

Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2022-01280311

TO ALL INTERESTED PERSONS: Petitioner: MAZIAR ALIRASHTI/ MAZIAR ALI filed a petition with this court for a decree changing names as follows: MAZIAR ALIRASHTI/ MAZIAR ALI to MAZIAR AALI. 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
11/29/2022 at 8:30 a.m.
Dept: D-100 REMOTE
Central Justice Center
700 Civic Central Drive
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: 09/14/2022
Judge Layne H. Melzer
Judge of the
Superior Court
Seal Beach Sun
9/22,29,10/6,13/22-123118

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

NO: 2022-6644123

LIVING IN GROUP, located at 140 S FLOWER ST #200, ORANGE, CA 92868. The Fictitious Business name referred to above was filed in Orange County on: 02/28/2022 and assigned File No. 20226628626. Is (are) abandoned by the following registrants: MATTHEW PICH-MAXON, 344 MONTCLAIR DR, BIG BEAR CITY, CA 92314. This business is conducted by: INDIVIDUAL. Signature: MATTHEW PICH-MAXON. Statement filed with the Recorder/County Clerk of Orange County on 09/13/2022.

Seal Beach Sun
9/22,29,10/6,13/22-123119

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226644125

LIVING IN REALTY GROUP, 24800 CHRISTA DR, STE 140, MISSION VIEJO, CA 92691. County: Orange. This is a New Statement. Registrant(s): MATTHEW L. PICH-MAXON, 344 MONTCLAIR DR, BIG BEAR CITY, CA 92314. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ MATTHEW PICH-MAXON. 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 9/13/2022.

Seal Beach Sun
9/22,29,10/6,13/2022-123120

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FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226643437

DOMENICO'S ON THE LAKE, 27782 VISTA DEL LAGO C26, MISSION VIEJO, CA 92692. County: Orange. This is a New Statement. Registrant(s): DOMENICO'S MISSION VIEJO, INC, 27782 VISTA DEL LAGO, MISSION VIEJO, CA 92692. Have you started doing business yet? YES, 09/07/2021. This business is conducted by: CORPORATION. Registrant /s/ MIKE RHODES, PRESIDENT. 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 9/06/2022.

Seal Beach Sun
9/22,29,10/6,13/2022-123121

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226644284

T. MICHAEL STUART REAL ESTATE, 17011 BEACH BLVD., SUITE 900, HUNTINGTON BEACH, CA 92647. County: Orange. This is a New Statement. Registrant(s): TIMOTHY STUART, 17011 BEACH BLVD., SUITE 900, HUNTINGTON BEACH, CA 92647. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ TIMOTHY STUART. 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 9/14/2022.

Seal Beach Sun
9/22,29,10/6,13/2022-123163

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226644398

NEWLAND LANDSCAPE, INC., 26092 TALEGA AVENUE, LAGUNA HILLS, CA 92653. County: Orange. This is a New Statement. Registrant(s): NEWLAND LANDSCAPE, INC, 26092 TALEGA AVENUE, LAGUNA HILLS, CA 92653. Have you started doing business yet? YES, 09/05/2007. This business is conducted by: CORPORATION. Registrant /s/ ROLANDO RODRIGUEZ CAMARENA, PRESIDENT. 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 9/15/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123255

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226643384

PASWAH PSYCHOLOGY, 9114 ADAMS AVE #589, HUNTINGTON BEACH, CA 92646. County: Orange. This is a New Statement. Registrant(s): KATHERINE COURTNEY, 8161 CAPE HOPE CIR UNIT 202, HUNTINGTON BEACH, CA 92646. Have you started doing business yet? YES, 08/15/2022. This business is conducted by: INDIVIDUAL. Registrant /s/ KATHERINE COURTNEY. I declare that all in-

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formation 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 9/02/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123256

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226644404

NEWPORT FINANCIAL ASSOCIATES - ESCROW DIVISION "A NON-INDEPENDENT BROKER ESCROW", 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92650-9266. County: Orange. This is a New Statement. Registrant(s): DENA M. MEJIA & MICHAEL P. GUBBINS, 3700 CAMPUS DRIVE, SUITE #107, NEWPORT BEACH, CA 92650. Have you started doing business yet? NO. This business is conducted by: GENERAL PARTNERSHIP. Registrant /s/ DENA M. MEJIA. 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 9/15/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123459

