Legals-SB Legals-SB Legals-SB **Legals-SB Legals-SB Legals-SB Legals-SB** STE 330, SANTA CA 92701. (714) TO ADMINISTER ESprovided in Probate Code **ORDER TO** ARBERA. Superior Court of Califor-Page n.a. as Instrument A Petition for PROBATE SHOW CAUSE FOR TATE OF BARBARA nia - County of Orange section 1250. A Request No. 2023000109292 of has been filed by: CARL V. LABARBERA in the Su-973-1488 Seal Beach Sun (occourts.org) to appear remotely for Probate hear-CHANGE OF NAME LYNN McCOLLUM for Special Notice form is said Official Records WILL SELL on 09/11/2023 CASE NO. 30-2023-01339453 TO ALL INTERESTED Case No. 30-2023-01339798-PR-LA-CMC available from the court 8/17,8/24,8/31/2023perior Court of California, ings and for remote hearat 01:30 PM At the North front entrance to the County Courthouse at 700 Civic Center Drive West Santa Ana, CA 92701 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (navable at Attorney for petitioner: TERESA GUTIERREZ ing instructions. If you have difficulty connecting or are unable to connect to County of ORANGE 133809 To all heirs, beneficiaries PERSONS: Petitioner: SHEM MICAH-DAVID The Petition for Probate creditors, contingent credrequests that CARL V. LAitors, and persons who NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY may otherwise be interested in the will or estate, WEISSMAN filed a peti-BARBERA be appointed our remote hearing, call SBN 303957 TERESA GUTIERREZ LAW APLC tion with this court for a as personal representat-657-622-8278 for assistive to administer the esor both, of BARBARA decree changing names as follows: SHEM MICAH-Notice is hereby given that on September 19, 2023; ance. If you prefer to ap-LYNN McCOLLUM A PETITION FOR PROpear in-person, you can appear in the department tate of the decedent. 1218 EL PRADO AVE FOR CASH (payable at DAVID WEISSMAN to SEAN WEISSMAN. The The petition requests the STE 128D the time of sale in lawful Extra Space Storage will sell at public auction, to decedent's will and codi-TORANCE CA 90501 money of the United BATE has been filed by on the day/time set for CN999174 MCCOLLUM Aug 17,24,31, 2023 Seal Beach Sun cils, if any, be admitted to probate. The will and any Lela Joy Mussa in the Superior Court of California, Court orders that all per-States), all right, title and satisfy the lien of the owninterest conveyed to and now held by it under said sons interested in this mat-ter shall appear before this hearing er, personal property described below belonging to County of ORANGE.
THE PETITION FOR IF YOU OBJECT to the codicils are available for granting of the petition, you should appear at the Deed of Trust in the property situated in said court at the hearing indicexamination in the file kept 8/17,24,31/23-133850 those individuals listed be-PROBATE requests that ated below to show cause, if any, why the petition for by the court. low at the following loca-The Petition requests au-Lela Joy Mussa be appoinhearing and state your ob-County and State hereinections or file written obchange of name should thority to administer the ted as personal representafter described: As more 7392 Garden Grove Blvd SALE UNDER DEED OF not be granted. Any person objecting to the name estate under the Indeections with the court befully described on said ative to administer the es-Westminster, CA. 92683 TRUST T.S. No.: 23-0144 Loan No.: SUNDY Other: pendent Administration of tate of the decedent. fore the hearing. Your ap-Deed of Trust. The prop-2:00 PM Estates Act. (This authority will allow the personal representative to take erty address and other common designation, if changes described above THE PETITION requests pearance may be in per-Daniel Lucero 05948376 APN: 024-132-05 YOU ARE IN DE-FAULT UNDER A DEED authority to administer the estate under the Indeson or by your attorney. IF YOU ARE A CREDITmust file a written objec-Misc. Car parts, toys, garany, of the real property tion that includes the reasage items OR or a contingent credit-or of the decedent, you must file your claim with described above is purported to be: 410 7TH STREET, HUNTINGTON ons for the objection at many actions without obpendent Administration of Laura Cabral OF TRUST DATED 11/15/2017. UNLESS least two court days be-fore the matter is sched-Estates Act. (This authortaining court approval. Be-Tools, clothing, accessorfore taking certain very imity will allow the personal ies, bags Mateo Rodelo OU TAKE ACTION BEACH, CA 92348 The undersigned Trustee disuled to be heard and must répresentative to take portant actions, however, the court and mail a copy PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF appear at the hearing to show cause why the petimany actions without obthe personal representatto the personal representboxes clothes ive will be required to give taining court approval. Beative appointed by the claims any liability for any Jose Escobar incorrectness of the proption should not be granted. notice to interested perfore taking certain very imcourt within the later of AT A PUBLIC SALE. IF YOU NEED AN EXPLAN-ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS Box and appliances If no written objection is timely filed, the court may sons unless they have waived notice or consenportant actions, however, either (1) four months from erty address and other Jeeten Thapa Magar the personal representatthe date of first issuance of common designation, if bed apt grant the petition without a ted to the proposed action.) The independent ive will be required to give letters to a general personany, shown herein. The Travis Van Den Hul total amount of the unpaid notice to interested peral representative, as Tools, personal items, fur-niture, household items NOTICE OF HEARING defined in section 58(b) of administration authority balance of the obligation sons unless they have 09/14/2023 at 8:30 a.m. D100 REMOTE will be granted unless an waived notice or consenhe California Probáte secured by the property to The auction will be listed hereby given that Law Of-Code, or (2) 60 days from interested person files an objection to the petition ted to the proposed be sold and reasonable and advertised on fices of Richard G. Witkin APC, as trustee, or suc-Central Justice Center action.) The independent the date of mailing or perestimated costs, exwww.storagetreasures.co and shows good cause why the court should not 700 Civic Center Drive W administration authority sonal delivery to you of a penses and advances at m. Purchases must be cessor trustee, or substi-Santa Ana, CA 92701 A copy of this Order to Show Cause shall be pubwill be granted unless an notice under section 9052 the time of the initial pubmade with cash only and paid at the above refertuted trustee, or as agent for the trustee, pursuant to the Deed of Trust ex-ecuted by MARTIN A. SUNDY AND KAREN A. lication of the Notice of Sale is: \$961,562.72\* \*The grant the authority. interested person files an of the California Probate A hearing on the petition will be held in this court as objection to the petition enced facility in order to actual opening bid may be more or less than this esand shows good cause why the court should not Other California statutes lished at least once each week for four successive complete the transaction. and legal authority may af-Extra Space Storage may grant the authority.

