

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS CHRISTOPHER STERBENTZ CASE NO. 30-2020-01170949-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of THOMAS CHRISTOPHER STERBENTZ.

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

THE PETITION FOR PROBATE requests that JEFFREY STERBENTZ be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 07/03/25 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 pe-

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

Attorney for Petitioner
TIFFANY MORGAN, ESQ.
- SBN 222390
519 S. 1ST AVENUE
ARCADIA CA 91006
Telephone (626) 414-6508
4/9, 4/16, 4/23/25
CNS-3912703#
NEWS ENTERPRISE
News Enterprise
4/9,16,23/2025-151808

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 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 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

APN: 244-283-58 TS No: CA07000754-24-1 TO NO: 240411375-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 15, 2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 9, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under

and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 15, 2019 as Instrument No. 201900082594, and that said Deed of Trust was modified by Modification Agreement and recorded February 25, 2022 as Instrument Number 2022000076159, of official records in the Office of the Recorder of Orange County, California, executed by RYAN S. GRISWOLD, DAMIELLEN A. GRISWOLD, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for QUICKEN LOANS INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9841 VIA SONOMA, CYPRESS, CA 90630-3437 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$597,651.74 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you

are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000754-24-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.auction.com, using the file number assigned to this case CA07000754-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no

more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 7, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000754-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0473116 To: THE EVENT NEWS 04/16/2025, 04/23/2025, 04/30/2025
Event News
4/16,23,30/2025-152078

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 25-6127HL NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the Seller(s) is/are: DING DONG TEA & JUICE LLC, 15496 MAGNOLIA ST #107, WESTMINSTER, CA 92683

Doing Business as: DING DONG TEA ESPRESSO & SUGARCANE JUICE All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE

The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE

The name(s) and address(es) of the Buyer(s) is/are: CALI SNACK CORNER INC., 2437 W. GLENCREST AVE. ANAHEIM, CA 92801

The assets being sold are generally described as: FURNITURE, FIXTURES, AND EQUIPMENT, COVENANT NOT TO COMPETE, IMPROVEMENTS, GOODWILL, TANGIBLE & INTANGIBLE and are located at: 15496 MAGNOLIA ST #107, WESTMINSTER, CA 92683

The bulk sale is intended to be consummated at the office of: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the anticipated sale date is MAY 9, 2025

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: MAINSTREAM ESCROW, INC., 9972 BOLSA AVE., SUITE 101, WESTMINSTER, CA 92683 and the last day to file claims by any creditor shall be MAY 8, 2025 which is the business day prior to the anticipated sale date specified above. CALI SNACK CORNER INC., Buyer(s) 3661185-PP THE EVENT 4/23/25

Event News 4/23/2025-152319

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01475968

TO ALL INTERESTED PERSONS: Petitioner: ALLEN RHEE filed for a petition with this court for a decree changing names as follows: ALLEN RHEE to BILLY KI LEE. 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
06/24/2025
1:30 p.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: 04/17/2025
Judge David J. Hesselstine
Judge of the
Superior Court

Event Newspapers
4/23,30,5/7,14/25-152344

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01476008

TO ALL INTERESTED PERSONS: Petitioner: MARIA VIVIANA YBARRA filed for a petition with this court for a decree changing names as follows: MARIA VIVIANA YBARRA to VIVIAN MARIE YBARRA. 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
06/12/2025
1:30 p.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: 04/17/2025
Judge David J. Hesselstine
Judge of the
Superior Court

Event Newspapers
4/23,30,5/7,14/25-152356



EVERY NEIGHBORHOOD HAS A
Naturehood

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