

PUBLIC NOTICES

**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE
700 Civic Center Drive
West**

**Santa Ana, CA 92701
Central Justice Center
PETITION OF
CHRISTOPHER ANDRE
FRANK**

**FOR CHANGE OF NAME
ORDER TO SHOW
CAUSE**

**FOR CHANGE OF NAME
CASE NUMBER
30-2017-00918274-CU-
PT-CJC**

**TO ALL INTERESTED
PERSONS:
PETITIONER:
CHRISTOPHER ANDRE
FRANK**

filed a petition with
this court for a decree
changing names as
follows:

**CHRISTOPHER ANDRE
FRANK
to CHRISTOPHER
MCVICKER**

THE COURT ORDERS
that all persons interested
in this matter shall
appear before this court
in Department No. D100,
window #44 of the Orange
County Superior Court, at
the address shown above,
on **June 28, 2017**, at 8:30
a.m., to show cause, if any,
why the petition for change
of name should not be
granted.

a. A copy of this *Order
to Show Cause* shall be
published in Buena Park/
Anaheim Independent,
a newspaper of general
circulation published in this
county, at least once each
week for four successive
weeks prior to the date set
for hearing on the petition.

b. All persons interested in
this matter are directed to
make known any objection
that they may have to the
granting of the petition for
change of name by filing a
written objection, which
includes the reasons for
the objection, with the
court at least two court
days before the matter
is scheduled to be heard
and by appearing in court
at the hearing to show
cause why the petition for
change of name should not
be granted. If no written
objection is timely filed,
the court may grant the
petition without a hearing.
Appearance by petitioner
is required even if the
matter proceeds without a
hearing.

Date: **May 3, 2017**
ROBERT J. MOSS
Judge of the Superior Court
**BP/ANA Independent
17-10302**
**Publish May 12, 19, 26,
June 2, 2017**

**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE
700 Civic Center Drive
West**

**Santa Ana, CA 92701
Central Justice Center
PETITION OF
ELIZABETH ANDY
BEAUCICAUT**

**FOR CHANGE OF NAME
ORDER TO SHOW
CAUSE**

**FOR CHANGE OF NAME
CASE NUMBER 30-2017-
00917442**

**TO ALL INTERESTED
PERSONS:
PETITIONER: ELIZABETH
ANDY BEAUCICAUT**

filed a petition with
this court for a decree
changing names as
follows:

**ELIZABETH ANDY
BEAUCICAUT
to BABET SILENTINA
GERARD-MCCALL**

THE COURT ORDERS
that all persons interested
in this matter shall
appear before this court
in Department No. D100,
window #44 of the Orange
County Superior Court, at
the address shown above,
on **June 13, 2017**, at 8:30

a.m., to show cause, if any,
why the petition for change
of name should not be
granted.

a. A copy of this *Order
to Show Cause* shall be
published in Buena Park/
Anaheim Independent,
a newspaper of general
circulation published in this
county, at least once each
week for four successive
weeks prior to the date set
for hearing on the petition.
b. All persons interested in
this matter are directed to
make known any objection
that they may have to the
granting of the petition for
change of name by filing a
written objection, which
includes the reasons for
the objection, with the
court at least two court
days before the matter
is scheduled to be heard
and by appearing in court
at the hearing to show
cause why the petition for
change of name should not
be granted. If no written
objection is timely filed,
the court may grant the
petition without a hearing.
Appearance by petitioner
is required even if the
matter proceeds without a
hearing.

Date: **May 2, 2017**
ROBERT J. MOSS
Judge of the Superior Court
**BP/ANA Independent
17-10303**
**Publish May 12, 19, 26,
June 2, 2017**

**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE
700 Civic Center Drive
West**

**Santa Ana, CA 92701
Central Justice Center
PETITION OF**

**PAUL JOSEPH ESTRADA
FOR CHANGE OF NAME
AMENDED ORDER TO
SHOW CAUSE**

**FOR CHANGE OF NAME
CASE NUMBER 30-2017-
00914541**

**TO ALL INTERESTED
PERSONS:
PETITIONER: PAUL
JOSEPH ESTRADA**

filed a petition with
this court for a decree
changing names as
follows:

**PAUL JOSEPH ESTRADA
to PAUL JOSEPH
GENNARO**

THE COURT ORDERS
that all persons interested
in this matter shall
appear before this court
in Department No. D100,
window #44 of the Orange
County Superior Court, at
the address shown above,
on **June 15, 2017**, at 8:30
a.m., to show cause, if any,
why the petition for change
of name should not be
granted.

a. A copy of this *Order
to Show Cause* shall be
published in Buena Park/
Anaheim Independent,
a newspaper of general
circulation published in this
county, at least once each
week for four successive
weeks prior to the date set
for hearing on the petition.
b. All persons interested in
this matter are directed to
make known any objection
that they may have to the
granting of the petition for
change of name by filing a
written objection, which
includes the reasons for
the objection, with the
court at least two court
days before the matter
is scheduled to be heard
and by appearing in court
at the hearing to show
cause why the petition for
change of name should not
be granted. If no written
objection is timely filed,
the court may grant the
petition without a hearing.
Appearance by petitioner
is required even if the
matter proceeds without a
hearing.

Date: **May 9, 2017**

ROBERT J. MOSS
Judge of the Superior Court
**BP/ANA Independent
17-10304**
**Publish May 12, 19, 26,
June 2, 2017**

**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE
700 Civic Center Drive
West**

**Santa Ana, CA 92701
Central Justice Center
PETITION OF**

**LEONARDO ROSALES,
SILVIA GUERRA ON
BEHALF OF SANTIAGO
ROSALES GUERRA A
MINOR**

**AMENDED ORDER TO
SHOW CAUSE
FOR CHANGE OF NAME**

**CASE NUMBER 30-2017-
00917796**

**TO ALL INTERESTED
PERSONS:
PETITIONER:**

**LEONARDO ROSALES,
SILVIA GUERRA ON
BEHALF OF SANTIAGO
ROSALES GUERRA A
MINOR**

filed a petition with
this court for a decree
changing names as
follows:

**SANTIAGO ROSALES
GUERRA to SANTIAGO
ROSALES GUERRA
THE COURT ORDERS**

that all persons interested

in this matter shall
appear before this court
in Department No. D100,
window #44 of the Orange
County Superior Court, at
the address shown above,
on **June 15, 2017**, at 8:30
a.m., to show cause, if any,
why the petition for change
of name should not be
granted.

a. A copy of this *Order
to Show Cause* shall be
published in Buena Park/
Anaheim Independent,
a newspaper of general
circulation published in this
county, at least once each
week for four successive
weeks prior to the date set
for hearing on the petition.
b. All persons interested in
this matter are directed to
make known any objection
that they may have to the
granting of the petition for
change of name by filing a
written objection, which
includes the reasons for
the objection, with the
court at least two court
days before the matter
is scheduled to be heard
and by appearing in court
at the hearing to show
cause why the petition for
change of name should not
be granted. If no written
objection is timely filed,
the court may grant the
petition without a hearing.
Appearance by petitioner
is required even if the
matter proceeds without a
hearing.

Date: **May 2, 2017**
ROBERT J. MOSS
Judge of the Superior Court
**BP/ANA Independent
17-10305**
**Publish May 12, 19, 26,
June 2, 2017**

**SUPERIOR COURT
OF CALIFORNIA
COUNTY OF ORANGE
700 Civic Center Drive
West**

**Santa Ana, CA 92701
Central Justice Center
PETITION OF**

**JENNIFER SUK
AMENDED ORDER TO
SHOW CAUSE**

**FOR CHANGE OF NAME
CASE NUMBER 30-2017-
00918168**

**TO ALL INTERESTED
PERSONS:
PETITIONER: KYUNG
SUK**

filed a petition with
this court for a decree
changing names as

follows:
**KYUNG SUK
to JENNIFER SUK
THE COURT ORDERS**
that all persons interested
in this matter shall
appear before this court
in Department No. D100,
window #44 of the Orange
County Superior Court, at
the address shown above,
on **June 20, 2017**, at 8:30
a.m., to show cause, if any,
why the petition for change
of name should not be
granted.

a. A copy of this *Order
to Show Cause* shall be
published in Buena Park/
Anaheim Independent,
a newspaper of general
circulation published in this
county, at least once each
week for four successive
weeks prior to the date set
for hearing on the petition.
b. All persons interested in
this matter are directed to
make known any objection
that they may have to the
granting of the petition for
change of name by filing a
written objection, which
includes the reasons for
the objection, with the
court at least two court
days before the matter
is scheduled to be heard
and by appearing in court
at the hearing to show
cause why the petition for
change of name should not
be granted. If no written
objection is timely filed,
the court may grant the
petition without a hearing.
Appearance by petitioner
is required even if the
matter proceeds without a
hearing.

