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T.S. No. 127202-CA APN: 134-501-06 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/19/2022. 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 4/28/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/19/2022 as Instru-	ment No. 2022000283645 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JOHN MCFARLAND AND KRISTY MCFARLAND, HUSBAND AND WIFE AS COMMUNITY PROPERTY 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; 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: LOT 86 OF TRACT NO. 4421, AS SHOWN ORS A MAP THEREOF RECORDED	IN BOOK 193, PAGES 32 THROUGH 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, CALIFORNIA MORE ACCURATELY DESCRIBED AS: LOT 86 OF TRACT NO. 4421, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 193, PAGES 32 THROUGH 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, CALIFORNIA	MORE ACCURATELY DESCRIBED AS: The street address and other common designation, if any, of the real property described above is purported to be: 6942 CERRITOS AVENUE, CYPRESS, CA 90630 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale

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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: \$589,366.87 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 or its predecessor 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 127202-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. **NOTICE TO TENANT:** Ef-

fective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 127202-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **Event News 4/2,9,16/2025-151176**

Notice of Trustee's Sale YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED SEPTEMBER 20, 2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONSULT A LAWYER. NOTICE IS HEREBY GIVEN, that on Thursday, April 17, 2025 at 12:00 Noon of said day, by the North front entrance to the County Courthouse located at 700 Civic Center Drive West in the City of Santa Ana, County of Orange, State of California, or on any postponed date thereafter CAPITAL ASSESSMENT SERVICE COMPANY, a California corporation, as duly appointed or lawfully substituted Trustee of TANGLEWOOD NORTH HOMEOWNERS ASSOCIATION, a California non-profit corporation, pursuant to the power of sale conferred on it by Section 5675 et seq., of the California Civil Code and that Declaration of Covenants, Conditions and Restrictions recorded September 19, 1967 in Book 8378 of Official Records of said County, at Page 208 Recorder's Instrument No. 12503, in order to satisfy the obligations secured by that certain Notice of Delinquent Assessment recorded September 20, 2023 therein as Recorder's Instrument No. 2023000229644, will sell at public auction to the highest bidder for cash, lawful money of the United States, evidenced by Cashier's Check or by other Certified Funds all payable to CAPITAL AS-

SESSMENT SERVICE COMPANY, Trustee, at the time of sale, all right, title and interest then held or claimed by **RYANS. GRISWOLD and DAMIELLEN A. GRISWOLD** the "Debtor", or the holders of any other encumbrance thereon recorded after the date of said Declaration to which the Association's lien was not subordinated, in and to that certain real property situate in said County and State particularly described in the Notice of Delinquent Assessment Lien hereinabove referred to, reference being made thereto for a full legal description thereof. The purported street address is: **9841 Via Sonoma, Cypress, California 90630.** The undersigned disclaims all liability for any incorrectness in said street address or other commonly known designation. Said real property will be sold "as is", without warranty, express or implied, regarding title, possession or encumbrances and subject to a 90 day right of redemption, to satisfy the obligations set forth in said Notice of Delinquent Assessment, plus additional amounts due the Association thereunder, plus interest thereon, late charges and penalties, if any, and plus the fees and costs of conducting said Sale. The total amount of the Debtor's obligations, as of the date of initial publication of this Notice, is estimated to be **\$ 17,332.00.**

NOTICE TO POTENTIAL BIDDERS: You should understand that there are risks involved in bidding at a Trustee's Sale. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee's Sale may not automatically entitle you to free and clear ownership of the property. The lien being auctioned off may be a junior lien and you may be responsible for paying off all liens senior to the lien being auctioned off before you receive clear title to the property. You are encouraged to investigate the existence, priority and amount of outstanding liens encumbering this property by contacting a title company, which may charge you a fee for the information. The same lender may hold more than one mortgage encumbrance on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown in this Notice of Sale may be postponed one or more times by the Association, Trustee or a Court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee's 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 800-683-2468 or visit this Internet Website www.servicelinkasap.com, using the T.S. Number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled Sale. **WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMA-**

TION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

Dated: March 18, 2025 CAPITAL ASSESSMENT SERVICE COMPANY, as Trustee
By: /s/ Myrna A. Burinski, Assistant Vice President Post Office Box 7142, Orange, California 92863 Telephone (714) 912-4017 Trustee's Sale Info. *800) 683-2468 or www.servicelinkasap.com **Event Newspapers 3/26,4/2,9/25-151414**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

JEFFREY R. LEE CASE NO. 30-2025-0146823-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JEFFREY R. LEE.
A PETITION FOR PROBATE has been filed by MARIE R. LEE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that MARIE R. LEE 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 05/15/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of

either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner RICHARD V. MAHONY, ESQ. - SVN 121656 LAW OFFICES OF RICHARD MAHONY 27601 FORBES ROAD, #1-B LAGUNA NIGUEL CA 92677 Telephone (949) 360-8701 4/2, 4/9, 4/16/25 **CNS-3909443# Event News 4/2,9,16/2025-151533**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01465597-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: BURDETTE ALAN HUEBERT filed for a petition with this court for a decree changing names as follows: BURDETTE ALAN HUEBERT to BURT A HUEBERT. THE COURT ORDERS that all persons interested in this matter 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 05/01/2025 8:30 a.m. D100 REMOTE
Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event Newspapers DATE: 03/10/2025 Judge David J. Hesseltine Judge of the Superior Court **Event Newspapers 3/19,26,4/2,9/25-151237**

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01461597

TO ALL INTERESTED PERSONS: Petitioner: RUTH ELIAS aka TONDALAYA ADRIANNA BURCH filed for a petition with this court for a decree changing names as follows: RUTH ELIAS aka TONDALAYA ADRIANNA BURCH to TONDALAYA ADRIANNA BURCH. THE COURT ORDERS that all persons interested in this matter 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 04/30/2025 8:30 a.m. D100 REMOTE
Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event Newspapers DATE: 03/21/2025 Judge Thomas S. McConville Judge of the Superior Court **Event Newspapers 3/26,4/2,9,16/25-151543**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000120

TO ALL INTERESTED PERSONS: Petitioner: RYAN POOLE and WHITNEY POOLE on behalf of RUSSELL POOLE, a minor, filed for a petition with this court for a decree changing names as follows: RUSSELL ZANE POOLE to CHARLES ZANE POOLE. THE COURT ORDERS that all persons interested in this matter 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 05/15/2025 1:30 p.m. L74 REMOTE
Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause must be pub-

lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Event News Enterprise DATE: 02/06/2025 Judge Yolanda V. Torres Judge of the Superior Court **Event News Enterprise 4/2,9,16,23/25-151630**

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.)

Escrow No. 70170-JK Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller/Licensee are: AF LIQUOR MART LLC, 6541 EDINGER AVE., HUNTINGTON BEACH, CA 92647 The business is known as: CHALET LIQUOR The names, and addresses of the Buyer/Transferee are: DRINKIES LLC, 6541 EDINGER AVE., HUNTINGTON BEACH, CA 92647 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE and are located at: 6541 EDINGER AVE., HUNTINGTON BEACH, CA 92647 The kind of license to be transferred is: OFF SALE GENERAL, LICENSE # 21-660875, now issued for the premises located at: 6541 EDINGER AVE., HUNTINGTON BEACH, CA 92647

The anticipated date of the sale/transfer is MAY 16, 2025 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010 The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$360,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$360,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: MARCH 19, 2025 AF LIQUOR MART LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Seller/Licensee DRINKIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer/Transferee ORD-3563560 THE EVENT 4/2/25 **Event News 4/2/2025-151682**