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

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30-2022-01281292

TO ALL INTERESTED PERSONS: Petitioner: SKI JOAN filed a petition with this court for a decree changing names as follows: SKI JOAN to SKY TAKEMOTO. 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
12/01/2022 at 8:30 a.m.
Dept: D-100 REMOTE
Central Justice Center
700 Civic Central Drive
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: 09/20/2022
Judge Layne H. Melzer
Judge of the
Superior Court
Huntington Harbour Sun
Journal
9/29,10/6,13,20/22-123305

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FICTITIOUS BUSINESS NAME STATEMENT

NO: 20226644266

SEMAPHORE TAX STRATEGIES LLP, 16420 BAKE PKWY, IRVINE, CA 92618. County: Orange. This is a Refile, previous No. 20176490561. Registrant(s): M-SQUARED LLP, 16420 BAKE PKWY, IRVINE, CA 92618. Have you started doing business yet? YES, 08/01/2007. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant /s/ MICHAEL BIENSTOCK, 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 9/14/2022.

Seal Beach Sun
9/29,10/6,13,20/2022-123458

APN: 108-064-47 TS No: CA07000879-21-1 To No: 210888993-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 June 23, 2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE

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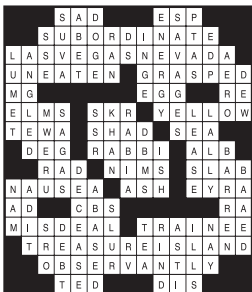
OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 31, 2022 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on June 30, 2015 as Instrument No. 2015000342446, and that said Deed of Trust was modified by Modification Agreement and recorded April 9, 2019 as Instrument Number 2019000111796, of official records in the Office of the Recorder of Orange County, California, executed by CHRISTOPHER J. THOMAS, A SINGLE MAN AND MICHELLE K. NGUYEN, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LAND HOME FINANCIAL SERVICES, INC 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: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of

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the real property described above is purported to be: 10757 COBALT COURT, 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 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 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 \$271,316.16 (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 au-