Date: **May 4, 2017**
ROBERT J. MOSS
Judge of the Superior Court
**BP/ANA Independent
17-10306**
**Publish May 12, 19, 26,
June 2, 2017**

NOTICE OF TRUSTEE'S
SALE TS No. CA-17-
761776-BF Order No.:
8691255 NOTE: THERE
IS A SUMMARY OF THE
INFORMATION IN THIS
DOCUMENT ATTACHED
TO THE COPY PROVIDED
TO THE MORTGAGOR
OR TRUSTOR (Pursuant
to Cal. Civ. Code 2923.3)
YOU ARE IN DEFAULT
UNDER A DEED OF
TRUST DATED 7/26/2007.
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 drawn on
a state or national bank,
check drawn by state or
federal credit union, or a
check drawn by a state or
federal savings and loan
association, or savings
association, or savings bank
specified in Section 5102
to the Financial Code and
authorized to do business in
this state, will be held by
duly appointed trustee. 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 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. BENEFICIARY
MAY ELECT TO BID LESS THAN
THE TOTAL AMOUNT DUE.

Trustor(s): HAMID ZANJANI
AND FARAHNAZ ZANJANI,
HUSBAND AND WIFE AS
JOINT TENANTS Recorded:
7/31/2007 as Instrument No.
2007000478236 of Official
Records in the office of the
Recorder of ORANGE
County, California; Date
of Sale: 6/12/2017 at
1:30PM Place of Sale: At
the North front entrance
to the County Courthouse
located at 700 Civic Center
Drive West, Santa Ana, CA
92701 Amount of unpaid
balance and other charges:
\$670,372.46 The purported
property address is: 419
SOUTH WINDMILL LANE,
ANAHEIM, CA 92807
Assessor's Parcel No.:
361-322-05 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 for
information regarding the
trustee's sale or visit this
Internet Web site <http://www.qualityloan.com>,
using the file number assigned
to this foreclosure by the
Trustee: CA-17-761776-
BF. 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. The undersigned
Trustee disclaims any
liability for any incorrectness
of the property address or
other common designation,
if any, shown herein. 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 Sale. If
the sale is set aside for
any reason, including if the
Trustee is unable to convey
title, the Purchaser at the
sale shall be entitled only
to a return of the monies
paid to the Trustee. This
shall be the Purchaser's
sole and exclusive remedy.
The purchaser shall have
no further recourse
against the Trustor, the
Trustee, the Beneficiary,
the Beneficiary's Agent, or

the Beneficiary's Attorney.
If you have previously
been discharged through
bankruptcy, you may have
been released of personal
liability for this loan in which
case this letter is intended
to exercise the note holders
right's against the real
property only. QUALITY
MAY BE CONSIDERED
A DEBT COLLECTOR
ATTEMPTING TO
COLLECT A DEBT AND
ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Date: Quality Loan Service
Corporation 411 Ivy Street
San Diego, CA 92101 619-
645-7711 For NON SALE
information only Sale Line:
916-939-0772 Or Login to:
<http://www.qualityloan.com>
Reinstatement Line: (866)
645-7711 Ext 5318 Quality
Loan Service Corp. TS No.:
CA-17-761776-BF IDSPub
#0126141 5/19/2017
5/26/2017 6/2/2017

