

Legals-SB

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.
22FL001016

TO ALL INTERESTED PERSONS: Petitioner: STEVE ALCALA and ROSALINDA ALCALA on behalf of LAUREN ALI ALCALA, a minor filed a petition with this court for a decree changing names as follows: LAUREN ALI ALCALA to LAUREN ALICIA-FELIPA ALCALA. 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
01/18/2023 at 8:30 a.m.
Dept: L74 REMOTE
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
DATE: 11/21/2022
Judge Mary Kreber-Vari-papa
Judge of the
Superior Court
Seal Beach Sun
11/24,12/1,8,15/2022-125413

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226647284
PATCHWORK'S PLAS-

NOTICE OF ADOPTION OF ORDINANCE 1700
The City Council of the City of Seal Beach held a public hearing at its regular meeting on **Monday, December 12, 2022, at 7:00 p.m.**, in the Council Chamber of City Hall, 211 Eighth Street in Seal Beach. City Council adopted with a 5-0 vote to unanimously approve Ordinance 1700 entitled:

AN ORDINANCE OF THE CITY OF SEAL BEACH CITY COUNCIL AMENDING THE CITY OF SEAL BEACH MUNICIPAL CODE BY MODIFYING TITLE 9 CHAPTER 9.60 BUILDING CODE THEREOF AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO PURSUANT TO LOCAL FINDINGS

Summary of Ordinance 1700

In accordance with the requirements of State law, the City Council intends to adopt by reference and amend the California Code of Regulations, Title 24, Part 2 California Building Code, Part 2.5 California Residential Code, Part 3 California Electrical Code, Part 4 California Mechanical Code, Part 5 California Plumbing Code and Part 9 California Fire Code. Therefore, the Seal Beach Municipal Code will be amended by repealing Section 9.60.020 (California Codes Adopted by Reference and Amended) and substituting with new Section 9.60.020 (California Codes Adopted by Reference and Amended), to constitute the Building Code of the City of Seal Beach.

In the proposed Ordinance, the City Council intends to make certain amendments to portions of the aforementioned Codes to reflect local climactic, topographical, and geological conditions, based on the Local Amendment Findings specified in Attachment A to the Ordinance. The Ordinance adopts penalties and authorizes establishment of fees applicable to the various Codes being adopted.

A copy of the text of Ordinance 1700 in its entirety and the Codes being adopted, are available for review during normal business hours through the Office of the City Clerk located at 211 Eighth Street in Seal Beach, California.

Gloria D. Harper
City Clerk
Submitted to the SUN on December 13, 2022
Seal Beach Sun 12/15/2022-125973

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TERING COMPANY, 12331 ELMWOOD STREET, GARDEN GROVE, CA 92840-9284. County: Orange. This is a New Statement. Registrant(s): ASTON C. HILL, 12331 ELMWOOD STREET, GARDEN GROVE, CA 92840. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant /s/ ASTON HILL. 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 10/21/2022.

Seal Beach Sun 11/17,24,12/1,8/2022-125089

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20226649765

a) BUGOUT b) MASTER PEST TERMITE c) LA JOLLA TERMITE AND PEST CONTROL, Located at: 3081 E LA JOLLA ST, SUITE B, ANAHEIM, CA 92806. County: Orange. This is a Change, previous No. 20196544817. Registrant(s): SOUTHERN CROSS SERVICES, 3081 E LA JOLLA ST, SUITE B, ANAHEIM, CA 92806. Have you started doing business yet? YES, 07/06/2005. This business is conducted by: CORPORATION. Registrant(s): /s/ PETER EASTMAN, 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 11/29/2022.
Seal Beach Sun 12/1,8,15,22/2022-125614

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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on January 5th, 2023; 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:
3592 Cerritos Ave
Los Alamitos, CA 90720
(562) 594-6662
1:00 PM
Samantha Warman
small household items
Allegra Christian
Household items
Annette Richmond
bed, books, bathroom stuff
Sean Lockridge
furniture
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.
12/15, 12/22/22
CNS-3650483#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun Journal 12/15,22/22-125795

