOWN

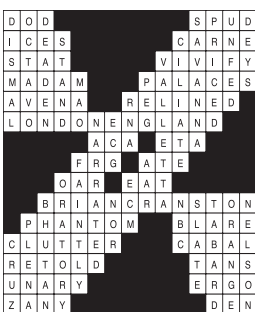
- 25. Paddle
- 26. A way to consume
- 27. "Walter White"
- 34. The opera has one
- 35. Honk
- 36. Disorganization
- 37. Secret political clique
- 38. Recounted again
- 39. Converts to leather
- 40. Consisting of a single element or component
- 41. Therefore
- 42. Clownish
- 43. The habitat of wild animals

DOWN

- 1. Dreary
- 2. Book page size
- 3. Become less lively
- 4. Grassy plain
- 5. Attached a figure to



- 6. Hungry
- 7. NY-based department store
- 9. Pedestal
- 10. Single-celled animal
- 12. National capital
- 14. China's chairman
- 15. Al Bundy's wife
- 17. Acid in all living cells
- 19. Told
- 20. Displays heartbeat
- 23. Softly
- 24. Swiss river
- 25. Small chapel
- 26. Electronic countermeasures
- 27. Asian nation
- 28. Neither
- 29. Peacock network
- 30. List of candidates
- 31. Medieval garment
- 32. Type of juice
- 33. "Coach" actor
- 34. Puerto Rican dance music La _
- 36. Texas politician Ted



FICTITIOUS BUSINESS NAME STATEMENT NO: 2019-6538735

Tax Depot, 780 N Euclid St Ste 201, Anaheim, CA 92801; County: Orange. This is a Change Statement.

Registrant(s): Andromeda Rangel, 2763 W Broadway St, Anaheim, CA 92804.

This business is conducted by an Individual.

Have you started doing business yet? Yes. 01/31/2019.

/s/ Andromeda Rangel

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 MAR 22, 2019

Seal Beach Sun - 79714 4/4,11,18,25/2019

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000008050114 Title Order No.: 180582125 FHA/VA/PMI No.: 0487709994952 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST. DATED 09/12/2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-

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insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case 00000008050114. 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 TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES AND POSTING 714-730-2727** www.servicelinkASAP.com **BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP** as Trustee 20955 Pathfinder Road, Suite 300 Diamond Bar, CA 91765 (866) 795-1852 Dated: 03/29/2019 **BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** A-4689364 04/04/2019, 04/11/2019, 04/18/2019 **Huntington Harbour Journal-4/4,11,18/2019-79732**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HENRY H. SAKAIDA CASE NO. 30-2019-01048541

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HENRY H. SAKAIDA. **A PETITION FOR PROBATE** has been filed by DONNA B. SAKAIDA in the Superior Court of California, County of Orange. **THE PETITION FOR PROBATE** request that DONNA B. SAKAIDA 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 codicils are available for examination in the

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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 on **May 16, 2019 at 2:00 PM in Dept. C08 located at 700 Civic Center Dr. W., 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 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: Heather N. Herd, 611 Ant-on Blvd., 14th Floor, Costa Mesa, CA 92626 (714) 641-5100 **Seal Beach Sun 4/4,11,18/2019 - 79825**

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

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: Pho 54, Inc., 8932 Bolsa Avenue, Westminster, CA 92683 Doing Business as: PHO 54 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: Pho 54, Inc., 15420

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Brookhurst Street, Westminster, CA 92683 The name(s) and address of the Buyer(s) is/are: Lemon Authentic Vietnamese Restaurant, LLC, 10263 Slate Ave #204, Fountain Valley, Ca 92708 The assets being sold are described in general as: Fixtures, Equipment, Assignment of Lease, ABC License and are located at: 8932 Bolsa Avenue, Westminster, CA 92683 The bulk sale is intended to be consummated at the office of: California Eagle Escrow, Inc., 9039 Bolsa Ave. Ste. 312, Westminster, CA 92683 (Escrow No 19-12712-PP) and the anticipated sale date is 04/30/19 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: California Eagle Escrow, Inc., 9039 Bolsa Ave. Ste. 312, Westminster, CA 92683 and the last date for filing claims by any creditor shall be 04/29/19, which is the business day before the sale date specified above. Dated: 04/02/2019 Buyer(s) Lemon Authentic Vietnamese Restaurant, LLC DBA. Pho 5 Stars By: /s/ Liem P. Nguyen, Managing Member **4/11/19 CNS-3240023# HUNTINGTON HARBOUR SUN-JOURNAL-4/11/2019- 80028**

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEAN M. WHITMORE aka JEAN EVELYN WHITMORE Case No. 30-2019-01060003-PR-PL-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JEAN M. WHITMORE aka JEAN EVELYN WHITMORE **A PETITION FOR PROBATE** has been filed by Brian C. Whitmore in the Superior Court of California, County of Orange. **THE PETITION FOR PROBATE** requests that Brian C. Whitmore 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 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

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why the court should not grant the authority. **A HEARING** on the petition will be held on May 2, 2019 at 2:00 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W, 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 as-sets 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: CAROL YOUNG ADAMS ESQ SBN 150060 LAW OFFICE OF CAROL YOUNG ADAMS 18377 BEACH BLVD STE 219 HUNTINGTON BEACH

CA 92648 CN959295 WHITMORE Apr 11,18,25, 2019 **Huntington Harbour Journal-4/11,18,28/2019-80069**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01060964

TO ALL INTERESTED PERSONS: Petitioner: KYUNG HI WOO filed a petition with this court for a decree changing names as follows: KYUNG HI WOO to MAURICE KYUNGHI WOO. **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** May 22, 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: APR 04 2019 JAMES J. DI CESARE Judge of the Superior Court **Seal Beach Sun 4/11,18,25,5/2/2019-80017**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01060820

TO ALL INTERESTED PERSONS: Petitioner: SANDRA KAY KEEN aka SANDRA KAY EWERS aka SANDRA KEEN EWERS filed a petition with this court for a decree changing names as follows: SANDRA KAY KEEN aka SANDRA KAY EWERS aka SANDRA KEEN EWERS. **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** June 4, 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: APR 04 2019 JAMES J. DI CESARE Judge of the Superior Court **Seal Beach Sun 4/11,18,25,5/2/2019-80013**

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FICTITIOUS BUSINESS NAME STATEMENT NO: 2019-6539022 Banded USA, 633 Bay-side Drive, Seal Beach, CA 90740; County: Orange. This is a Change Statement. Registrant(s): Ashley Hibbs, 633 Bayside Drive, Seal Beach, CA 90740 and Heike Gebel, 633 Bay Side Drive, Seal Beach, CA 90740. This business is conducted by Copartners. Have you started doing business yet? No. /s/ Ashley Hibbs 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 false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on MAR 26, 2019 **Seal Beach Sun - 80012 4/11,18,25, 5/2/2019**

FICTITIOUS BUSINESS NAME STATEMENT NO: 2019-6539549 Mental Health Insight, 4872 Hilo Circle, Huntington Beach, CA 92649; County: Orange. This is a New Statement. Registrant(s): Kristen Marie Pankratz, 4872 Hilo Circle, Huntington Beach, CA 92649. This business is conducted by An Individual. Have you started doing business yet? No. /s/ Kristen Marie Pankratz 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 APRIL 1, 2019 **Seal Beach Sun - 80145 4/11,18,25, 5/2/2019**

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-

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,

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, 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 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

Huntington Harbour Sun Journal 3/28,4/4,11/2019 - 79358

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Sun Newspapers 562.430.7555