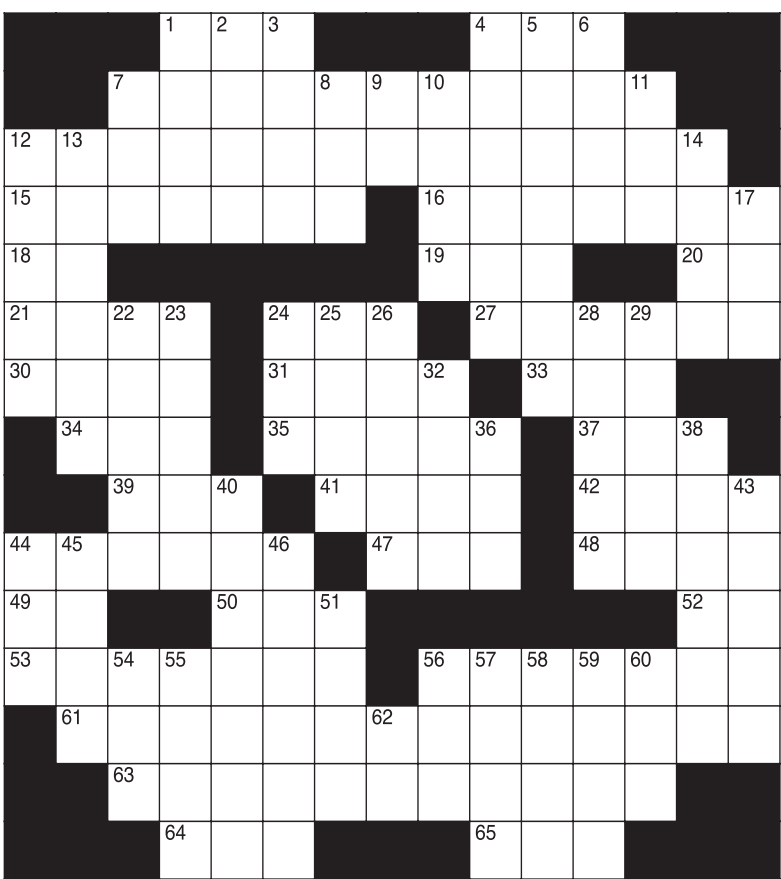
CLUES ACROSS

- Unhappy
- Clairvoyance
- One who works under you
- What happens there stays there
- Not ingested
- Got the picture
- One thousandth of a gram
- Breakfast item
- About
- Tall deciduous trees
- Safe keeping receipt
- Cowardly
- Pueblo people of New Mexico
- Herring-like fish
- A very large body of water
- Angle (abbr.)
- Spiritual leader of a Jewish congregation
- White clerical vestment
- Cool!
- Matchstick games
- Thick piece of something
- A state that precedes



CLUES DOWN

- Fijian capital
- Assist
- Elected lord in Venice
- The capacity of a physical system to do work
- People of the wild
- Parent-teacher groups
- Midway between south and southeast
- Moved quickly on foot
- Handheld Nintendo console
- "Top of the Stairs" playwright
- Electronic data processing
- "Dog Day After-



noon" director
13. Leaned
14. About aviation
17. Mountain is a popular type
22. Lake along Zambia and Congo border
23. Heroic tales
24. Soviet Socialist Republic
25. "Star Trek" villain
26. Hand gesture popular on social media

28. Renters have one
29. Tubular steel column
32. Database management system
36. Similar
38. Providing no shelter or sustenance
40. Death
43. What a sheep did
44. Midcentury Asian battleground
45. Horizontal passage

into a mine
46. Mortified
51. Improper word
54. No seats available
55. Financial obligation
56. It can be hot or iced
57. Tough outer skin of a fruit
58. ___ Spumante (Italian wine)
59. Misfortunes
60. Negative
62. Camper

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thorized 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 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 Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA07000879-21-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase

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the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA07000879-21-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 21, 2022 MTC Financial Inc. dba Trustee Corps T S No. CA07000879-21-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0416282 To: HUNTINGTON HARBOUR SUN JOURNAL 09/29/2022, 10/06/2022, 10/13/2022 **Huntington Harbour Sun Journal 9/29,10/6,13/2022-123445**

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644989 FAT BELLY BAKED GOODS, 122 13TH ST UNIT C, SEAL BEACH, CA 90740-9074. County: Orange. This is a Refile, previous No. 2 0 2 2 6 6 3 9 9 0 0 . Registrant(s): JULIE SENCER, 122 13TH ST UNIT C, SEAL BEACH, CA 90740. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ JULIE SENCER. 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 9/23/2022. **Seal Beach Sun 9/29,10/6,13,20/2022-123460**

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644605 SHARP REFLECTIONZ, 1421 N WANDA RD #180, VILLA PARK, CA 92867. County: Orange. This is a New Statement. Registrant(s): AB BEE M. COLLINS, 1923 N DIAMOND ST, ORANGE, CA 92867. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ AB BEE COLLINS. 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 9/19/2022. **Seal Beach Sun**

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9/29,10/6,13,20/2022-123461

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL000872
TO ALL INTERESTED PERSONS: Petitioner: HANNAH ROSE BERLIN filed a petition with this court for a decree changing names as follows: HANNAH ROSE BERLIN to HANNAH ROSE WINTHROP. 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
12/06/2022 at 8:45 a.m.
Dept: L73
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
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 Newspapers
DATE: 9/26/2022
Judge Julie A Palafox
Judge of the Superior Court
Seal Beach Sun 10/6,13,20,27/2022-123462

Notice of public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday October 27, 2022 at 3:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.self-storageauction.com
Douglas W Lewellen
Cheryl A Candow
Cheryl A Candow
James F Arciaga
Cheryl A Candow
Sada L Wertz
Jerry M Stiller
Jerry M Stiller
Rachel S West
Joshua E Betschart
Aaron P Collins
Jaime Hernandez,
Wavelengths Recovery LLC
Kelly A Vanover
Melinda Santos Pedroza
Reid T Jacobson
Haji Ekber Enver
Andrew Quinn Miles
Ann Therese Rupp
Richard J Williams Jr
Miranda M Miller
Paul A Castillo
Cuong L Nguyen
Maritza Hernandez
Ramon Adame Calderon
Robin L Aylor
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com
m Dated this 13th October 20th October, 2022 by Sealcliff Self Storage 18100 Kovacs Lane, Huntington Beach, CA 92648 714-375-1700
10/13, 10/20/22
CNS-3634031# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 10/13,20/22-123922