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.
22FL001031

TO ALL INTERESTED PERSONS: Petitioner: NANETTE MENESES and CAMERON CAMPBELL

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on behalf of REMINGTON PIERCE CAMPBELL, a minor filed a petition with this court for a decree changing names as follows: REMINGTON PIERCE CAMPBELL to REMINGTON PIERCE BALLIDIS. 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
01/25/2023 at 8:30 a.m.
Dept: L74 REMOTE
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
DATE: 11/15/2022
Judge Julie A Palafox
Judge of the
Superior Court
Seal Beach Sun 12/1,8,15,22/2022-125490

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

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CASE NO.
30-2022-01292959
TO ALL INTERESTED PERSONS: Petitioner: JESSICA DIANE COOK filed a petition with this court for a decree changing names as follows: JESSICA DIANE COOK to JESSICA ANN COOK. 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
01/25/2023 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: 11/23/2022
Judge Michael Strickroth
Judge of the
Superior Court
Huntington Harbour Sun Journal 12/1,8,15,22/22-125491

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FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226649378

WEST COAST COFFEE & TEA HUB, 1779 S COAST HWY, LAGUNA BEACH, CA 92651-3229. County: Orange. This is a New Statement. Registrant(s): A&B, 1779 S COAST HWY, LAGUNA BEACH, CA 92651-3229. Have you started doing business yet? YES 11/16/2022 This business is conducted by: CORPORATION. Registrant /s/ MOHAMMAD BONAKDAR, 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 11/21/2022.

Seal Beach Sun 12/1,8,15,22/2022-125493

FICTITIOUS BUSINESS NAME STATEMENT
NO: 20226648760

RJG CONSULTING AND DESIGN, 7830 LA CASA WAY, BUENA PARK, CA 90620. County: Orange. This is a New Statement. Registrant(s): JULIUS GUERRERO & ROWENA JAMITO, 7830 LA CASA WAY, BUENA PARK, CA 90620. Have you started doing business yet? NO. This business is conducted by: GENERAL PARTNERSHIP. Registrant /s/ JULIUS GUERRERO. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or

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she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/10/2022.
Seal Beach Sun 12/1,8,15,22/2022-125507

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20226648687

SKILLSIRL, Located at 11921 WEMBLEY RD, ROSSMOOR, CA 90720. County: Orange. This is a New Statement. Registrant(s): SKILLSIRL, 11921 WEMBLEY RD, ROSSMOOR, CA 90720. Have you started doing business yet? YES, 03/28/2022. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ JULIE FALLON, 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 11/10/2022.
Seal Beach Sun 12/1,8,15,22/2022-125596

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO.
30-2022-01292673-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: JOHN ALEX KAIL filed a petition with this court for a decree changing names as follows: JOHN ALEX KAIL to KWANG JIN KIL. The Court orders that all

