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Legals-NE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01065343
TO ALL INTERESTED PERSONS: Petitioner: ASHLI SHANTEL CHRISTOVAL filed a petition with this court for a decree changing names as follows: ASHLI SHANTEL CHRISTOVAL to ASHLI SHANTEL ST. ARMANT. 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

Legals-NE

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
June 25, 2019
8:30 a.m., Dept. D-100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event Newspapers
DATE: APR 23 2018
JAMES J. DI CESARE
Judge of the Superior Court
Event Newspapers- 81380
5/8,15,22,29/2019

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01065992
TO ALL INTERESTED PERSONS: Petitioner: HANNAH JIHYE HA filed a petition with this court for a decree changing names as follows: HANNAH JIHYE HA to HANNAH J BAEK. 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
June 19, 2019
8:30 a.m., Dept. D-100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event Newspapers
DATE: APR 25 2018
JAMES J. DI CESARE

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City Council of the City of Cypress will hold a public meeting on Monday, June 10, 2019 at 7:00 p.m., in the City Council Chamber, 5275 Orange Avenue, Cypress, CA, to consider the adoption of the final budget for the Cypress Recreation and Park District for the 2019-20 Fiscal Year. Any taxpayer may appear and be heard regarding the increase, decrease or omission of any items on the budget, or for the inclusion of additional items. If you challenge the above in court the challenge may be limited to only issues raised at the public meeting described in this notice, and must be commenced within the Statute of Limitations provided in Section 2-6.1 of the Cypress City Code. Copies of the preliminary budget are available for inspection by interested taxpayers in the Office of the Finance and Administrative Services Director, Cypress City Hall, 5275 Orange Ave, Cypress, CA, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Additionally, the preliminary budget may be viewed on the City's website at www.cypressca.org. In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (714) 229-6683. Notification by noon on Friday, June 7, 2019 will enable the City to make reasonable arrangements to assure accessibility to this meeting.

CITY OF CYPRESS

/s/ Alisha Farnell
Acting City Clerk of the City of Cypress
Event Newspapers-5/29/2019- 81991

Legals-NE

Judge of the Superior Court
Event Newspapers- 81383
5/9,15,22,29/2019

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01062316-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: MARK KARTER AHLU-WALIA filed a petition with this court for a decree changing names as follows: MARK KARTER AHLU-WALIA to MARK KARTER WALIA. 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
June 25, 2019
8:30 a.m., Dept. D100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event Newspapers
DATE: APR 29 2019
JAMES J. DI CESARE
Judge of the Superior Court
Event Newspapers- 81625
5/15,22,29, 6/5/2019

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01068250

TO ALL INTERESTED PERSONS: Petitioner: MAHMOOD ABUISMAIL, MAHMOOD ABUISMAIL on behalf of a minor BASHAR ABUISMAIL filed a petition with this court for a decree changing names as follows: MAHMOOD ABUISMAIL to MAHMOOD ABDELQADER; MOHAMMED ABUISMAIL to MOHAMMED AB-

Legals-NE

DELQADER; BASHAR ABUISMAIL to BASHAR ABDELQADER. 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
June 27, 2019
8:30 a.m., Dept. D100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the City Council of the City of Cypress will hold a public meeting on Monday, June 10, 2019 at 7:00 p.m., in the City Council Chamber, 5275 Orange Avenue, Cypress, CA, to consider the adoption of the final budget for the Cypress Recreation and Park District for the 2019-20 Fiscal Year. Any taxpayer may appear and be heard regarding the increase, decrease or omission of any items on the budget, or for the inclusion of additional items. If you challenge the above in court the challenge may be limited to only issues raised at the public meeting described in this notice, and must be commenced within the Statute of Limitations provided in Section 2-6.1 of the Cypress City Code. Copies of the preliminary budget are available for inspection by interested taxpayers in the Office of the Finance and Administrative Services Director, Cypress City Hall, 5275 Orange Ave, Cypress, CA, Monday through Friday between the hours of 8 a.m. and 5 p.m. Additionally, the preliminary budget may be viewed on the City's website at www.cypressca.org. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (714) 229-6680. Notification by noon on Friday, June 7, 2019 will enable the City to make reasonable arrangements to assure accessibility to this meeting.

/s/ Alisha Farnell
ACTING CITY CLERK OF THE CITY OF CYPRESS
Event Newspapers-5/29/2019- 82561

CITY OF LA PALMA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, June 10, 2019, at 7:00 P.M., the City of La Palma Development and Circulation Committee will conduct a Public Hearing at the Council Chambers, City Hall, 7822 Walker Street, La Palma, California, to consider the following:

Amendment No. 1 to Precise Plan 129 (PPA 129), Variance 2019-01 (Var. 2019-01), and Master Sign Plan 2019-01 (MSP 2019-01): A request by the Applicant, Erin Thrash, Registered Architect, LEED AP Project Manager with RGA Architects for a remodel of the 57,702 square feet industrial building located on a through lot that is addressed 5572 Fresca Drive and 6841 Marlin Circle, La Palma, CA 90623 (APN 276-081-12). The remodel will modernize the landscaping, parking lot, building exterior, signage and address a preexisting parking deficiency at the property. Pursuant to the La Palma Zoning Map the subject property is identified as Mixed Use Business (B-1) Zone with Industrial Overlay (IO). The Development and Circulation Committee is a recommending body to the City Council which is the approval authority for Amendments to Precise Plans, Variances and associated Master Sign Plans.