A HEARING on the peti-SEP 14, 2023 at 1:30 PM in Dept. CM6, 3390 Harbor Blvd fect your rights as a credittimate. In addition to cash weeks prior to the date set refuse any bid and may SUNDY HUSBAND AND for hearing on the petition in the following: or. You may want to conthe Trustee will accept a rescind any purchase up until the winning bidder WIFE AS JOINT TEN-ANTS, recorded cashier's check drawn on tion will be held on Sept. 7, sult with an attorney know-2023 at 1:30 PM in Dept. No. CM06 located at 3390 ledgeable in California law. YOU MAY EXAMINE the a state or national bank, a Seal Beach Sun Costa Mesa, CA 92626 takes possession of the The court is providing the convenience to appear for 12/18/2017 as Instrument check drawn by a state or federal credit union or a DATE: 08/01/2023 personal property. 8/31, 9/7/23 No. 2017000542642 in Book N.A., Page N.A. of HARBOR BLVD, COSTA file kept by the court. If you Judge Layne H. Melzer Judge of the hearing by video using the MESA CA 92626 are a person interested in check drawn by a state or CNS-3731862# The court is providing the convenience to appear for the estate, you may file with the court a Request Official Records in the of-Superior Court
Seal Beach Sun court's designated video HUNTINGTON HARfederal savings and loan fice of the County Recorder of ORANGE County, association, savings assoplatform. This is a no cost **BOUR SUN-JOURNAL** for Special Notice (form DE-154) of the filing of an 8/10,17,24,31/23-133735 service to the public. Go to hearing by video using the ciation or savings bank **Huntington Harbour Sun** State of California, and specified in Section 5102 the Court's website at The court's designated video Journal 8/31,9/7/23-Superior Court of Califorplatform. This is a no cost pursuant to the Notice of of the Financial Code and inventory and appraisal of **ORDER TO** Default and Election to estate assets or of any penia - County of Orange ervice to the public. Go to authorized to do business SHOW CAUSE FOR Sell thereunder recorded 05/11/2023 in Book n.a., (occourts.org) to appear remotely for Probate hearin this state. In the event the Court's website at the tition or account as CHANGE OF NAME **NOTICE OF PETITION** CASE NO. ings and for remote hear-30-2023-01343696 ing instructions. If you have difficulty connecting TO ALL INTERESTED PERSONS: Petitioner: RENE ALVERENTO **CLUES ACROSS** or are unable to connect to 41. Filled with love your remote hearing, call 1. Type of cat CLEAVES has filed a peti-657-622-8278 for assist-15 tion with this court for a 6. Weaponry 43. Without (French) ance. If you prefer to apdecree changing names as follows: RENE ALVERpear in-person, you can appear in the department 10. Western Christian 45. Vetch ENTO CLEAVES to RENA Church service 46. Swiss river on the day/time set for AYERS. The Court orders your hearing. If you object to the grant-14. Significant eruption 47. Describes a sound that all persons interested in this matter shall appear ing of the petition, you should appear at the hearing and state your objecof pustules 49. Sign language before this court at the hearing indicated below to 15. Baltic nation 50. Hair product show cause, if any, why tions or file written objec-tions with the court before 17. Start of American 53. Have surgery the petition for change of holiday season 57. Quality of being name should not be granthe hearing. Your appearance may be in person or ted. Any person objecting to the