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NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH ANTHONY FERENCZ
CASE NO. 30-2023-01342910-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 JOSEPH ANTHONY FERENCZ. A PETITION FOR PROBATE has been filed by DOROTHY BLOCK in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that DOROTHY BLOCK be appointed as personal representative 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: 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 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.

Legals-SB

pear 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 R. TODD FRAHM - SBN 244609 TYLER LAW, LLP 25026 LAS BRISAS ROAD MURRIETA CA 92562 Telephone (951) 600-2733 9/7, 9/14, 9/21/23 **CNS-3735442# HUNTINGTON HARBOR SUN-JOURNAL Huntington Harbour Sun Journal 9/7,14,21/23-134497**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHRIS LEE KOZAITES
CASE NO. 30-2023-01345160-PR-LA-CMC

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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHRIS LEE KOZAITES. A PETITION FOR PROBATE has been filed by ANDREW KOZAITES in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ANDREW KOZAITES 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: 10/18/23 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

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,

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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. Petitioner In Pro Per: ANDREW KOZAITES 777 1/2 OBISPO AVENUE LONG BEACH CA 90804 9/7, 9/14, 9/21/23 **CNS-3735822# HUNTINGTON HARBOR SUN-JOURNAL Huntington Harbour Sun Journal 9/7,14,21/23-134529**

T.S. No.: 9672-0044 TSG Order No.: 230178006-CA-VOO 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 MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST**

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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: 10/04/2023 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

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said Deed of Trust, to-wit: \$621,988.85 (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 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

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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 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To www.nationwideposting.com or Call: 916-939-0772.

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NBS Default Services, LLC, Marissa Adams, 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 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. NPP0440193 To: HUNTINGTON HARBOUR SUN JOURNAL 09/14/2023, 09/21/2023, 09/28/2023 **Huntington Harbour Sun Journal 9/14,21,28/2023-134655**

TS No: CA08000787-22-2 APN: 112-742-08 To No: 230160271-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 8, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On October 16, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 13, 2006 as Instrument No. 2006000765511, of official records in the Office of the Recorder of Orange County, California, executed by DONALD JOE JORDAN A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for NATIONPOINT A DIVISION OF NATIONAL CITY BANK as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: **AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST** The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8954 CANARY AVE, FOUNTAIN VALLEY, CA 92708 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and

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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 \$683,655.37 (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 postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.na-

Legals-SB

tionwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000787-22-2. 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000787-22-2 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: August 30, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000787-22-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0440129 To: HUNTINGTON HARBOUR SUN JOURNAL 09/14/2023, 09/21/2023, 09/28/2023 **Huntington Harbour Sun Journal 9/14,21,28/2023-134660**

NOTICE OF PETITION TO ADMINISTER ESTATE OF BONNIE DIANE HARRIS CASE NO. 30-2023-01345600-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: **BONNIE DIANE HARRIS** A PETITION FOR PROBATE has been filed by **JUNE VAN STEINBURGH** in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that **JUNE VAN STEINBURGH** be appointed as personal representative to administer the estate of the decedent.

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THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full 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 on 10/19/2023 at 1:30 PM in Dept. CM06 located at 3390 HARBOR BLVD COSTA MESA, CA 92626 COSTA MESA JUSTICE CENTER. **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 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 (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: Christine Anne Chung (State Bar No. 252605), Law Offices of Christine Chung 2522 Chambers Road, Suite 113 Tustin, CA 92780 Telephone: (949) 529-1480 9/14, 9/21, 9/28/23 **CNS-3737242# SEAL BEACH SUN Seal Beach Sun 9/14,21,28/23-134663**

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NOTICE OF PETITION TO ADMINISTER ESTATE OF DOMINGO LEON CASE NO. 30-2023-01346762-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 **DOMINGO LEON**. A Petition for PROBATE has been filed by: **LIVIA LEON** in the Superior Court of California, County of ORANGE. The Petition for Probate requests that **LIVIA LEON** be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: **OCT 25, 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 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

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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: **ARIANA A. BURRIS, ESQ. & SARAH BREWSAUGH, ESQ.** BURRIS LAW APC 488 S. GLASSELL ST., ORANGE, CA 92866. (714) 941-8122. **Seal Beach Sun 9/14, 9/21, 9/28/2023-134688**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on October 3, 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: **6942 Garden Grove Blvd, Westminster Ca, 92683 (714) 897-6221 3:00 Pm** Binh Lam Statue Dennis Chastain Clothes Toolboxes Daniel Lucero Car Parts Household Items Linda Cox Household Items Brian Robinson Records Minor Musical Equipment Clothes 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. 9/14, 9/21/23 **CNS-3736372# HUNTINGTON HARBOUR SUN-JOURNAL Huntington Harbour Sun Journal 9/14,21/23-134557**

FICTITIOUS BUSINESS NAME STATEMENT NO. 20236671589 a) **RAISING JAKE STUDIOS** b) **RJ STUDIOS**, 10832 WALNUT STREET, LOS ALAMITOS, CA 90720-2320. County: Orange. This is a New Statement. Registrant(s): **JEFFREY A. RIPPE**, 10832 WALNUT STREET, LOS ALAMITOS, CA 90720-2320. Have you started doing business yet? YES, 08/29/2023. This business is conducted by: **INDIVIDUAL**. Registrant(s): **/s/ JEFFREY RIPPE**. 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 as filed with the County Clerk of Orange County on 09/06/2023. **Seal Beach Sun 9/14,21,28,10/5/23-134812**