All agenda materials will be available for review 72 hours in advance of the scheduled hearing at La Palma City Hall and on the City's website at www.cityoflapalma.org. Any person interested in this matter may contact Planning Manager Scott Hutter with the City of La Palma Community Development Department, 7822 Walker Street, La Palma, California 90623, (714) 690-3336, for additional information and/or appear at the Public Hearing in person or by agent and be heard. If you challenge Amendment No. 1 to Precise Plan 129, Variance 2019-01, Master Sign Plan 2019-01, and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Development and Circulation Committee at, or prior to, the Public Hearing.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's Office at (714) 690-3334, or fax (714) 523-2141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
/S/ Kimberly Kenney
Deputy City Clerk
News Enterprise-5/29/2019- 82557

Legals-NE

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 newspaper of general circulation, printed in this county: Event Newspapers
DATE: MAY 07 2019
JAMES J. DI CESARE
Judge of the Superior Court
Event Newspapers- 81731
5/15,22,29,6/5/2019

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01063116

TO ALL INTERESTED PERSONS: Petitioner: LYNN RUTH REID filed a petition with this court for a decree changing names as follows: LYNN RUTH REID to EVENLYN RUTH REID. THE COURT ORDERS that all persons interested in this matter shall

Legals-NE

appear before this court at the hearing indicated below to show cause, if any, why the petition for change

Legals-NE

of name should not be granted. Any person objecting to the name changes described above

NOTICE OF PUBLIC HEARING

Notice is hereby given that on June 4, 2019, at 7:00 p.m., in the Council Chambers of the City Hall of the City of La Palma, 7822 Walker Street, La Palma, California, the City Council will hold a public hearing to adopt the proposed Fiscal Year 2019-20 Annual Operating Budget, including a review of revenues and expenditures. A copy of the proposed Budget is on file with the City Clerk of the City of La Palma, 7822 Walker Street, La Palma, California, 90623 and is available for public review at this address.

DATED: May 22, 2019

ATTEST:
/S/ Kimberly Kenney
Deputy City Clerk
News Enterprise-5/29/2019- 82361

NOTICE OF VACANCY ON THE BOARD OF DIRECTORS OF THE ROSSMOOR COMMUNITY SERVICES DISTRICT

Please take notice that Director Bill Kahlert has resigned from the Board of Directors of the Rossmoor Community Services District effective May 15, 2019. As a result of this resignation, there is now a vacancy on the Board of Directors.

Pursuant to Government Code Section 1780, the Board of Directors may, within 60 days of May 15, 2019, make an appointment to office of Director to fill this vacancy. The term of office for this position expires in December 2020. A person appointed to the office of Director must be a resident and registered voter within the boundaries of the Rossmoor Community Services District.

Anyone interested in being appointed is required to submit a letter of interest and a resume setting forth a brief summary of the person's interest, qualifications, and background. Letters of interest and resumes should be personally delivered, emailed or mailed to the District offices so that they are received at the District offices no later than 5:00 p.m. on Friday, May 31, 2019. Letters of interest and resumes should be emailed to: Ideering@rossmoor-csd.org or hand delivered or mailed to the following address:

Joe Mendoza, General Manager
Rossmoor Community Services District
3001 Blume Drive
Rossmoor, CA 90720
Dated: May 15, 2019
News Enterprise-5/22,29/2019- 82189

NOTICE OF PUBLIC HEARING

by the
CYPRESS CITY COUNCIL
on Monday, June 10, 2019
at 7:00 p.m. in the
CITY COUNCIL CHAMBERS
5275 Orange Avenue
Cypress, California 90630

Notice is hereby given that a public hearing will be held on the following application:

Title of Proposal: Conditional Use Permit No. 3141

Applicant: Ms. Oanh Le

Proposal Description: A REQUEST FOR ON-SITE SALE OF BEER AND WINE IN TWO ADJOINING RESTAURANTS AT 5735 LINCOLN AVENUE, SUITES A AND B.

Environmental Consideration: In accordance with the California Environmental Quality Act, (CEQA), a Categorical Exemption, Class 1 will be filed for this project.

Project plans are now available for review at the Cypress Community Development Department located at 5275 Orange Avenue. You have the right and are invited to inspect the plans in person prior to the public hearing. You also have the right to discuss the project with the project planner by calling the Community Development Department at (714) 229-6720.