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TS No: CA08000563-22-1 APN: 144-514-36 To No: 220316167-CA-VOI NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 12, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 7, 2022 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, 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 August 17,

T.S. No.: 2022-00879-CA

A.P.N.:165-152-20
Property Address: 17621 SAN ROQUE LANE, 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 INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY 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 10/09/2006. 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: RUTH CELIA LANGE, A WIDOW
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 10/17/2006 as Instrument No. 2006000699104 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,
Date of Sale: 11/02/2022 at 03:00 PM
Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 881,497.39

NOTICE OF TRUSTEE'S

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2005 as Instrument No. 2005000643662, of official records in the Office of the Recorder of Orange County, California, executed by VICTOR K. VERBRUGGHEN AND SUSAN VERBRUGGHEN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION 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: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of

SALE

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 herein after 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: 17621 SAN ROQUE LANE, HUNTINGTON BEACH, CA 92647
A.P.N.: 165-152-20

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: \$ 881,497.39.

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

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the real property described above is purported to be: 11897 GALENA AVE, 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 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 said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to

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.

NOTICE OF TRUSTEE'S 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 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 <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2022-00879-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.

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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 \$53,032.68 (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

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2022-00879-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: September 20, 2022
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.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.

Huntington Harbour Sun Journal 9/29,10/6,13/2022-123441

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able 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 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000563-22-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid

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placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000563-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 23, 2022 MTC Financial Inc. dba Trustee C o r p s T S N o . CA08000563-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0416381 To: HUNTINGTON HARBOUR SUN JOURNAL 09/29/2022, 10/06/2022, 10/13/2022 **Huntington Harbour Sun J o u r n a l 9/29,10/6,13/2022-123514**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on **October 25, 2022**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221 3:00 PM** Kim Dunn Boxes, Furniture, Appliances **7392 Garden Grove Blvd, Westminster CA 92683 714-657-6595 2:00PM** Shawn Triefenbach Household goods Ferreira Tauanuu Decorations, party supplies, cookwar, books, Ect. Chris Portillo household goods Giovanni Torres household goods John Edland 2 dressers and boxes and clothes Ana K Jimenez Vidal home items Lisa Martinez General houseware items The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 10/6, 10/13/22 **CNS-3630483# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 10/6,13/22-123631**

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NOTICE OF WAREHOUSE LIEN SALE In accordance with the provisions of the California Commercial Code 7210, and California Civil Code 798.56(e) there being due and unpaid storage for which Del Prado Bolsa Mobilehome Park is entitled to a lien as Warehouse on the mobilehome hereinafter described, and due notice having been given to all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired. Notice is hereby given that the mobilehome hereinafter described will be sold to the highest bidder at 8200 Bolsa Avenue, Space No. 2, Midway City, County of Orange, California 92655 on October 27, 2022, at 10:00 a.m.. The mobilehome to be sold is described as: 1971 ELEGANTE mobilehome, Decal No. AAM6098, Serial No (s) S508X/S508XX/S508XXU. The parties believed to claim an interest in the above-referenced mobilehome are: LAWRENCE M. WILLIAMS, DOROTHY M. WILLIAMS, ESTATE OF DOROTHY WILLIAMS AND ANY HEIRS TO DOROTHY M. WILLIAMS ON BEHALF OF THE ESTATE, MISSION FINANCIAL SERVICES CORP, COUNTY OF ORANGE. The amount of the warehouse lien as of September 16, 2022 is \$23,454.41, plus additional daily storage charges of \$59.23, actual utilities consumed, and other incidental processing, transportation, and lien costs incurred after September 16, 2022 until the date of sale, including without limitation, attorney's fees and costs of publication. Said mobilehome will be sold "as is" and "where is", and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not limited to, the implied warranty of merchantability. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space, or to tenancy within the Park, except as specifically agreed upon in writing by the Park. Absent a written agreement with the Park to the contrary, the mobilehome must be removed from the space. The purchaser of the mobilehome may be responsible for unpaid taxes, fees, liens or other charges owed to the State of California and/or other governmental entities. Please note that the sale may be cancelled at any time, up to and including the time of the sale. Dated this 27th day of September 2022 at Santa Ana, California by Diane Andrikos, Authorized Agent for Del Prado Bolsa Mobilehome Park. S/ DIANE ANDRIKOS 10/6, 10/13/22 **CNS-3629963# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 10/6,13/22-123682**