NOTICE OF PETITION TO ADMINISTER ESTATE OF TORAB AHMADI CASE NO. 30-2023-01348027-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 **TORAB AHMADI**. A PETITION FOR PRO-

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BATE has been filed by **JULIA FARIBA AHMADI** in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that **JULIA FARIBA AHMADI** 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: 11/02/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626 **NOTICE IN PROBATE CASES** The court is providing the 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: **RICHARD A. MILLER, ESQ.** - SBN 57818 THE BARRISTER BUILD-

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ING
7956 PAINTER AVE.
WHITTIER CA 90602
Telephone (562) 698-9941
9/21, 9/28, 10/5/23
CNS-3739436#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun
Journal 9/21,28,10/5/23-134835

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01343696
TO ALL INTERESTED PERSONS: Petitioner: RENE ALVERENTO CLEAVES has filed a petition with this court for a decree changing names as follows: RENE ALVERENTO CLEAVES to RENA AYERS. 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

09/28/2023 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:
Seal Beach Sun
DATE: 08/22/2023
Judge Layne Melzer
Judge of the Superior Court
Seal Beach Sun
8/31,9/7,14,21/23-134372

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on October 10th, 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

Georgia Cuccia
Snowboards, clothes and bedroom items
Prince Humphrey
Boxes, household goods
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.
9/21, 9/28/23
CNS-3740021#

HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun
Journal 9/21,28/23-134866

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

LAURIE JEAN BURLEY
CASE NO. 30-2023-01348363-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who

Legals-SB

may otherwise be interested in the WILL or estate, or both of LAURIE JEAN BURLEY.

A PETITION FOR PROBATE has been filed by JAMES T. DOODY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JAMES T. DOODY be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 11/02/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

The court is providing the 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 \(occourts.org\)](http://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

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provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
DEBORA YOUNG - SBN 250106
YOUNG LAW FIRM
11500 W. OLYMPIC BLVD., SUITE 400
LOS ANGELES CA 90064
Telephone (310) 444-3003
9/21, 9/28, 10/5/23
CNS-3740013#
HUNTINGTON HARBOUR SUN-JOURNAL
Huntington Harbour Sun
Journal 9/21,28,10/5/23-134870

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01346607
TO ALL INTERESTED PERSONS: Petitioner: MICHAEL HUYNH filed a petition with this court for a decree changing names as follows: MICHAEL HUYNH to RYAN WALKER. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/07/2023 at 8:30 a.m.
K100 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:

Seal Beach Sun
DATE: 09/06/2023
Judge Layne Melzer
Judge of the Superior Court
Seal Beach Sun
9/14,21,28,10/5/23-134701

NOTICE OF TRUSTEE'S SALE T.S. No.: 23-0025
Loan No.: *****748 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/02/2015 AND MORE FULLY DESCRIBED BELOW. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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 and late charges thereon, as provided in the note(s), advances, under

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the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: MICHAEL BOHINC AND MELISSA BOHINC, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 06/05/2015 as Instrument No. 2015000294025 in book --, at Page -- of Official Records in the office of the Recorder of ORANGE County, California, Date of Sale: 10/16/2023 at 01:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$428,456.37 estimated - as of date of first publication of this Notice of Sale The purported property address is: 4961 BONITA DRIVE HUNTINGTON BEACH, CA 92649 A.P.N.: 933-810-42 The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. 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 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. If the sale occurs after 1/1/2021, the

Legals-SB

sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 23-0025. 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 23-0025 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: 08/31/2023 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0440318 To: HUNT-

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INGTON HARBOUR SUN JOURNAL 09/21/2023, 09/28/2023, 10/05/2023
Huntington Harbour Sun Journal
9/21,28,10/5/2023-134892

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01343036
TO ALL INTERESTED PERSONS: Petitioner: SHANNON MAE VOSS filed a petition with this court for a decree changing names as follows: SHANNON MAE VOSS to SHANNON MAE LEPE. 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

10/26/2023 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:
Seal Beach Sun
DATE: 09/05/2023
Judge Layne Melzer
Judge of the Superior Court
Seal Beach Sun
9/14,21,28,10/5/23-134702

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01348276
TO ALL INTERESTED PERSONS: Petitioner: ANGELA KASSELL-BROWN filed a petition with this court for a decree changing names as follows: ANGELA KASSELL-BROWN to ANGELA KASSELL. 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

10/24/2023 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:
Seal Beach Sun
DATE: 09/12/2023
Judge Layne Melzer
Judge of the Superior Court
Seal Beach Sun
9/14,21,28,10/5/23-134813

Legals-SB

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01342891
TO ALL INTERESTED PERSONS: Petitioner: ANDREA MARIENLYONELL-PINE DOMINGUEZ has filed a petition with this court for a decree changing names as follows: ANDREA MARIENLYONELL-PINE DOMINGUEZ to ANDREA MARIENLYONELL-PINESRAINEYLAP-IZLAZULIMOON DOMINGUEZ. 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

10/10/2023 at 8:30 a.m.
K100 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:

Seal Beach Sun
DATE: 08/18/2023
Judge Peter J. Wilson
Judge of the Superior Court
Seal Beach Sun
9/7,14,21,28/23-134580

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01347888
TO ALL INTERESTED PERSONS: Petitioner: SHANSHAN CUI filed a petition with this court for a decree changing names as follows: SHANSHAN CUI to CORA SHANSHAN CUI. The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

11/15/2023 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:

Huntington Harbour Sun Journal
DATE: 09/11/2023
Judge Layne Melzer
Judge of the Superior Court
Huntington Harbour Sun Journal
9/21,28,10/5,12/23-134905