All interested persons have the right and are invited to attend this meeting and express their opinion. You may provide verbal or written testimony at the public hearing. You may also submit written testimony in advance of the public hearing if you are unable to attend.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (714) 229-6683. Notification by noon on Friday, June 7, 2019, will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Please take notice that pursuant to California Government Code Section 65009, should you challenge the decision of the city council on this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Cypress at, or prior to, the public hearing pursuant to the statute of limitations provided in Section 2-6.1 of the Cypress City Code.

Alisha Farnell
ACTING CITY CLERK OF THE CITY OF CYPRESS
Event Newspapers-5/29/2019- 82342

CLASSIFIEDS

(562) 430-9985 Fax: (562) 430-3469

Legals-NE

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
July 9, 2019
8:30 a.m., Dept. D100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Event Newspapers**
DATE: MAY 09 2019
JAMES J. DI CESARE
Judge of the Superior Court
Event Newspapers-81793
5/15,22,29,6/5/2019

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2019-01071911
TO ALL INTERESTED PERSONS: Petitioner: YOSUKE MUTAGUCCI and HYANG JIN SEO on behalf of AMY SEO MUTAGUCCI filed a petition with this court for a decree changing names as follows: AMY SEO MUTAGUCCI to AMY SEO MUDAGUCCI. 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
July 18, 2019
8:30 a.m., Dept. D100
Window: 44
Superior Court
700 Civic Ctr., West
Santa Ana, CA 92701
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Event Newspapers**
DATE: MAY 24 2019
WALTER P. SCHWARM
Judge of the Superior Court
Event Newspapers-82564
5/29,6/5,12,19/2019

NOTICE OF TRUSTEE'S SALE TS No.: FHAC.277-252 APN: 018-201-18 Title Order No.: 190646724-CA-VOI NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A

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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 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: LOREN C. DOSS AND MARY BETH DOSS, HUSBAND AND WIFE Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 3/17/2006 as Instrument No. 2006000177463 in book N/A, page N/A of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/13/2019 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 Amount of unpaid balance and other charges: \$385,968.37 Street Address or other common designation of real property: 2001 SAN JOSE AVENUE LA HABRA, California 90631 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

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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 visit this Internet Web site www.lpsasap.com, using the file number assigned to this case FHAC.277-252. 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: 5/9/2019 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (714) 730-2727 Candy Herzog, Trustee Sale Officer A-4693521 05/15/2019, 05/22/2019, 05/29/2019 **Event Newspapers-5/15,22,29/2019- 81795**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PHYLLIS ANN KNAPP, aka PHYLLIS KNAPP, aka PHYLLIS A. KNAPP, aka PHYLLIS ANN CHEWNING CASE NO. 30-2019-01069530-PR-PW-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PHYLLIS ANN KNAPP, aka PHYLLIS KNAPP, aka PHYLLIS A. KNAPP, aka PHYLLIS ANN CHEWNING. A Petition for PROBATE has been filed by: HEATHER BLAKE in the Superior Court of California, County of ORANGE. The Petition for Probate requests that HEATHER BLAKE 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: June 12, 2019 at 10:30 AM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.**

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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 T. Anderson, Esq. Law Office of John T. Anderson 1741 E. Wardlow Rd. Long Beach, CA 90807 (562) 424-8619 **Event Newspapers-5/22,5/29,6/5/2019- 81924**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000005555453 Title Order No.: 150252533 FHA/VA/PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/19/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/25/2006 as Instrument No. 2006000721999 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: DANA D. MANIER, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 07/01/2019 TIME OF SALE: 9:00 AM PLACE OF SALE: Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92668. STREET ADDRESS and other common designation, if any, of the real property described above

Legals-NE

is purported to be: 9432 JULIE BETH STREET, CYPRESS, CALIFORNIA 90630 APN#: 244-022-18 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$604,993.99. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration 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 for information regarding the trustee's sale or visit this Internet Web site www.auction.com for information regarding the sale of this property, using the file number assigned to this case 00000005555453. 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


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telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AUCTION.COM 800-280-2832 www.auction.com BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 20955 Pathfinder Road, Suite 300 Diamond Bar, CA 91765 (866) 795-1852 Dated: 05/20/2019 BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4694283 05/29/2019, 06/05/2019, 06/12/2019 **Event Newspapers-5/29,6/5,12/2019- 82224**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SANDRA LOUISE LANSAW, aka SANDRA L. JACKSON, aka SANDRA LOUISE JACKSON, aka SANDRA LOUISE EMMERT CASE NO. 30-2019-01070653-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 SANDRA LOUISE LANSAW, aka SANDRA L. JACKSON, aka SANDRA LOUISE JACKSON, aka SANDRA LOUISE EMMERT. A Petition for PROBATE has been filed by: DONNA RODIN in the Superior Court of California, County of ORANGE. The Petition for Probate requests that DONNA RODIN 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,

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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: June 19, 2019 at 10:30 AM in Dept. C8, 700 Civic Center Dr., West, 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: David Chon, Esq. The Legacy Lawyers, APC 10221 Slater Ave., Ste. 106 Fountain Valley, CA 92708 (714) 963-7543 **Event Newspapers-5/29,6/5,6/12/2019- 82356**



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