name changes de-19. Unhappy imaginary by your attornev 20. Maintains posses-58. Far-right German scribed above must file a If you are a creditor or a written objection that incontingent creditor of the sion of party cludes the reasons for the decedent, you must file your claim with the court 21. Metrical foot of one 59. Drove objection at least two court davs before the matter is and mail a copy to the perlong and three short 60. Former French coin scheduled to be heard and sonal representative apsyllables of low value must appear at the hearpointed by the court within ing to show cause why the petition should not be the later of either (1) four months from the date of 22. Mountain pass 61. Hard, durable 41 granted. If no written ob-23. Vestments timbers first issuance of letters to a jection is timely filed, the court may grant the petigeneral personal repres-24. Type of dish entative. as defined in sec-26. Escaped quickly **CLUES DOWN** tion 58(b) of the California NOTICE OF HEARING Probate Code, or (2) 60 days from the date of mail-29. Zoroastrian concept 1. Body art D100 REMOTE of holy fire 2. Middle East military ing or personal delivery to Central Justice Center a notice under sec-31. Wings title 700 Civic Center Drive W tion 9052 of the California Santa Ana, CA 92701 32. Political action 3. Actor Pitt Probate Code. Other Cali-A copy of this Order to Show Cause shall be pubfornia statutes and legal authority may affect your rights as a creditor. You committee 4. Container lished at least once each 34. Touches lightly 5. Speak incessantly week for four successive weeks prior to the date set may want to consult with 35. Stood back from 6. Relating to algae an attorney knowledgefor hearing on the petition 37. Philippine Island 7. Jacob \_\_\_, journalist able in California law. in the following: Seal Beach Sun 25. Tax collector 36. Employ for wages 48. Draw out You may examine the file 8. Rock TV channel 38. Popular winter kept by the court. If you are a person interested in 27. Fencing swords Kids' TV channel 49. Southwestern activity Boat's cargo Judge Layne Melzer Judge of the 28. Native religion in (abbr.) the estate, you may file with the court a Request Alaska island 39. Type of amine 10. Most wise China 39. Popular Boston 50. Where the Pyra-Superior Court for Special Notice (form DE-154) of the filing of an 40. Small freshwater 11. Within Seal Beach Sun 8/31,9/7,14,21/23-134372 29. Promotional matesong mids are 12. Chinese industrial inventory and appraisal of estate assets or of any perials 42. Made amends 51. People of Nigeria NOTICE OF PETITION TO ADMINISTER ESTATE OF: 30. A shot in a film 43. Selling at specially tition or account as provided in Probate Code section 1250. A Request 52. Smaller quantity 13. Scotland's longest production reduced prices 53. Destroy the inside REVELLE LABARBERA CASE NO. 30-2023-01341438-PR-PW-CMC for Special Notice form is available from the court 31. Afflict in mind or 44. Atomic #18 16. Not capable 46. With fireplace body 54. City 18. Footwear Attorney for petitioner: AN-DREA GEE, ESQ LAW OFFICES OF AN-DREA GEE 2223 E. WELLINGTON 33. A passage with acresidue 55. Chivalrous figure To all heirs, beneficiaries, 22. Savings account creditors, contingent credcess only at one end 47. Unleavened corn-(abbr.) 23. Capable itors, and persons who may otherwise be interested in the will or estate, 35. Breathing devices bread 56. No (Scottish) 24. Vaccine developer