**BP/ANA Independent
17-10294**
**Publish May 19, 26, June
2, 2017**

NOTICE OF TRUSTEE'S
SALE TTD No.:
171081168353-1 Control
No.: XXXXXX1657 YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST,
DATED 06/14/2010
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. On
06/15/2017 at 01:30PM.,
TITLE TRUST DEED
SERVICE COMPANY, as
duly appointed Trustee
under and pursuant to
Deed of Trust recorded
06/18/2010, as Instrument
No. 2010000289434, in
book XXX, page XXX, of
Official Records in the office
of the County Recorder of
ORANGE County, State of
CALIFORNIA, executed by
GLORIA PRUITT, A WIDOW
WILL SELL AT PUBLIC
AUCTION TO HIGHEST
BIDDER FOR CASH
(payable at time of sale in
lawful money of the United
States) at At the North front
entrance to the County
Courthouse at 700 Civic
Center Drive West, Santa
Ana, CA 92701 All right,
title and interest conveyed
to and now held by it under
said Deed of Trust in the
property situated in said
County, and State described
as: APN No.: 071-301-09
The street address and
other common designation,
if any, of the real property
described above is
purported to be: 2351 WEST
CORONET AVENUE,
ANAHEIM, CA 92801-1534
The undersigned Trustee
disclaims any liability for
any incorrectness of the
street address and other
common designation, if any,
shown herein. Said sale of
property will be made in "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
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 \$351,325.73 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
where the real property
is located. NOTICE TO
POTENTIAL BIDDERS: If
you are considering bidding
on this property lien, you
should understand that
there are risks involved in
bidding at a trustee auction.
You will be bidding on a lien,
not on the property itself.
Placing the highest bid at
a trustee auction does not
automatically entitle you to
free and clear ownership
of the property. You should
also be aware that the lien
being auctioned off may
be a junior lien. If you 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 714-730-2727 or 916-
939-0772 for information
regarding the trustee's sale,
or visit this Internet Web site
www.servicelinkasap.com
or www.nationwideposting.com
for information
regarding the sale of this
property, using the file
number assigned to this
case 171081168353-1.
Information about
postponements that are
very short in duration or
that occur close in time to
the scheduled sale may not
immediately be reflected in
the telephone information
or on the Internet Web
site. The best way to verify
postponement information
is to attend the scheduled
sale. Date: 05/11/2017 TITLE
TRUST DEED SERVICE
COMPANY, As Trustee
BRENDA B. PEREZ,
Trustee Sale Officer TITLE
TRUST DEED SERVICE
COMPANY 26540 Agoura
Road Suite 102 Calabasas,
CA 91302 Sale Line: 714-
730-2727 or Login to:
www.servicelinkasap.com
or Sale Line: 916-939-0772
or Login to:
www.nationwideposting.com
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. We are
assisting the Beneficiary
to collect a debt and any
information we obtain will
be used for that purpose
whether received orally or
in writing. NPP0308028
To: INDEPENDENT
05/19/2017, 05/26/2017,
06/02/2017

**BP/ANA Independent
17-10313**
**Publish May 19, 26,
June 2, 2017**

PUBLIC NOTICES

STATE OF NEW MEXICO COUNTY OF EDDY FIFTH JUDICIAL DISTRICT

JILL CAQUETTE n/k/a JILL BALLARD, Petitioner,

v.D-503DM-2007-657 JOSEPH CAQUETTE, Respondent. SUMMONS AND NOTICE OF SUIT PENDING TO: Joseph Caquette

GREETINGS: You and each of you are hereby notified that there has been filed in the District Court of Eddy County, New Mexico, a certain cause of action wherein, Jill Ballard is the Petitioner, and you and each of you are the Respondent, the same being Cause No. DM-2007-657 on the Domestic Docket.

The general objet of said action is a Petition for Change of Name of a Minor.

You and each of you are further notified that unless you enter your appearance or plead herein within twenty days after the date of the last publication of this Summons and Notice of judgment by default will be rendered against you, and eac of you, as prayed for in said Complaint. The name of attorneys for Petitioner is Sanders, Bruine, Coll & Worley, P.A. (Clayton S. Hightower) P.O. Box 550, Roswell, New Mexico 88201.

WITNESS, my hand and seal of the District Court of EDDY County, New Mexico. DISTRICT COURT CLERK BY: JUDITH VASQUEZ BP/ANA Independent 17-10326 Publish May 26, June 2, 9, 2017

T.S. No. 15-33781 APN: 349-491-27

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/29/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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 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: SU HYUN HA, A SINGLE WOMAN
Duly Appointed Trustee: LAW OFFICES OF LES ZIEVE Deed of Trust recorded 4/1/2005 as Instrument No. 2005000247866 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/16/2017 at 3:00 PM
Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA
Estimated amount of unpaid balance and other charges: \$723,090.31
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.

Street Address or other common designation of real property: 1 2 2 1 NORTH MILLWOOD LANE ANAHEIM, CALIFORNIA 92807
Described as follows: As more fully described on said Deed of Trust.