CLUES ACROSS

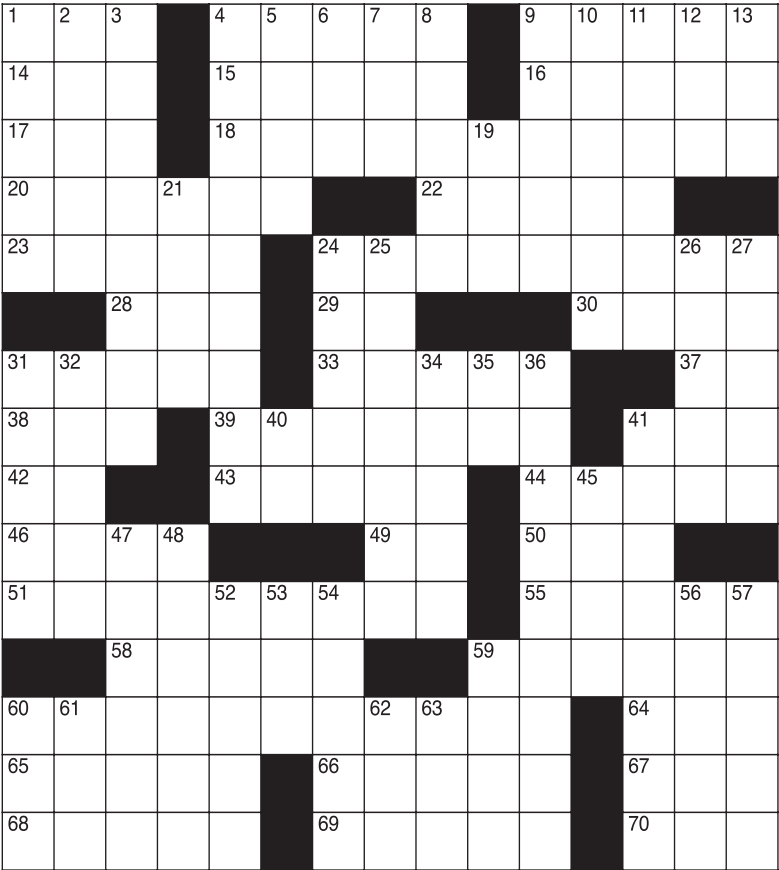
- 1. Product or ___ (abbr.)
- 4. Zodiac sign
- 9. S. China seaport
- 14. Former OSS printer
- 15. Early English aphid genus
- 17. General's assistant (abbr.)
- 18. Aussies
- 20. Dissuades
- 22. Make law
- 23. Drench
- 24. Soak in a liquid
- 28. Male child
- 29. It cools your home
- 30. Small constellation
- 31. To call (archaic)
- 33. Explores beneath the Earth
- 37. Commercial organization
- 38. W. hemisphere
- 39. You can find it in a can
- 41. "Land of the free"
- 42 36 inches



- 43. Footwear
- 44. Challenges
- 46. They hold things together
- 49. Of I
- 50. Partner to flow
- 51. Not connected by kinship
- 55. Worries
- 58. Garlic mayonnaise
- 59. A way to take by force
- 60. Legendary English rockers
- 64. Your consciousness of your own identity
- 65. Fencing swords
- 66. Silly
- 67. Actor DiCaprio
- 68. Encircles with a belt
- 69. Mails a message
- 70. Longing

CLUES DOWN

- 1. Horse mackerels
- 2. It can be viral
- 3. Prickly plants
- 4. Consciousness
- 5. Type of sarcoma
- 6. Tax collector
- 7. Sun up in New York
- 8. One who scorches
- 9. Influential psychotherapist
- 10. Situated at an apex
- 11. Communicative
- 12. Forearm nerve



- 13. Former CIA
- 19. Folk singer DiFranco
- 21. Employee stock ownership plan
- 24. Large-scale
- 25. School environment
- 26. Remove
- 27. Male parents
- 31. Large rodent
- 32. Weighed down

- 34. Held tightly
- 35. ___ route: going there
- 36. Explains again
- 40. Exclamation of surprise
- 41. Courteously
- 45. Lying down
- 47. Judge
- 48. Forcefully took
- 52. Loosely compacted sediment

- 53. High mountain
- 54. Portable conical tents
- 56. Cereal grass
- 57. Dining utensil
- 59. Thoughtful
- 60. Helps you walk
- 61. Indicates near
- 62. Midway between northeast and east
- 63. Local area network

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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

01/24/2023 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: 11/22/2022
Judge Layne H Melzer
Judge of the
Superior Court
Seal Beach Sun
12/1,8,15,22/22-125597

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20226649779

a) **APEX INTERIOR b) ADAM CRANE DRY-WALL.** Located at: 17180 SAN MATEO #13, FOUNTAIN VALLEY, CA 92708-9270. County: Orange. This is a New Statement. Registrant(s): ADAM LOUIS CRANE, 17180 SAN MATEO #13, FOUNTAIN VALLEY, CA 92708-9270. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ ADAM CRANE. 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 11/29/2022.

Seal Beach Sun
12/1,8,15,22/2022-125613

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20226650195

MOE CONSTRUCTION, Located at 10070 Gilbert St., Apt 36, Anaheim, CA 92804. County: Orange. This is a New Statement. Registrant(s): MOHAMAD HARASTANI, 10070 Gilbert St., Apt 36, Anaheim, CA 92804. Have you started doing business yet? YES 12/02/22. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ MOHAMAD HARASTANI. 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 12/05/2022.