or both, of REVELLE LAB-

tender other than cash is

accepted, the Trustee may

withhold the issuance of

the Trustee's Deed until

funds become available to

the payee or endorsee as

a matter of right. Said sale

will be made, but without

covenant or warranty, ex-

press or implied regarding

title, possession or encum-

brances, to satisfy the in-

debtedness secured bv

said Deed of Trust includ-

ing advances authorized

thereunder and also in-

cluding, without way of lim-

itation, the unpaid princip-

al balance of the Note se-

cured by said Deed of

Trust together with in-

terest thereon as provided

in said Note, plus the fees

charges and expenses of

the trustee and the trusts

created by said Deed of

Trust. THÍS PROPERTY

IS BEING SOLD IN AN

"AS-IS" CONDITION. NO-

BIDDERS: If you are con-

sidering 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. Pla-

cing 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

mav be responsible for

paying off all liens senior

to the lien being auctioned

off, before you can re-ceive clear title to the

property. You are encour-

aged to investigate the ex-

istence, 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

vou consult either of these

resources, you should be

lender mav hold more than

one mortgage or deed of

trust on the property. NO-TICE 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, pursu-

ant to Section 2924g of the

law requires that informa-

tion about trustee sale

postponements be made

available to vou and to the

public, as a courtesy to

sale. If you wish to learn whether your sale date

has been postponed, and,

if applicable, the resched-

uled time and date for the

sale of this property, you may call (916) 939-0772 or

visit this internet website

WWW.NATIONWIDE-

POSTING.COM, using the

file number assigned to

this case 23-0144. Inform-

ation about postpone-

ments that are very short

close in time to the sched-

uled sale may not immedi-

ately 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 TEN-ANT: You may have a right to purchase this prop-

erty 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 auc-

tion. There are three steps

to exercising this right of

purchase. First, 48 hours

TO POTENTIAL

The Petition requests au-

thority to administer the

estate under the Inde-

pendent Administration of

Estates Act. (This author-

ity will allow the personal

representative to take

many actions without ob-

taining court approval. Be-

fore taking certain very im-

portant actions, however,

the personal representat-

ive will be required to give

notice to interested per-

sons unless they have

waived notice or consen-

ted to the proposed

the later of either (1) four

**Legals-SB** 

decedent, you must file your claim with the court

NOTICE OF TRUSTEE'S

CASH,

UBLIC AUCTION
HIGHEST RIDGE

CASHIER'S

CHECK DRAWN ON OR NATIONAL STATE BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC-TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-RIZED TO DO BUSINESS IN THIS STATE:

der and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust.

All right, title, and interest

conveyed to and now held

by the trustee in the herein-

after described property un-

Street Address or other common designation of real

property: 19862 CHESA-PEAKE LANE, HUNTING-TON BEACH, CA 92646 A.P.N.: 153-292-02 The undersigned Trustee

disclaims any liability for any incorrectness of the street address or other common designation, if any, shown

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: \$ 603,654.66.

Note: Because the Beneficiary reserves the 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.

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 vour remote hearing, call ance. If you prefer to appear in-person, you can appear in the department

on the day/time set for vour 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

and mail a copy to the personal representative appointed by the court within SHAWN M. OLSON, ESQ.