A.P.N #: 349-491-27
The undersigned Trustee disclaims any liability for any incorrectness of the street 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 Sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on 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 (714) 848-9272 or visit this Internet Web site www.elitepostandpub.com, using the file number assigned to this case 15-33781. 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.

Dated: 5/18/2017 L A W OFFICES OF LES ZIEVE, as Trustee
30 Corporate Park, Suite 450
Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: (714) 848-9272 www.elitepostandpub.com

Ashley Walker, Trustee Sale Assistant

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 22390 5/26, 6/2, 6/9/17 BP/ANA Independent 17-10329 Publish May 26, June 2, 9, 2017

SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE 700 Civic Center Drive West Santa Ana, CA 92701 Central Justice Center PETITION OF

FOR CHANGE OF NAME ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NUMBER 30-2017-00919897

TO ALL INTERESTED PERSONS: PETITIONER: ANGELA TOLENTINO GARCIA filed a petition with this court for a decree changing names as follows:
ANGELA TOLENTINO GARCIA to ANGELA TOLENTINO GARCIA
THE COURT ORDERS that all persons interested in this matter shall appear before this court in Department No. D100, window #44 of the Orange County Superior Court, at the address shown above, on **June 27, 2017**, at 8:30 a.m., to show cause, if any, why the petition for change of name should not be granted.

a. A copy of this *Order to Show Cause* shall be published in Buena Park/Anaheim Independent, a newspaper of general circulation published in this county, at least once each week for four successive weeks prior to the date set for hearing on the petition.
b. All persons interested in this matter are directed to make known any objection that they may have to the granting of the petition for change of name by filing a written objection, which includes the reasons for the objection, with the court at least two court days before the matter is scheduled to be heard and by appearing in court at the hearing to show cause why the petition for change of name should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Appearance by petitioner is required even if the matter proceeds without a hearing.
Date: **May 12, 2017**
ROBERT J. MOSS
Judge of the Superior Court
BP/ANA Independent

17-10325 Publish May 26, June 2, 9, 16, 2017

MOBILEHOME LIEN SALE. Sale location: 6741 Lincoln Avenue, Space 92, Buena Park, CA 90620
Sale date/time: June 27, 2017 at 11:00 a.m.
Mobilehome description: 1976 Viking, Decal No. AAG6280, Serial No. A70777 & B70777, HUD Labels 231418 & 231419
Lien sale on account for Shailer M. Cone. Mobilehome sold in "as is" condition, For Removal Only. Interested parties may contact Guzman Law Firm, APC at (760) 650-1077 or erin@guzmanfirm.com for further information. The successful bidder shall be responsible for all costs, fees, liens and/or penalties incurred in or associated with transferring title of the listed mobilehome into his/her/its name. In addition, the successful bidder may be liable to the State of California for any lien attached to the listed mobilehome provided for in California Health and Safety Code §18116.1. Payment in full is due immediately upon sale. No personal or business checks accepted. Sale does not include any items of personal property that may be located in or about the mobilehome at the time of sale. Names published per Commercial Code §§7206 & 7210. View coach at 10:30 a.m. on date of sale. ABAMEX Auctioneers, Bond No. MS 273-80-15, www.abamex.com.
6/2, 6/9/17
CNS-3013220#
B U E N A P A R K I N D E P E N D E N T
BP/ANA Independent 17-10327 Publish June 2, 9, 2017

SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE 700 Civic Center Drive West Santa Ana, CA 92701 Central Justice Center PETITION OF

HAN HONG PHAM FOR CHANGE OF NAME ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NUMBER 30-2017-00919829

TO ALL INTERESTED PERSONS: PETITIONER: HAN HONG PHAM filed a petition with this court for a decree changing names as follows:
HAN HONG PHAM to SKYLER PHAMLE
THE COURT ORDERS that all persons interested in this matter shall appear before this court in Department No. D100, window #44 of the Orange County Superior Court, at the address shown above, on **June 27, 2017**, at 8:30 a.m., to show cause, if any, why the petition for change of name should not be granted.

a. A copy of this *Order to Show Cause* shall be published in Buena Park/Anaheim Independent, a newspaper of general circulation published in this county, at least once each week for four successive weeks prior to the date set for hearing on the petition.
b. All persons interested in this matter are directed to make known any objection that they may have to the

granting of the petition for change of name by filing a written objection, which includes the reasons for the objection, with the court at least two court days before the matter is scheduled to be heard and by appearing in court at the hearing to show cause why the petition for change of name should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Appearance by petitioner is required even if the matter proceeds without a hearing.
Date: **May 12, 2017**
ROBERT J. MOSS
Judge of the Superior Court
BP/ANA Independent 17-10339 Publish May 26, June 2, 9, 16, 2017

