

PUBLIC NOTICES

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Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01082343

TO ALL INTERESTED PERSONS: Petitioner: KAMRAN MAHDAVI filed a petition with this court for a decree changing names as follows: KAMRAN MAHDAVI to KAMRON ALEXANDER MAHDAVI. 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.

NOTICE OF HEARING

August 29, 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:

Seal Beach Sun

DATE: July 11, 2019

JAMES J. DI CESARE

Judge of the Superior Court

Seal Beach Sun

7/18, 25, 8/1, 8/8/2019- 84521

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01071657-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: JONATHAN CARMELO VALDIVIA filed a petition with this court for a decree changing names as follows: JONATHAN CARMELO VALDIVIA to JACK NISCEMI FOX. 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.

NOTICE OF HEARING

August 28, 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:

Huntington Harbour Sun

Journal

DATE: July 17, 2019

JAMES J. DI CESARE

Judge of the Superior Court

Huntington Harbour Sun

7/25, 8/1, 8/8, 15/2019- 84718

NOTICE OF

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PETITION TO ADMINISTER ESTATE OF: VLADIMIR KNAVA CASE NO. 30-2019-01083150-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 VLADIMIR KNAVA.

A Petition for PROBATE has been filed by: EUGENE KALININ in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that EUGENE KALININ 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: August 21, 2019 at 10:30 AM 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: James E. Foden, Esq. Attorney at Law 4050 Katella Ave. Ste. 220 Los Alamitos, CA 90720 (562) 280-0999

Seal Beach Sun- 7/25, 8/1, 8/8/2019- 84676

NOTICE OF PETITION

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TO ADMINISTER ESTATE OF: JOSEPH N. SMITH, aka JOSEPH NEWTON SMITH CASE NO. 30-2019-01064249-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOSEPH NEWTON SMITH, aka JOSEPH N. SMITH, aka JOSEPH SMITH.

A PETITION FOR PROBATE has been filed by BELEN L. SMITH in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE request that BELEN L. SMITH 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

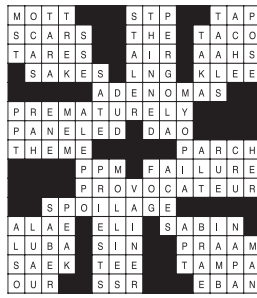
ACROSS

- 1. Social reformer Lucretia
5. Engine additive
8. Where draft beer comes from
11. Skin lesions
13. Denoting one or more things
14. Beloved dish
15. Packaging allowances
16. Surrounds the earth
17. Expresses pleasure
18. "For goodness \_\_\_!"
20. Liquefied natural gas
21. Paul \_\_\_, Swiss painter
22. Benign tumors
25. In an early way
30. Covered with wood
31. Principle underlying the universe
32. Message
33. Become dry through heat

- 38. Printing speed measurement
41. One who does not succeed
43. Type of agent
45. Type of waste
47. Wings
49. Giants' signal caller
50. Polio vaccine developer
55. Congo native
56. Mortal is one type
57. Fishing vessel (Naut.)
59. Ethnic group of Thailand
60. Where golfers begin
61. Western Florida city
62. Belonging to us
63. Soviet Socialist Republic
64. Influential Israeli diplomat

DOWN

- 1. Mountain Time
2. Int'l political organization (abbr.)
3. Olympic champion Lipinski
4. March
5. Less fresh
6. Reduced in size
7. Garden archway
8. Professional translators group (abbr.)
9. Type of pain



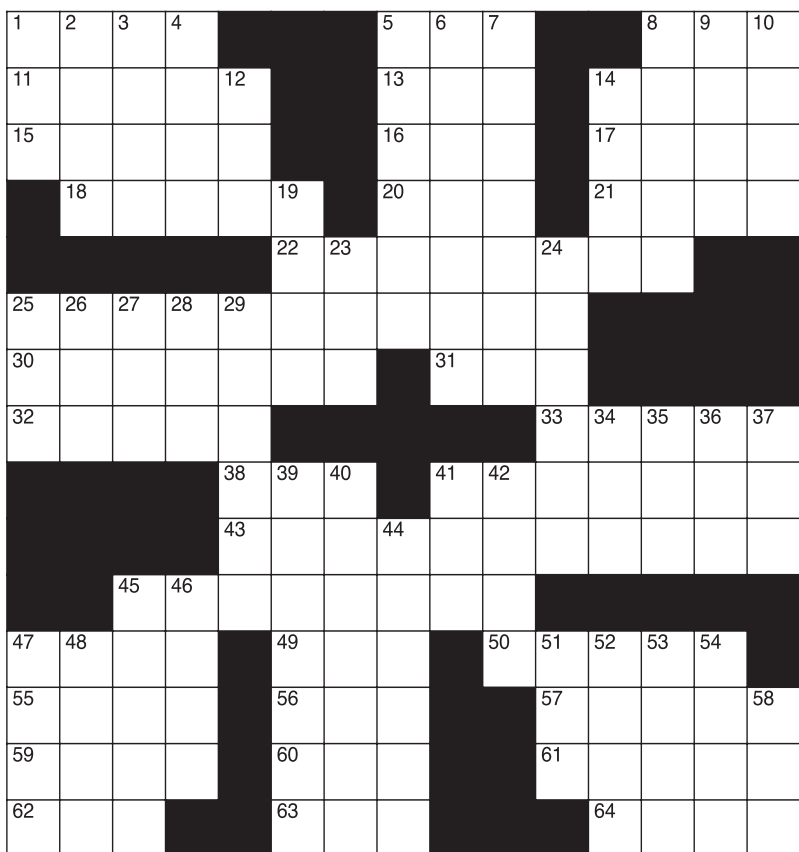
Attorney for petitioner: G. Steven Gackle, 1122 East Green St., Pasadena, CA 91106-2500.

