

T.S. No.: 2019-03512-CA

A.P.N.: 142-153-04
Property Address: 7582 SEINE DRIVE, HUNTINGTON BEACH, CA 92647

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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 INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUODNG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
L'U'U'Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/08/2006. 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.

Trustor: DALE C HENDERSON AND NATALIE K HENDERSON HUSBAND AND WIFE

Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 02/14/2006 as Instrument No. 2006000099808 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 06/15/2020 at 09:00 AM Place of Sale: AUCTION.COM ROOM, DOUBLETREE BY HILTON

HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 600,718.11

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THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 7582 SEINE DRIVE, HUNTINGTON BEACH, CA 92647 A.P.N.: 142-153-04

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 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: \$ 600,718.11.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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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 this 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 (866)-960-8299 or visit this Internet Web site http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx using the file number assigned to this case 2019-03512-CA. 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: April 13, 2020 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299 http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
Hunting Harbour Sun 4/16,23,30/2020 - 95468

PUBLIC NOTICES

Legals-SB

FICTITIOUS BUSINESS NAME STATEMENT NO: 2020-6569941

(a) DBCS (b) DARLENE BUTSCHER CONSULTING SERVICES (c) DARLENE, THE FINANCIAL CONCIERGE (d) HELP ME HELP YOU (e) HELPMEHLPYOU.COM.PANY, 419 Main Street, Suite 31, Huntington Beach, CA 92648. County: Orange. This is a New Statement. Registrant(s): Darlene F. Butscher, 419 Main Street, Suite 31, Huntington Beach, CA 92648. This business is conducted by An Individual. Have you started doing business yet? YES 02/26/2020. Registrant(s): /s/ Darlene Butscher. 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 3, 2020. Seal Beach Sun 4/9,16,23,30/2020 - 95351

FICTITIOUS BUSINESS NAME STATEMENT NO: 2020-6569971

AUTO SERVICE DEPT, 14210 Spectrum Cir, Irvine, CA 92618. County: Orange. This is a New Statement. Registrant(s): JCJB Marketing Inc, 14210 Spectrum Cir, Irvine, CA 92618. This business is conducted by A Corporation. Have you started doing business yet? NO. Registrant(s): /s/ JCJB Marketing Inc. 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, 2020. Seal Beach Sun 4/9,16,23,30/2020 - 95383

Legals-SB

FICTITIOUS BUSINESS NAME STATEMENT NO: 20206571502

STIFEST, 1403 Ocean Avenue, Unit D, Seal Beach, CA 90740. County: Orange. This is a New Statement. Registrant(s): Todd Stephen Arroyo, 1403 Ocean Avenue, Unit D, Seal Beach, CA 90740. This business is conducted by An Individual. Have you started doing business yet? NO. Registrant(s): /s/ Todd Arroyo. 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 26, 2020. Seal Beach Sun 4/16,23,30 5/7/2020 - 95470

FICTITIOUS BUSINESS NAME STATEMENT NO: 20206571502

HOF'S HUT RESTAURANT & BAKERY, 12489 Seal Beach Blvd, Unit D, Seal Beach, CA 90740. County: Orange. This is a New Statement. Registrant(s): Bard Associates LLC, 2601 E. Willow Street, Signal Hill, CA 90755. This business is conducted by A Limited Liability Company. Have you started doing business yet? NO. Registrant(s): /s/ Bradley Hofman 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 April 3, 2020. Seal Beach Sun 4/16,23,30 5/7/2020 - 95474

Legals-SB

FICTITIOUS BUSINESS NAME STATEMENT NO: 20206572314

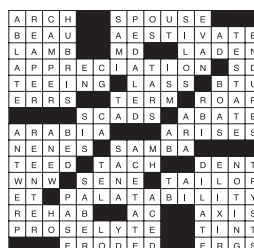
ALLPORT HOME STAGING, 20432 Allport Lane, Huntington Beach, CA 92646. County: Orange. This is a New Statement. Registrant(s): Riley Corporation, 20432 Allport Lane, Huntington Beach, CA 92646. This business is conducted by A Corporation. Have you started doing business yet? YES 04/02/2020. Registrant(s): /s/ Stephanie Pirritano Chief Financial Officer. 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 15, 2020. Seal Beach Sun 4/30 5/7,14, 21 /2020 - 95663