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226645613 WESTPOINT PROPERTIES, 13421 DEL MONTE DR 240, SEAL BEACH, CA 90740-4532. County: Orange. This is a New Statement. Registrant(s): GEORGE MICHAEL

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SUPPLE, 13421 DEL MONTE DR 240, SEAL BEACH, CA 90740-4532. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ GEORGE SUPPLE. 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 10/03/2022. Seal Beach Sun 10/6,13,20,27/2022-123738

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226644878 HOOKED UP DECALS, 922 N. NEWHOPE ST, SANTA ANA, CA 92703. County: Orange. This is a New Statement. Registrant(s): FRANCISCO ALVARADO, 922 N. NEWHOPE ST, SANTA ANA, CA 92703. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ FRANCISCO ALVARADO, OWNER. 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 09/22/2022. Seal Beach Sun 10/6,13,20,27/2022-123757

FICTITIOUS BUSINESS NAME STATEMENT NO: 20226645563 UPPER EDGE CONSULTING FIRM, 1310 E CHAPMAN AVE, FULLERTON, CA 92837. County: Orange. This is a New Statement. Registrant(s): DARNELL LEONARDO, 1310 E CHAPMAN AVE, FULLERTON, CA 92837. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ DARNELL LEONARDO. 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 09/30/2022. Seal Beach Sun 10/13,20,27,11/1/2022-123765

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22LBCP00353 TO ALL INTERESTED PERSONS: Petitioner: LA'NESHA JAMEIKA KING filed a petition with this court for a decree changing names as follows: LA'NESHA JAMEIKA KING to ANNALISA TAHIRAH KING. 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** 11/04/2022 at 8:30 a.m. Dept: 27 275 Magnolia Ave Long Beach, CA 90802 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 Newspapers DATE: 9/22/2022 Judge Mark C Kim Judge of the Superior Court **Seal Beach Sun 10/13,20,27,11/3/2022-123835**

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO: 2022-6644149 THE HILLS OF BROWNING, located at 1921 S UNION ST #5028, ANAHEIM, CA 92805. The Fictitious Business name referred to above was filed in Orange County on: 04/27/2022 and assigned File No. 20226633287 Is (are) abandoned by the following registrants: CERAME&DIZON LLC, 1921 S UNION ST #5028, ANAHEIM, CA 92805. This business is conducted by: LIMITED LIABILITY CO. Signature: JAN DIZON, CHIEF EXECUTIVE OFFICER. Statement filed with the Recorder/County Clerk of Orange County on 09/13/2022. Seal Beach Sun 10/13,20,27,11/3/22-123952

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 21STLC07284 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FABIO LUIZ LIPSKI, an individual; ROLANDO CONTRERAS, an individual;; and Does 1 through 10 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): AMICA MUTUAL INSURANCE COMPANY, a corporation, NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served

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on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de Califor-

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nia, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, 111 North Hill Street, Los Angeles, California 90012 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Todd F. Haines, Esq., Law Offices of Todd F. Haines, 30495 Canwood Street, #100, Agoura Hills, CA 91301 #236-2035 (818) 597-2240 DATE (Fecha): 10/06/2021 Sherri R. Carter Executive Officer/Clerk of Court (Secretario), by G. Villarreal, Deputy (Adjunto) (SEAL) 10/13, 10/20, 10/27, 11/3/22 **CNS-3632750# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun J o u r n a l 10/13,20,27,11/3/22-123876**

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AND NEED
TO PUBLISH?

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