T.S. No. 16-45173 APN: 354-471-54

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2015. 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 YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state 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 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: HODA MOFIDI AND SASH MATTEN, HUSBAND AND WIFE AS JOINT TENANTS
Duly Appointed Trustee: Zieve, Brodnax & Steele, LLP Deed of Trust recorded 7/31/2015 as Instrument No. 2015000399417 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/27/2017 at 12:00 PM
Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701

Estimated amount of unpaid balance and other charges: \$702,962.21
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.

Street Address or other common designation of real property: 1 0 1 2 SOUTH SILVER STAR WAY ANAHEIM, CA 92808
Described as follows: As more fully described in said Deed of Trust

A.P.N #: 354-471-54
The undersigned Trustee disclaims any liability for any incorrectness of the street 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 Sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on 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 (866) 539-4173 or visit this Internet Web site www.hudsonandmarshall.com, using the file number assigned to this case 16-45173. 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.

Dated: 5/25/2017 Zieve, Brodnax & Steele, LLP, as Trustee
30 Corporate Park, Suite 450
Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: (866) 539-4173 www.hudsonandmarshall.com

Ashley Walker, Trustee Sale Assistant

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAINED WILL BE USED

FOR THAT PURPOSE. EPP 22452 6/2, 6/9, 6/16/2017.
BP/ANA Independent 17-10347 Publish June 2, 9, 16, 2017

NOTICE OF TRUSTEE'S SALE TS No. CA-17-758488-CL Order No.: 170000463-CA-VOI NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/5/2003. 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 drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): GUADALUPE BELTRAN, A SINGLE WOMAN AND ANDREA GUZMAN, AN UNMARRIED WOMAN, AS JOINT TENANTS Recorded: 6/12/2003 as Instrument No. 2003000687686 and modified as per Modification Agreement recorded 5/9/2016 as Instrument No. 2016000205546 and modified as per Modification Agreement recorded 6/18/2013 as Instrument No. 2013000368175 and modified as per Modification Agreement recorded 7/6/2007 as Instrument No. 2007000425509 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 7/3/2017 at 9:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction. com Room Amount of unpaid balance and other charges: \$283,475.13 The purported property address is: 1213 NORTH RIVIERA STREET, ANAHEIM, CA 92801 Assessor's Parcel No.: 073-432-25 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

PUBLIC NOTICES

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 800-280-2832 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-17-758488-CL. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-17-758488-CL IDSPub #0127190 6/2/2017 6/9/2017 6/16/2017

BP/ANA Independent
17-10346
Publish June 2, 9, 16,
2017

T.S. No. 052419-CA APN: 358-032-11 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/13/2003. 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 ON 7/3/2017 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 3/19/2003, as Instrument No. 2003000295777, of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: VICTOR M. NILA AND LYDIA E. BIANCHI-NILA, HUSBAND AND WIFE AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL 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: AUCTION. COM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 123 NORTH LAURIE ANN LANE ANAHEIM, CALIFORNIA 92807 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

held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$223,519.16 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary 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 where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you 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 (800) 280-2832 or visit this Internet Web site WWW.AUCTION.COM, using the file number assigned to this case 052419-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. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 **BP/ANA Independent**
17-10340
Publish June 2, 9, 16,
2017

T.S. No. 052910-CA APN: 253-012-05 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/1/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 6/29/2017 at 9:00 AM, CLEAR RECON CORP.,

as duly appointed trustee under and pursuant to Deed of Trust recorded 10/1/2005, as Instrument No. 2005000826239, of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: FRANK CASEY THOMAS, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 815 SOUTH MANCOS PLACE ANAHEIM, CALIFORNIA 92806 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$538,717.53 If the Trustee is unable to convey title for any reason, the successful

bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary 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 where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 052910-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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 **BP/ANA Independent**
17-10343
Publish June 2, 9, 16,
2017

NOTICE OF PETITION TO ADMINISTER ESTATE OF LINDA LOU MORALES
C a s e N o .
30-2017-00915771-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LINDA LOU MORALES

A PETITION FOR PROBATE has been filed by Christine Kelsey in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Christine Kelsey 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

**Changing your name and need to
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Public Notice, please call us for rates
and
information at
714-894-2575**

PUBLIC NOTICES

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 June 22, 2017 at 2:00 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W, SANTA ANA CA 92701.