FICTITIOUS BUSINESS NAME STATEMENT NO: 20206571562

PENNY PROMOTIONS, 307 Ocean Ave, Seal Beach, CA 90740. County: Orange. This is a Change Statement. Registrant(s): Penny Promotions, 307 Ocean Ave, Seal Beach, CA 90740. This business is conducted by A Corporation. Have you started doing business yet? YES 03/20/2015. Registrant(s): /s/ Jessica Andrews Chief Executive Officer. 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 27, 2020. Seal Beach Sun 4/30 5/7,14, 21 /2020 - 95765

ACROSS

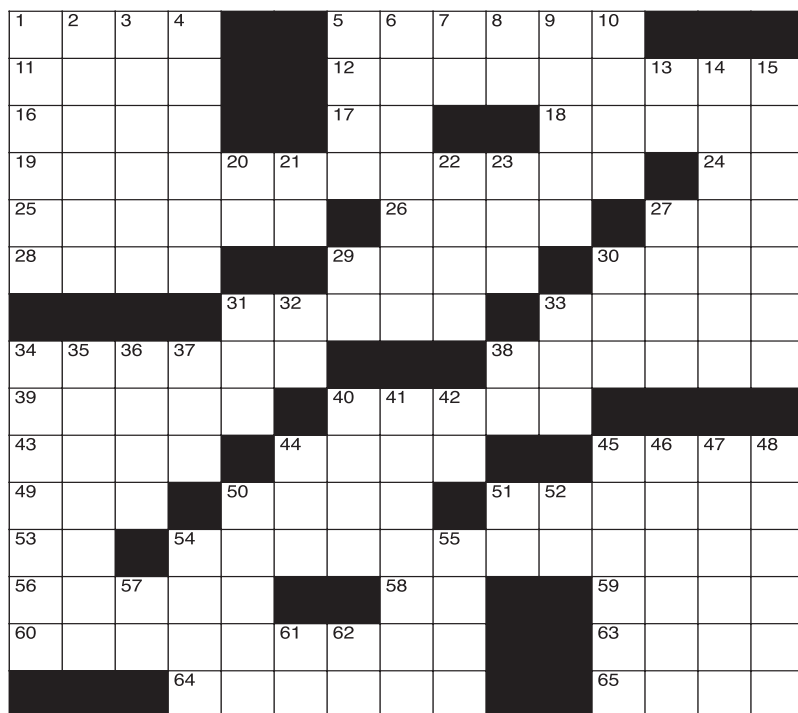
- 1. Curved symmetrical structure
5. One's partner in marriage
11. Male admirer
12. Spend in a period of dormancy
16. Popular Easter meal
17. Doc
18. Bearing a heavy load
19. Gratitude
24. The Mount Rushmore State
25. Driving
26. Girl
27. British thermal unit
28. Makes a mistake
29. A defined length of time
30. Lions do it
31. Large quantities
33. Become less intense
34. Famed peninsula
38. Emerges
39. Rare Hawaiian geese
40. Dance style
43. Drove



- 44. Measures speed of an engine (abbr.)
45. Yankee hero Bucky
49. Midway between west and northwest
50. Monetary unit of Samoa
51. Makes clothing
53. Spielberg's alien
54. Agreeable to the taste
56. Injury treatment protocol
58. Cools your house
59. Imaginary line
60. New convert
63. Some do it to their windows
64. Wore away
65. Work units

DOWN

- 1. Remove body tissue
2. Harvester
3. Roadside living quarters
4. Excessive self-confidence
5. Lapp
6. Bicycled
7. Entrance to a passage
8. Western U.S. state
9. Grain towers
10. "Westworld" actress Rachel Wood
13. Commercial
14. One who left a will
15. Makes it through
20. Within (prefix)



- 21. Sea patrol (abbr.)
22. Cigarettes (slang)
23. A doctrine
27. Constrictor snakes
29. Atomic #73
30. Baseball stat
31. Female sibling
32. A soft gray metal (abbr.)
33. Southern constellation
34. Belgian city
35. Go in again
36. In a different, more positive way
37. A place for sleeping
38. Blood type
40. Syrian news agency (abbr.)
41. A salt or ester of acetic acid
42. Millihenry
44. Populous Israeli city Aviv
45. Widen
46. Magical potion
47. Acknowledging
48. Private romantic rendezvous
50. Cavalry sword
51. Terabyte
52. Artificial intelligence
54. Bullfighting maneuver
55. Breezed through
57. Santa says it three times
61. ___ and behold
62. 36 inches (abbr.)



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Start Something BigBrothersBigSisters.org

