

PUBLIC NOTICES

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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

September 26, 2019
8:30 a.m., Dept. D100
Window 44
Superior Court
700 Civic Center Dr. W.
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

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in the following:
Seal Beach Sun
DATE: August 8, 2019
JAMES J. DI CESARE
Judge of the
Superior Court

Seal Beach Sun
8/15,22,29, 9/5/2019 -
85744

Trustee Sale No. 18-005902 DS7300-19001921 APN 167-502-02 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/13/05. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A

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PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 09/17/19 at 12:00 PM, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust executed by James Swamer and Allyson Swamer, as Trustor(s), in favor of Bank of America, N.A., as Beneficiary, Recorded on 06/21/05 in Instrument No. 2005000478957 of official records in the Office of the

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county recorder of ORANGE County, California; WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At the North front entrance to the

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County Courthouse, 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, California described as: 8282 DARSY DRIVE, HUNTINGTON BEACH, CA 92647 The property heretofore described is being sold "as is". 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 war-

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ranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$490,637.92 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. **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 or visit the Internet Web site, using the file number assigned to this case 18-005902. 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. www.homesearch.com 800-758-8052 Or Aztec Foreclosure Corporation (877) 257-0717 www.aztectrustee.com DATE: 8/19/2019 AZTEC FORECLOSURE CORPORATION Amy Connolly Assistant Secretary / Assistant Vice President Aztec Foreclosure Corporation 3636 N. Central Ave., Suite #400 Phoenix, AZ 85012 Phone: (877) 257-0717 or (877) 257-0717 Fax: (602) 638-5748 www.aztectrustee.com NPP0359599 To: HUNTINGTON HARBOUR SUN JOURNAL 08/22/2019,

08/29/2019, 09/05/2019
HUNTINGTON HARBOUR
8/22,29,9/5/2019
86071

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Yoshio Oshiki,
aka Yo Oshiki

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 Yoshio Oshiki, aka Yo Oshiki, deceased. **A PETITION FOR PROBATE** has been filed by Michael Nobe in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE request that Michael Nobe 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 on 9/11/2019 at 10:30 AM in Dept. C08, 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.

Petitioner: Michael Nobe, 67 Hawking, Irvine, CA 92618, 949-418-7322
Seal Beach Sun
8/15,22,29/2019 - 85830



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