

PERSONALS

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Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.org

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1004730-SH Order No.: 240689016-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JEROME BERNSTEIN, A WIDOWER Recorded: 9/21/2006 as Instrument No. 2006000630219 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 8/18/2025 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of un-

paid balance and other charges: \$373,479.66 The purported property address is: 8860 LA SALLE ST 4, CYPRESS, CA 90630 Assessor's Parcel No.: 930-23-449 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website

http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-1004730-SH. 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: 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-1004730-SH 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Sec-

tion 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1004730-SH and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1004730-SH IDSPub #0248900 7/2/2025 7/9/2025 7/16/2025

Event News 7/2,9,16/2025-154154

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
24STCV21501
NOTICE TO DEFENDANT:
(Aviso al Demandado):
RYAN J. FAIT, DDS, an individual; and Does 1 through 20, inclusive
YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
CATALINA ISLAND COMPANY, a California Corporation

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case.

There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier

recuperación de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es):

LOS ANGELES COUNTY SUPERIOR COURT, 111 N. HILL STREET, LOS ANGELES, CA 90012. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): MATTHEW J. PERO (SBN 130746) LAGERLOF, LLP, 155 N. LAKE AVE., 11TH FLOOR, PASADENA, CA 91101 / (626)638-7234. Date: 08/23/2024 David W. Slayton, Executive Officer/Clerk of the Court

Clerk, by (Secretario) E. Galicia Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served. News Enterprise 6/25,7/2,9,16/25-154372

AMENDED SUMMONS (FAMILY LAW) (CITACION)

Derecho familiar)
CASE NUMBER
(Numero del Caso)
23FAM00396

NOTICE TO RESPONDENT:
(Aviso al Demandado):
ELIZABETH CHAVEZ
YOU ARE BEING SUED
PETITIONER'S NAME IS:

(Nobre del demandante):
ALI ANIL KARATAS
NOTICE! You have been sued. Read the information below.

You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/self-help), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRaining ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

AVISO! Lo han demandado. Lea la información a continuación. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado. AVISO-LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restricción están en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la petición, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. EXENCION DE CUOTOS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN MATEO, 400 COUNTY CENTER, REDWOOD CITY, CA 94063-1655 The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): ALI ANIL KARATAS, 380 ALTA VISTA DR, SOUTH SAN FRANCISCO, CA 94080. TEL: 619-341-1011. Date: 11/15/2023 NEAL I. TANIGUCHI Clerk, by (Secretario): Deputy (Adjunto) STANDARD FAMILY LAW RE-STRaining ORDERS Starting immediately, you and your spouse or domestic partner are restrained from:

1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;
2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;
3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and
4. creating a non-probate transfer or modifying a non-probate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a non-probate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.