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 tion 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 ou 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 propliens erty 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 The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursu-ant 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 2023-00645-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.

7372 PRINCE DRIVE SUITE 104, HUNTING-TON BEACH, CA 92647 months from the date of first issuance of letters to a general personal representative, as defined in sec-(714) 847-2500 Seal Beach Sun 8/24,8/31,9/7/2023tion 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to vou of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. CASE NO. 30-2023 may want to consult with an attorney knowledge-01339125-PR-LA-CMC To all heirs, beneficiaries able in California law creditors, contingent cred-You may examine the file itors, and persons who kept by the court. If you may otherwise be interare a person interested ested in the will or estate the estate, you may file with the court a Request or both, of ROCKEY IKARI for Special Notice (form A Petition for PROBATE DE-154) of the filing of an has been filed by: IKUKO SANO MAYNOR in the inventory and appraisal of estate assets or of any pe-Superior Court of Califortition or account as nia, County of ORANGE. provided in Probate Code The Petition for Probate section 1250. A Request requests that IKUKO for Special Notice form is available from the court Attorney for petitioner:

SANO MAYNOR be appointed as personal rep resentative to administer the estate of the decedent The Petition requests au-

NOTICE OF TRUSTEE'S

NOTICE TO TENANT: You

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**NOTICE OF** 

PETITION TO ADMINISTER

**ESTATE OF:** 

**ROCKEY IKARI** 

**OLSON LAW FIRM** 

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 at the trustee auction. There are three steps to exercispurchase First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website https:// www.realtvbid.com/. usina the file number assigned to this case 2023-00645-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 af-fidavit described in Section 2924m(c) of the Civil Code so that the trustee receives it no more than 45 days af ter the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should

Date: August 7, 2023Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drivé, Suite

consider contacting an attor-

ney or appropriate real es-

tate professional immediate-

ly for advice regarding this

potential right to purchase.

238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/LoginPage.

sistant

WESTERN PROGRES-SIVE, LLC MAY BE ACT-ING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Trustee Sale As-

Huntington Harbour Sun Journal 8/17,24,31/2023-

**Legals-SB** after the date of the trustformational purposes only ee sale, you can call (916) and does not constitute an 939-0772, or visit this in attempt to collect a debt or ternet website WWW.NAto impose personal liabil-TIONWIDEPOSTING.CO ity for such obligation M, using the file number assigned to this case. 23-0144, 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, vou 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," should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW NATIONWIDE POSTING.COM OR CALL (916) 939-0772. ADDI-ŤIOŃAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right. during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equi-Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional acee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attornevs. the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, ances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affect-

ing the validity of the fore-

closure sale, then, after

consultation with its attor-

nevs. the trustee, in its

sole discretion, may res-

cind the TDUS pursuant to Civil Code Section

1058.5(b) and return the

bidder's funds, without in-

terest. (4) When conduc-

ted, the foreclosure sale is

not final until the auction-

eer states "sold". Any time

prior thereto, the sale may

be canceled or postponed at the discretion of the

trustee or the beneficiary.

A bid by the beneficiary may not result in a sale of

the property. All bids

placed by the auctioneer are on behalf of the

seller/beneficiary. This communication may be considered as being from a debt collector. To the ex-

tent your original obliga-tion was discharged or is

subject to an automatic

stay of bankruptcy under Title 11 of the United

States Code, this notice is

for compliance and/or in-

However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. Date: 08/14/2023 Law Offices of Richard G Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: APRIL WITKIN TRUSTEE OFFICER NPP0439324 To: HUNT-INGTON HARBOUR SUN JOURNAL 08/17/2023 08/24/2023, 08/31/2023 Huntington Harbour Sun Journal 8/17,24,31/2023-133924 **NOTICE TO CREDITORS** 

**Legals-SB** 

# **BULK SALE** (Notice pursuant to UCC

Sections 6101-6111) NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name and business address of the seller is: Costa Mesa Knockout, LLC. 10725 Ellis Avenue, Unit FGH, Fountain Valley, CA 92708. Doing business as: Title Boxing Club Fountain Val-

All other business name(s) and address(es) used by the seller within the past three years, as stated by the seller are: None.