Seal Beach Sun
12/8,15,22,29/2022-125759

T.S. No.: 9462-5516 TSG Order No.: 8775302 A.P.N.: 149-131-23 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/29/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-

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ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 11/05/2010 as Document No.: 2010000588350, of Official Records in the office of the Recorder of Orange County, California, executed by: CHARLES RAMELB AND MARY-ANN RAMELB, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 01/09/2023 at 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 The street address and other common designation, if any, of the real property described above is purported to be: 10091 DANA DRIVE, HUNTINGTON BEACH, CA 92646 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 in an "AS IS" condition, 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, 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: \$207,890.57 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

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of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-5516. 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: 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 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 855-976-3916, or visit this internet website https://tracker.auction.com/sb1079/, using the file number assigned to this case T.S.# 9462-5516 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Jessica Kahler, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bank-

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ruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0418563 To: HUNTINGTON HARBOUR SUN JOURNAL 12/08/2022, 12/15/2022, 12/22/2022
Huntington Harbour Sun Journal 12/8,15,22/2022-125630

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

Escrow No. 22-16514-TN NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: PHI LE, 19040 BROOKHURST ST, HUNTINGTON BEACH, CA 92646 Doing Business as: JJ LUXURY NAILS & SPA All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: JENNY THUY VU, 11752 FAUN LN, GARDEN GROVE, CA 92841 The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, TRADENAME, GOODWILL, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 19040 BROOKHURST ST, HUNTINGTON BEACH, CA 92646 The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST STREET GARDEN GROVE, CA 92843 and the anticipated sale date is JANUARY 5, 2023

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the last date for filing claims shall be JANUARY 4, 2023, which is the business day before the sale date specified above. Dated: 12/8/22 BUYER: JENNY THUY VU ORD-1328952 HUNTINGTON HARBOUR SUN JOURNAL 12/15/22
Huntington Harbour Sun Journal 12/15/2022-125938

FICTITIOUS BUSINESS NAME STATEMENT
NO. 20226649822

HELLFIRE PERFORMANCE, Located at 8113 Cerritos Ave., Stanton, CA 90680, County: Orange. This is a New Statement. Registrant(s): MINA NASR BESHAI, 8113 Cerritos Ave., Stanton, CA 90680. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ MINA NASR BESHAI 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 11/29/2022.

Seal Beach Sun
12/8,15,22,29/2022-125784

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NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)
(UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)

Escrow No. 22223-HY NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage licenses is about to be made. The name(s), Social Security or Federal Tax Numbers and business address of the Seller(s)/licensee(s) are: GUS L DEFALCO, 204 COLUMBIA, NEWPORT BEACH, CA 92663 Doing business as: FRITZANDKOTTERS SANDWICH DELI All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: The name(s), Social Security or Federal Tax Numbers and address of the Buyer(s)/applicant(s) is/are: FRITZANKOTTERS LLC, 7181 GARFIELD AVE, HUNTINGTON BEACH, CA 92648 The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, MACHINERY, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE AND TELEPHONE NUMBERS and is/are located at: 5936 WARNER AVE, HUNTINGTON BEACH, CA 92649 The type of license to be transferred is/are: ON-SALE BEER AND WINE-EATING PLACE #41-633172 now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: NEW CENTURY ESCROW, INC., 500 S. KRAEMER BLVD STE 275, BREA CA 92821 and the anticipated sale date is JANUARY 17, 2023 The Bulk sale is subject to California Uniform Code Section 6106.2 The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$195,000.00, including inventory, which consists of the following: DESCRIPTION, AMOUNT: DEPOSIT CHECK \$15,000.00; DEMAND NOTE \$180,000.00 TOTAL \$195,000.00

It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 12-1-22 GUS L DEFALCO, Seller(s)/Licensee(s) FRITZANKOTTERS LLC, Buyer(s)/Applicant(s) 1322482-PP HUNTINGTON HARBOUR SUN JOURNAL 12/15/22
Huntington Harbour Sun Journal 12/15/2022-125941

T.S. No.: 9672-0044 TSG Order No.: 220332889-CA-VOI A.P.N.: 107-393-04 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/19/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT

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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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 11/25/2015 as Document No.: 2015000604929, of Official Records in the office of the Recorder of Orange County, California, executed by: AGNES M. SIMCOX, A WIDOW, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 01/04/2023 at 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The street address and other common designation, if any, of the real property described above is purported to be: 16542 WHEELER CIR, HUNTINGTON BEACH, CA 92647-4941 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 in an "AS IS" condition, 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, 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: \$587,117.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

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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 916-939-0772 or visit this internet website, www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0044. 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: 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 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 T.S.# 9672-0044 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, Jessica Kahler, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced

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herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0418564 To: HUNTINGTON HARBOUR SUN JOURNAL 12/08/2022, 12/15/2022, 12/22/2022 **Huntington Harbour Sun Journal 12/8,15,22/2022-125631**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

22FL001061

TO ALL INTERESTED PERSONS: Petitioner: KERRY LE ROUX on behalf of RYLEE BELLE MCSKIMMING, a minor filed a petition with this court for a decree changing names as follows: RYLEE BELLE MCSKIMMING to RYLEE BELLE MCSKIMMING LE ROUX. 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

01/25/2023 at 1:30 p.m.

Dept: L74 REMOTE

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

DATE: 11/21/2022

Judge Mary Kreber-Vari-

papa

Judge of the

Superior Court

Seal Beach Sun

12/8,15,22,29/2022-

125768

NOTICE OF PETITION

TO ADMINISTER

ESTATE OF:

JAN LEE TRUESDELL,

aka JAN L. TRUESDELL,

aka JAN TRUESDELL

CASE NO. 30-2022-

01295347-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 JAN LEE TRUESDELL, aka JAN L. TRUESDELL, aka JAN TRUESDELL.

A Petition for PROBATE has been filed by: ERIN KENNELLY, aka ERIN TRUESDELL KENNELLY in the Superior Court of California, County of ORANGE.

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.

Legals-SB

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:

FEB 02, 2023 at 1:30 PM

in Dept. C8,

700 Civic Center Drive

West

Santa Ana, CA 92701.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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: DANA M. CANNON, ESQ CANNON LEGAL FIRM 3020 OLD RANCH PARKWAY, STE 300, SEAL BEACH, CA 90740. (562) 543-4529

Seal Beach Sun

12/15,12/22,12/29/2022-

125850

NOTICE OF AMENDED

PETITION TO

ADMINISTER

ESTATE OF:

SONJA GEORGIA

JAMES

CASE NO. 30-2022-

01272496-PR-PL-CJC

To all heirs, beneficiaries,

creditors, contingent creditors,

and persons who

Legals-SB

may otherwise be interested in the will or estate, or both, of SONJA GEORGIA JAMES. A Petition for PROBATE has been filed by: ANNELISE HITCHMAN & LEEANN HITCHMAN in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that ANNELISE HITCHMAN & LEEANN HITCHMAN 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:

MAR 29, 2023 at 1:30 PM

in Dept. C8,

700 Civic Center Drive

West

Santa Ana, CA 92701.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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.

Seal Beach Sun

12/15,12/22,12/29/2022-

125850

NOTICE OF PETITION

TO ADMINISTER ES-

TATE OF:

TIFFANY TSAI

CASE NO. 30-2022-

01295190-PR-LA-CJC

Attorney for petitioner: JOSHUA D. RAMIREZ, ESQ

CALIFORNIA ESTATE PLANNING SERVICES 170 E. YORBA LINDA BLVD., STE 212 PLACENTIA, CA 92870. (714) 584-5009

Seal Beach Sun

12/15,12/22,12/29/2022-

125802

NOTICE OF PETITION

TO ADMINISTER ES-

TATE OF:

TIFFANY TSAI

CASE NO. 30-2022-

01295190-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 TIFFANY TSAI.

