

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 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



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law requires that information 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: Effective 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 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 PROCEEDING 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 ASSESSMENT 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 post-

ponements 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 INFORMATION 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

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. Hesselting
Judge of the Superior Court
Event Newspapers
3/19,26,4/2,9/25-151237

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEFFREY R. LEE CASE NO. 30-2025-

01468823-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. - SBN 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. 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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS CHRISTOPHER STERBENTZ CASE NO. 30-2025-01170949-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

NOTICE OF PREPARATION OF FINAL BUDGET OF THE ROSSMOOR COMMUNITY SERVICES DISTRICT FOR FISCAL YEAR 2025-2026 AND PUBLIC HEARING THEREON

NOTICE IS HEREBY GIVEN that the Board of Directors of the Rossmoor Community Services District has reviewed a preliminary budget as of April 8, 2025, for fiscal year 2025-2026, and the General Manager of the District has prepared a proposed Final Budget for fiscal year 2025-2026. The proposed Final Budget is available for inspection at the District office between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday and will also be available on the District's website at <https://www.rossmoor-csd.org> starting on April 14, 2025. The District office is located at 3001 Blume Drive, Rossmoor CA 90720.

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 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

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS CHRISTOPHER STERBENTZ CASE NO. 30-2025-01170949-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.

Joe Mendoza April 14, 2025
Board Secretary Date
News Enterprise 4/9/2025-151872