The name and business address of the buyer is: Pradhaanam, 10725 Ellis Ave, Unit FGH, Fountain Valley, CA 92708.

The assets being sold are generally described as: substantially all of the inventory of merchandise and fitness equipment, electronics, certain furnishings, fixtures and equipment, and all of the seller's rights to its customers and accounts and the goodwill of its boxing club business and are located at: 10725 Ellis Avenue, Unit FGH, Fountain Valley, CA 92708 The bulk sale is intended

to be consummated at the office of: 4907 Joe Howard Road, Mariposa, California 95338 and the anticipated sale date is: September 7, 2023. The bulk sale is subject to

California Uniform Com-mercial Code Section The name and business

address of the person with whom claims may be filed is: Mr. Ravi Rajagopalan, 10725 Ellis Ave, Unit FGH, Fountain Valley, CA 92708 and the last day for filing claims by any creditor shall be September 6, 2023, which is the business day before the anticipated sale date specified above Dated: August 10, 2023 Pradhaanam, By: Ravi Rajagopalan 8/31/23

HUNTINGTON HAR-**BOUR SUN-JOURNAL** Huntington Harbour Sun Journal 8/31/23-134319

NOTICE OF PETITION TO ADMINISTER **ESTATE OF:** ISABEL MOLINA **ESQUIVEL** CASE NO. 30-2023-01305800-PR-LA-CMC To all heirs, beneficiaries,

creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ISABEL MO-LINA ESQUIVEL. A Petition for PROBATE has been filed by: AL-CARIO M. ESQUIVEL in the Superior Court of Cali-

fornia, County of OR-ANGE. The Petition for Probate requests that ALCARIO M. ESQUIVEL be appointed as personal representative to administer the estate of the decedent

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 SEP 27, 2023 at 1:30 PM in Dept. CM5, 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the No.: 2023-00645-A.P.N.:153-292-02 Property Address: 19862 CHESAPEAKE LANE, HUNTINGTON BEACH, CA 92646 NOTICE OF TRUSTEE'S SALE

DOCUMENT BUT ONLY TO THE COPIES PROVID-ED TO THE TRUSTOR. NOTE: THERE IS A SUM-MARY OF THE INFORMA-

TION IN THIS DOCUMENT ATTACHED : 本文件包含一个信息

PROPERTY OWNER 04/11/2005. CONTACT

Trustor: MICHAEL A DE VALK AND CHRISTINA M DEVALK HUSBAND AND WITH RIGHT OF SURVI-Appointed Trustee:

04/20/2005 as Instrument page--- and of Official

300 E. CHAPMAN AVE NUE, ORANGE, CA 92866 CHAPMAN AVE-Estimated amount of un-

THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER,

charges: \$ 603,654.66 The beneficiary of the Deed of Trust has executed and

**PURSUANT** CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED TO BELOW IS NOT AT-TACHED TO THE RE-CORDED COPY OF THIS 참고사항: 본 첨부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFOR-

MACIÓN DE ESTE DOCU-MENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKAĻAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỆ THÔNG TIN TRÓNG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IF YOU NEED AN EXPLA NATION OF THE NATURE THE PROCEEDING AGAINST SHOULD

WIFE AS JOINT TENANTS Western Progressive, LLC Deed of Trust Recorded

No. 2005000302514 in book Records in the office of the Recorder of Orange County, California, Date of Sale: 09/25/2023 at 03:00 PM Place of Sale:

paid balance, reasonably estimated costs and other

appointed Trustee, under

and pursuant to the power

of sale contained in that

certain Deed of Trust Re-

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

A hearing on the petition will be held in this court as follows:

grant the authority.

## SEPTEMBER 07, 2023 1:30 PM in Dept. C06 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing th

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 dav/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 créditor 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 vou of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. 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 pe-

tition or account as

provided in Probate Code

section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: CARON CALABRESE, 105 WEST F STREET, SUITE 213, SAN DIEGO, CA 92101. (858) 598-5552.