A PETITION FOR PROBATE has been filed by ANDREW MICHAEL FREIRE in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ANDREW MICHAEL FREIRE 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 with limited authority. (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: 02/02/23 at 1:30PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

NOTICE IN PROBATE

CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

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

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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

SCOTT R. MAGEE - SBN

120001, JACQUELINE

MAGEE HUBER - SBN

307939,

MAGEE & ADLER, A

PROFESSIONAL COR-

PORATION

400 OCEANGATE, STE

1030

LOS ANGELES CA 90802

12/15, 12/22, 12/29/22

CNS-3650999#

SEAL BEACH SUN

Seal Beach Sun

12/15,22,29/22-125853

APN: 146-291-02 TS No:

CA05000756-14-2 To No:

191102680-CA-VOI NO-

TICE OF TRUSTEE'S

SALE (The above state-

ment is made pursuant to

CA Civil Code Section

2923.3(d)(1). The Sum-

mary 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

August 2, 2004. UNLESS

YOU TAKE ACTION TO

PROTECT YOUR PROP-

ERTY, IT MAY BE SOLD

AT A PUBLIC SALE. IF

YOU NEED AN EXPLAN-

ATION OF THE NATURE

OF THE PROCEEDINGS

AGAINST YOU, YOU

SHOULD CONTACT A

LAWYER. On January 9,

2023 at 09:00 AM, Auc-

tion.com Room, Double-

tree by Hilton Hotel Ana-

heim - Orange County,

100 The City Drive, Or-

ange, CA 92868, MTC Fi-

nancial Inc. dba Trustee

Corps, as the duly Appoi-

nted Trustee, under and

pursuant to the power of

sale contained in that cer-

tain Deed of Trust Recor-

ded on August 9, 2004 as

Instrument No.

2004000719789, of offi-

cial records in the Office

of the Recorder of Orange

County, California, ex-

ecuted by BRIAN HALL, A

MARRIED MAN AS HIS

SOLE AND SEPARATE

PROPERTY, as a

Trustor(s), in favor of

MORTGAGE ELECTRON-

IC REGISTRATION SYS-

TEMS, INC., as Benefi-

ciary, as nominee for

TAYLOR, BEAN & WHI-

TAKER MORTGAGE

CORP. as Beneficiary,

WILL SELL AT PUBLIC

AUCTION TO THE

HIGHEST BIDDER, in law-

ful 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 the real property described above is purported to be: 6841 BONNIE DRIVE, 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 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 \$410,918.74 (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 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

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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, CA05000756-14-2. 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 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 CA05000756-14-2 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: December 2, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA05000756-14-2 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.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0418858 To: HUNTINGTON HARBOUR SUN JOURNAL 12/15/2022, 12/22/2022, 12/29/2022 **Huntington Harbour Sun Journal 12/15,22,29/2022-125855**

TSG No.: 8777872 TS

No.: CA2200287599 APN:

023-063-18 Property Ad-

dress: 1733 PARK

STREET HUNTINGTON

BEACH, CA 92648-2732

NOTICE OF TRUSTEE'S

SALE YOU ARE IN DE-

FAULT UNDER A DEED

OF TRUST, DATED

10/02/2018. UNLESS

YOU TAKE ACTION TO

PROTECT YOUR PROP-



This is why

you work so hard to pay the mortgage.


MAKING HOME AFFORDABLE.GOV
888-995-HOPE

We are a free government resource that can make paying the mortgage easier.
Call now to talk one-on-one with a housing expert. Now more options are available.

Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB
<p>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 01/04/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/09/2018, as Instrument No. 2018000365552, in book , page , , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: KARLA KOEPENICK COCHRAN, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924(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# 023-063-18 The street address and other common designation, if any, of the real property described above is purported to be: 1733 PARK STREET, HUNTINGTON BEACH, CA 92648-2732 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common</p>	<p>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 \$ 145,621.88. 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</p>	<p>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 (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2200287599 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</p>	<p>to verify postponement information is to attend the scheduled 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 (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2200287599 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.</p>	<p>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 Mortgagor, 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)939-0772NPP0418986 To: HUNTINGTON HARBOUR SUN JOURNAL 12/15/2022, 12/22/2022, 12/29/2022 Huntington Harbour Sun Journal 12/15,22,29/2022-125856</p>	<p>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: JANUARY 05, 2023 at 1:30 PM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for</p>	<p>your hearing. 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: DANIEL K. PRINTZ ESQ., 440 STEVENS AVE., STE 200, SOLANA BEACH, CA 92075. 858-519-8020 Huntington Harbour Sun Journal 12/15,22,29/2022-125926</p>