You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary



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Legals-NE	Legals-NE	Legals-NE	Legals-NE	Legals-NE	Legals-NE	Legals-NE	Legals-NE
<p>expenditures' and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs.</p> <p>ORDENES DE RESTRICCIÓN ESTÁNDAR DE DERECHO FAMILIAR</p> <p>En forma inmediata, usted y su cónyuge o pareja de hecho tienen prohibido:</p> <ol style="list-style-type: none">1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de reemplazo para los hijos menores, sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte;2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los bienes de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. <p>Cada parte tiene que notificar a la otra sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, y rendir cuenta a la corte de todos los gastos extraordinarios realizados después de que estas órdenes de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte.</p> <p>NOTICE—ACCESS TO AFFORDABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506.</p> <p>AVISO—ACCESO A SEGURO DE SALUD MAS ECONOMICO: ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com. O llame a Covered California al 1-800-300-0213</p> <p>WARNING—IMPORTANT INFORMATION California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property.</p> <p>ADVERTENCIA—INFORMACIÓN IMPORTANTE De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado.</p> <p>News Enterprise 7/2,9,16,23/25-154534</p> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF Blaine P Comer CASE NO. 25tpb07342</p> <p>TO all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Blaine P Comer</p> <p>A PETITION FOR PROBATE has been filed by Melvin Lee Stewart in the</p>	<p>Superior Court of California, County of Orange.</p> <p>THE PETITION FOR PROBATE requests that Melvin Lee Stewart be appointed as personal representative to administer the estate of the decedent.</p> <p>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.</p> <p>A HEARING on the petition will be held on 8/1/2025 at 8:30 a.m. in Dept. 29 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Attorney for Petitioner: Steven M. Gluck, Esq. SBN # 80097 1313 Post Ave Torrance CA 90501, Telephone: (818) 267-4718</p> <p>7/9, 7/16, 7/23/25 CNS-3944562# Event News 7/9,16,23/2025-154683</p> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRED TAYLOR CASE NO. 30-2025-01494131-PR-PW-CMC</p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRED TAYLOR.</p> <p>A PETITION FOR PROBATE has been filed by RANDALL S. FRAZELLE, SPELLED WRONG IN WILL AS "RANDELL S. FRAZELLE" in the Superior Court of California,</p>	<p>County of ORANGE.</p> <p>THE PETITION FOR PROBATE requests that RANDALL S. FRAZELLE be appointed as personal representative to administer the estate of the decedent.</p> <p>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.</p> <p>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.</p> <p>A HEARING on the petition will be held in this court as follows: 08/28/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626</p> <p>NOTICE IN PROBATE CASES</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Attorney for Petitioner RICHARD V. MAHONY,</p>	<p>ESQ. - SBN 121656</p> <p>LAW OFFICES OF RICHARD MAHONY</p> <p>27601 FORBES RD. #1-B LAGUNA NIGUEL CA 92677</p> <p>Telephone (949) 360-8701</p> <p>7/16, 7/23, 7/30/25 CNS-3946029# NEWS ENTERPRISE News Enterprise 7/16,23,30/2025-154829</p> <p>NOTICE OF TRUSTEE'S SALE Title No. 8789230 ALS No. 2024-4120 YOU ARE IN DEFAULT OF A LIEN, DATED 10/06/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 08/27/2025, at 1:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 10/10/2023, as instrument number 2023000247030, of the official records of Orange County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES. OR A CASHIERS CHECK at: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 7720 Elmdale Way Unit B, Stanton, CA 90680 Assessor's Parcel No. 937-672-88 The owner(s) of the real property is purported to be: Christina Ann Vaca The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. 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 \$14,805.34. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the 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</p>	<p>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 the resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case TS# 2024-4120. 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 schedule sale. NOTICE TO TENANT: 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 (916) 939-0772 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.com, using the file number assigned to this case TS# 2024-4120 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 fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (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. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 06/27/2025 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: Megan Pamula, Trustee Officer NPP0476479 To: THE EVENT NEWS 07/16/2025, 07/23/2025, 07/30/2025 Event News 7/16,23,30/2025-154867</p> <p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000675</p> <p>TO ALL INTERESTED PERSONS: Petitioner: ABIGAIL ESMERALDA ESCAMILLA filed for a petition with this court for a decree changing names as follows: ABIGAIL ESMERALDA ESCAMILLA to ABIGAIL ESMERALDA ESCOBEDO. 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.</p> <p>NOTICE OF HEARING 10/06/2025 8:30 a.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 Newspapers DATE: 07/02/2025 Judge Eric J. Wersching Judge of the Superior Court Event Newspapers 7/16,23,30,8/6/25-154820</p> <p>NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 19480KM NOTICE IS HEREBY GIVEN to all creditors of the within names Seller(s) that a bulk sale is about to be made on personal property hereinafter described. The name(s), business address(es) to the seller(s) are: VIANATE LLC, 126 MAIN STREET, SUITE #104, HUNTINGTON BEACH, CA 92648 The location in California of the Chief Executive Officer of the Seller(s) is: 10212 CUTTY SARK DR. HUNTINGTON BEACH, CA 92646 Doing Business as: TZONE HB</p>	<p>diately for advice regarding this potential right to purchase. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 06/27/2025 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: Megan Pamula, Trustee Officer NPP0476479 To: THE EVENT NEWS 07/16/2025, 07/23/2025, 07/30/2025 Event News 7/16,23,30/2025-154867</p> <p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000675</p> <p>TO ALL INTERESTED PERSONS: Petitioner: ABIGAIL ESMERALDA ESCAMILLA filed for a petition with this court for a decree changing names as follows: ABIGAIL ESMERALDA ESCAMILLA to ABIGAIL ESMERALDA ESCOBEDO. 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. 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The name(s), business address(es) to the seller(s) are: VIANATE LLC, 126 MAIN STREET, SUITE #104, HUNTINGTON BEACH, CA 92648 The location in California of the Chief Executive Officer of the Seller(s) is: 10212 CUTTY SARK DR. HUNTINGTON BEACH, CA 92646 Doing Business as: TZONE HB</p>	<p>The name(s) and address of the buyer(s) is/are: RY'S POKE CA LLC, 6545 CAMELLIA AVE NORTH HOLLYWOOD, CA 91606 The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOOD- WILL and are located at: 126 MAIN STREET, SUITE #104, HUNTINGTON BEACH, CA 92648 All other business name(s) and address(es) used by the seller(s) within three years, as stated by the seller(s), is/are: NONE The bulk sale is intended to be consummated at the office of: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 and the anticipated sale date is AUGUST 1, 2025 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 The last date for filing claims shall be JULY 31, 2025, which is the business day before the sale date specified above. Dated: JUNE 26, 2025 BUYER: RY'S POKE CA LLC 3948435-PP NEWS ENTERPRISE 7/16/25 News Enterprise 7/16/2025-154919</p> <p>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01490073</p> <p>TO ALL INTERESTED PERSONS: Petitioner: NERY ANDREA VILCARIMA SABROSO filed for a petition with this court for a decree changing names as follows: NERY ANDREA VILCARIMA SABROSO to ANDREA VILCARIMA DINSMORE. 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.</p> <p>NOTICE OF HEARING 08/14/2025 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Plaza 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: 06/16/2025 Judge David J. Hesselstine Judge of the Superior Court Event Newspapers 7/16,23,30,8/6/25-154926</p>	