SUN NEWSPAPER 8/24,30,9/7/2023-134118

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01341478 TO ALL INTERESTED

PERSONS: Petitioner:

MEHDI SALEHI has filed a petition with this court for a decree changing names as follows: MEHDI SALEHI to MATT SALEHI. 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 obection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 10/03/2023 at 8:30 a.m. D100 REMOTE Central Justice Center

700 Civic Center Drive W Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following: Sun Journal DATE: 08/10/2023 Judge Layne Melzer

Judge of the Superior Court Seal Beach Sun 8/24,31,9/7,14/23-134170

#### NOTICE OF PETITION TO ADMINISTER ES-TATE OF: JAMES A. BURGARD CASE NO. 30-2023-01342944-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES A. BURGARD.

A PETITION FOR PROBATE has been filed by BLAKE J. BURGARD in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that BLAKE J. BURGARD be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admit-

**Lack of speech is a sign of autism.** Learn the others at autismspeaks.org/signs.

ted 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.

Ā HEARING on the petition will be held in this court as follows: 09/28/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626 NOTICE IN PROBATE

CASES
The court is providing the

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 our 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, ou should appear at the hearing and state your objections or file written obections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR 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 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 RICHARD V. MAHONY, ESQ. - SBN 121656, LAW OFFICES OF RICHARD MAHONY 27601 FORBES ROAD, #1-B LAGUNA NIGUEL CA

92677, Telephone (949) 360-8701 8/24, 8/31, 9/7/23

CNS-3732278#
HUNTINGTON HAR-BOUR SUN-JOURNAL
Huntington Harbour Sun
Journal 8/24,31,9/7/23-

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **September 19th**, **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 Sean Lockridge

Tina Eteuati
Household items
Jacoba Austin
Furniture
Alicia Rogers
Household Goods
The auction will be listed
and advertised on
www.storagetreasures.co
m. Purchases must be
made with cash only and

Furniture

www.storagetreasures.co m. 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. 8/31. 9/7/23

CNS-3732967# HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun Journal 8/31,9/7/23-134247

APN: 111-401-48 TS No.: 23-05807CA TSG Order No.: 02-22006045 NO-TICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEM-BER 10, 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 PROCEEDING AGAINST YOU, SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly

corded September 17 2004 as Document No. 2004000840619 of Official Records in the office of the Recorder of Orange County, California, executed by: Hieu Lam, a single man, as Trustor, will be sold AT PUBLIC AUC-TION TO THE HIGHEST BIDDER for cash (pay able 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: Octo-ber 2, 2023 Sale Time: 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim Orange County, 100 The City Drive, Orange, CA 92868 File No.:23-05807CA The street address and other common designation, if any, of the real property described above is purported to be: 18714 Ambrose Lane, Huntington Beach, CA 92648. 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 in terest 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 \$571 253.51 (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 POTEN-TIAL 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

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 vou 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. NO-TICE 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, (800) 280-2832 for information regarding the trustee's sale or visit this internet website. www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, 05807CA. 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 roperty if you match the last and highest bid placed at the trustee auction. If ou are an "eligible bidder." vou mav be able to purchase the property if ou 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 vou can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 23-05807CA 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" "eligible bidder," should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.:23-05807CA 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. For Trustee Sale Information Log On To www.auction.com or Call (800) 280-2832. Dated August 15, 2023 By: Trixie Obnimaga Foreclosure Associate Affinia Default Services, LLC 301 E Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0439358 To: HUNT-INGTON HARBOUR SUN JOURNAL 08/31/2023 09/07/2023, 09/14/2023 Huntington Harbour Sun Journal 8/31,9/7,14/2023-134368

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on September 19th, 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 loca-

6942 Garden Grove Blvd Westminster CA 92683 (714)897-6221 3:00 PM

Rhonda Lewis bags of clothes Kelvin Odii clothes, shoes, computer boxes

Jose Nateras Cuentas tall closet, bed, computer desk, chair, clothes, and shoes

Jerri Anne Pavese chair and boxes

The auction will be listed and advertised on www.storagetreasures.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.

8/31, 9/7/23 CNS-3734586# HUNTINGTON HAR-BOUR SUN-JOURNAL Huntington Harbour Sun Journal 8/31,9/7/23-