Seal Beach Sun 7/25, 8/1, 8/2019 - 84719

TSG No.: 190751314-CAMSI TS No.: CA1900285027 APN: 167-123-21 Property Address: 9097 LA COLONIA AVENUE FOUNTAIN VALLEY, CA 92708 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/03/2005. 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. On 08/21/2019 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/06/2005, as Instrument No. 2005000012632, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: GILBERT JOE SALAZAR JR, A SINGLE MAN, 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# 167-123-21 The street address and other common designation, if any, of the real property described above is purported to be: 9097 LA COLONIA AVENUE, FOUNTAIN VALLEY, CA 92708 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 \$ 496,402.59. 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,



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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 <http://search.nationwide-posting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA1900285027 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. 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 or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0357282 To: HUNTINGTON HARBOUR SUN JOURNAL 08/01/2019, 08/08/2019, 08/15/2019  
**Huntington Harbour Sun-8/1,8,15/2019-85245**

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF:

**THOMAS K. HICKS, aka KEITH THOMAS HICKS, aka KEITH HICKS, aka THOMAS HICKS**

**CASE NO. 30-2019-01085834-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of THOMAS K. HICKS, aka KEITH

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THOMAS HICKS, aka KEITH HICKS, aka THOMAS HICKS. A Petition for PROBATE has been filed by: THOMAS P. HICKS in the Superior Court of California, County of ORANGE. The Petition for Probate requests that THOMAS P. HICKS 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: August 28, 2019 at 10:30 AM 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

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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: Amy L. Gostanian, Esq. Gostanian Law Group, PC 1201 Dove St., Ste. 475 Newport Beach, CA 92660 (949) 250-7800  
**Seal Beach Sun-8/1,8,8/15/2019- 85281**

#### NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

**Escrow No. 60207DW**

- (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:  
The Karkut Company, 5242 Katella Avenue, Suite 103A, Los Alamitos, CA 90720
- (3) The location in California of the chief executive office of the Seller is: 5242 Katella Avenue, Suite 103A, Los Alamitos, CA 90720
- (4) The names and business address of the Buyer(s) are:  
Matthew 25:40, Inc., 5252 Orange Avenue, Suite 209, Cypress, CA 90630.
- (5) The location and general description of the assets to be sold are Furniture, Fixtures and Equipment and Goodwill of that certain business located at: 5242 Katella Avenue, Suite 103A, Los Alamitos, CA 90720.
- (6) The business name used by the seller(s) at said location is: Right At Home #1298.
- (7) The anticipated date of the bulk sale is August 26, 2019 at the office of Seright Escrow, Inc., 215 North Marengo Avenue, Suite 130 Pasadena, CA 91101, Escrow No. 60207DW, Escrow Officer: Diane Welch.
- (8) Claims may be filed with Same as "7" above.
- (9) The last date for filing claims is August 23, 2019.
- (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

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the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: July 31, 2019  
**TRANSFEREES:** Matthew 25:40, Inc., a California Corporation By: S/ Vernon Atwood, President 8/8/19  
**CNS-3281259# HUNTINGTON HARBOUR SUN-JOURNAL 8/8/2019 85615**

APN: 932-18-100 TS No: CA07000408-19-1 TO NO: 190758155-CA-VOI 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 November 9, 2016. 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 September 23, 2019 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on November 14, 2016 as Instrument No. 2016000574592, of official records in the Office of the Recorder of Orange County, California, executed by ANGEL I MORALES II, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING 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 describing the land therein as: A CONDOMINIUM COMPRISED OF: PAR-

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CEL 1: UNIT 100, LOCATED ON LOT 2 OF TRACT NO. 7338, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP (WHICH MAP IS BOTH A SUBDIVISION MAP AND A CONDOMINIUM PLAN) R E C O R D E D I N BOOK288, PAGE(S) 1 TO 15, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 2: AN UNDIVIDED 1/61ST INTEREST IN LOT 2 OF TRACT NO. 7338, AS SHOWN ON A MAP RECORDED IN BOOK 288, PAGE(S) 1 TO 15, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SHOWN AND DEFINED AS COMMONAREA "A" ON THE ABOVE-REFERRED-TO CONDOMINIUM PLAN. PARCEL 3: AN UNDIVIDED 1/160TH INTEREST IN LOT 4 OF TRACT NO. 7338, AS SHOWN ON A MAP RECORDED IN BOOK 288, PAGES 1 TO 15 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SHOWN AND DEFINED AS COMMON AREA "B" ON THE ABOVE-REFERRED-TO CONDOMINIUM PLAN. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET. 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: 17645 BRITTANY LANE #100, HUNTINGTON BEACH, CA 92647 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

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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 \$386,430.65 (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 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

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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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Web site address [www.Auction.com](http://www.Auction.com) for information regarding the sale of this property, using the file number assigned to this case, CA07000408-19-1. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. Date: July 18, 2019 MTC Financial Inc. dba Trustee Corps T S No. CA07000408-19-1 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 Myron Ravelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. Order Number 62396, Pub Dates: 08/08/2019, 08/15/2019, 08/22/2019  
**HUNTINGTON HARBOUR SUN NEWS 8/8,15,22/2019**

**TRASHING ONE EGG WASTES 55 GALLONS OF WATER**

COOK IT, STORE IT, SHARE IT. JUST DON'T WASTE IT.

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Ad Council NRDC