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:
JOHN R GOTTES ESQ
SBN 134317
3470 TWEEDY BLVD
SOUTH GATE CA 90280-6048
CN938149 MORALES Jun 2,7,9, 2017

BP/ANA Independent 17-10353
Publish June 2, 7, 9, 2017

NOTICE OF TRUSTEE'S SALE File No. 7023.95671 Title Order No. 110344360 MIN No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/10/1998. 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 drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in §5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. Trustor(s): Katheleen E. Winn, an

unmarried woman and Winifred L. Baker, a widow as joint tenants Recorded: 06/19/1998, as Instrument No. 19980388932, of Official Records of ORANGE County, California. Date of Sale: 07/26/2017 at 2:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA 92866, Orange, CA The purported property address is: 819 NORTH CAMBRIA STREET, ANAHEIM, CA 92801 Assessors Parcel No. 071-263-16 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 \$142,558.43. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid, plus interest. The purchaser shall have no further recourse against the beneficiary, the Trustor or the trustee. 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 877-484-9942 or visit this Internet Web site www.USA-Foreclosure.com or www.Auction.com using the file number assigned to this case 7023.95671. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: May 25, 2017 NORTHWEST TRUSTEE SERVICES, INC., as Trustee Huang Do, Authorized Signatory 2121 Alton Parkway, Suite 110, Irvine, CA 92606 866-387-6987 Sale Info website: www.USA-Foreclosure.com or www.Auction.com Automated Sales Line: 877-484-9942 or 800-280-2832 Reinstatement and Pay-Off Requests: (866) 387-NWTS THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WINN, KATHLEEN E. and BAKER, WINIFRED L. ORDER # 7023.95671: 06/02/2017,06/09/2017,06/16/2017

BP/ANA Independent 17-10352
Publish June 2, 9, 16, 2017

NOTICE Notice is hereby given per Section 21700 et seq. of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct a public lien sale of the personal Property described below at 1:00 p.m. on the 16th of June, 2017. The undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces

generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account, Space Number TROY E. CHRISTIE B046 DAVID SALARY B097 JOSE NIETO B201 JULIE CLARK B206 LILIA A. JIMENEZ B219 STEVE I. JANZEN G023 WILLIAM R. ABEL G210 SUSIE ACOSTA U019 RANDY J. ALMODOVA U074 STOICAN LIVIU U242 CHANTELLE J LOPEZ U287 6/2, 6/9/17 CNS-3016471# B U E N A P A R K INDEPENDENT **BP/ANA Independent 17-10351**
Publish June 2, 9, 2017

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 17-11929-TN NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: HELEN NGUYEN, 1328 E. CHAPMAN AVE, FULLERTON CA 92831 Doing Business as: DIVA'S NAILS & HAIR All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: LE XUAN THI HUYNH, 13682 TAFT, GARDEN GROVE CA 92843 The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, TRADENAME, GOODWILL, INVENTORY, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 1328 E. CHAPMAN AVE, FULLERTON CA 92831 The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, 13305

BROOKHURST ST, GARDEN GROVE, CA 92843 and the anticipated sale date is JUNE 20, 2017 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the last date for filing claims shall be JUNE 19, 2017, which is the business day before the sale date specified above. Dated: 5/30/2017 BUYER: LE XUAN THI HUYNH LA1824733 BUENA PARK/ ANAHEIM INDEPENDENT 6/2/17 **BP/ANA Independent 17-10355**
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T.S. No. 026946-CA APN: 363-192-40 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 6/15/2017 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 7/12/2005, as Instrument No. 2005000538266, of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: RONALD SIEGEL AND MINADA SIEGEL, HUSBAND AND WIFE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND

LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 5970 E MARSHA CIRCLE ANAHEIM, CA 92807-3932 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$762,843.46 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary 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 where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not

automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 026946-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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 **BP/ANA Independent 17-10308**
Publish May 19, 26, June 2, 2017

Do you need to file your Fictitious Business Name? Don't drive to Santa Ana! Call Our Legal Advertising Department at The Buena Park/ Anaheim Independent 714-894-2575