

**Legals-IND**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2021-01182095**  
TO ALL INTERESTED

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PERSONS: Petitioner: YA  
LIN SUNG filed a petition  
with this court for a de-  
cree changing names as  
follows: YA LIN SUNG to  
GENEVIEVE SUNG. THE

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COURT ORDERS that all  
persons interested in this  
matter shall appear before  
this court at the hearing in-  
dicated below to show  
cause, if any, why the peti-

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tion 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

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reasons for the objection  
at least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-

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tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.  
**NOTICE OF HEARING**  
03/23/2021, 8:30 a.m.

**Legals-IND**

D100 Window 44  
Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701  
A copy of this Order to  
Show Cause shall be pub-

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lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Independent  
Date: 2/02/2021  
Judge Layne H. Melzer  
Judge of the Superior Court

**Independent**  
2/17,24,3/3,10/21 -103311

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20216595413

**SHAKE THAT BOOTHY**, located at: 1016 S. SILVER STAR WAY, ANAHEIM, CA 92808. County: Orange. This is a Change, previous No. 202006567127. Registrant(s): APRIL DOMINGO, 1016 S. SILVER STAR WAY, ANAHEIM, CA 92808. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 01/01/2020. Registrant(s): /s/ APRIL DOMINGO. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 02/03/2021.

**Buena Park/Anaheim Independent**  
2/10,17,24,3/3/21-103160

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20216595320

**CARE CLUB LA**, located at: 8002 8TH ST., BUENA PARK, CA 90621-9062. County: Orange. This is a New Statement. Registrant(s): ASIA G. XIONG, 8002 8TH ST., BUENA PARK, CA 9062. This business is conducted by: INDIVIDUAL. Have you started doing business yet? NO. Registrant(s): /s/ ASIA XIONG. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 02/03/2021.

**Buena Park/Anaheim Independent**  
2/17,24,3/3,10/21-103394

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
NO. 20216596053

**HYPNOTICALLY HEALING LCSW**, located at 1000 QUAIL STREET SUITE 175, NEWPORT BEACH, CA 92660. The Fictitious Business name referred to above was filed in Orange County on: 12/11/2019 and assigned File No. 20196561981 Is (are) abandoned by the following registrants: MICHELLE BETH IANKOWITZ, 17200 NEWHOPE STREET APT 32A, FOUNTAIN VALLEY, CA 92708. This business is conducted by: INDIVIDUAL. Signature: MICHELLE IANKOWITZ. Statement filed with the Recorder/County Clerk of Orange County on 2/10/2021.

**Buena Park/Anaheim Independent**  
2/17,24,3/3,10/21-103395

T.S. No.: 9462-5550 TSG Order No.: 191025563-CA-VOI A.P.N.: 233-102-20 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/05/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC

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LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 07/13/2006 as Document No. 2006000468773, of Official Records in the office of the Recorder of Orange County, California, executed by: SCOTT FREDRICKSON, A SINGLE MAN, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 03/17/2021 at 01:30 PM Sale Location: 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 designation, if any, of the real property described above is purported to be: 203 WEST CLIFFWOOD AVENUE, ANAHEIM, CA 92802 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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, to-wit: \$119,435.24 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-5550. 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 916-939-0772, or visit this internet website www.nationwideposting.com using the file number assigned to this case, 9462-5550, 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. 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. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0372995 To: INDEPENDENT 02/24/2021, 03/03/2021, 03/10/2021

**Buena Park/Anaheim Independent**  
2/17,24,3/3,10/21-103400

**AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 20FL000810

TO ALL INTERESTED PERSONS: Petitioner: JALIL AHMAD SAYED and LNU FAHIMEH on behalf of SAID RAFEH and SAID ERFAN, minors filed a petition with this court for a decree changing names as follows: a) SAID RAFEH to SAID RAFI SAYED b) SAID ERFAN to SAID ERFAN SAYED. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
04/30/2021, 8:30 a.m.  
Dept. W10 REMOTE  
Lamoreaux Justice Center

**341 The City Drive South Orange, CA 92868**

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent  
Date: 02/02/2021  
Judge Lon F. Hurwitz  
Judge of the Superior Court

**Independent**  
2/17,24,3/3,10/21 -103352

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
NO. 20216595971

a. **CAPRICORN CREATIONS b. AMERICAN INSTITUTE OF EDUCATION**, located at 824 AMBER LANE, ANAHEIM, CA 92807. The Fictitious Business name referred to above was filed in Orange County on: 03/09/2016 and assigned File No. 20166434934 Is (are)

**Legals-IND**

ceived a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0372995 To: INDEPENDENT 02/24/2021, 03/03/2021, 03/10/2021

**Anaheim Independent**  
2/24,3/3,10/21-103435

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20216595724

**BRODARD RESTAURANT**, located at: 16105 BROOKHURST ST, FOUNTAIN VALLEY, CA 92708-9270. County: Orange. This is a New Statement. Registrant(s): BRODARD ENTERPRISE, INC., 16105 BROOKHURST ST, FOUNTAIN VALLEY, CA 92708. This business is conducted by: CORPORATION. Have you started doing business yet? YES, 09/06/2017. Registrant(s): /s/ DENNIS VO, SECRETARY. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 02/08/2021.

**Buena Park/Anaheim Independent**  
2/17,24,3/3,10/21-103400

**AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 20FL000810

TO ALL INTERESTED PERSONS: Petitioner: JALIL AHMAD SAYED and LNU FAHIMEH on behalf of SAID RAFEH and SAID ERFAN, minors filed a petition with this court for a decree changing names as follows: a) SAID RAFEH to SAID RAFI SAYED b) SAID ERFAN to SAID ERFAN SAYED. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
04/30/2021, 8:30 a.m.  
Dept. W10 REMOTE  
Lamoreaux Justice Center

**341 The City Drive South Orange, CA 92868**

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Independent  
Date: 02/02/2021  
Judge Lon F. Hurwitz  
Judge of the Superior Court

**Independent**  
2/17,24,3/3,10/21 -103352

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
NO. 20216595971

a. **CAPRICORN CREATIONS b. AMERICAN INSTITUTE OF EDUCATION**, located at 824 AMBER LANE, ANAHEIM, CA 92807. The Fictitious Business name referred to above was filed in Orange County on: 03/09/2016 and assigned File No. 20166434934 Is (are)

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abandoned by the following registrants: WATKINS & BRADLEY, INC, 824 AMBER LANE, ANAHEIM, CA 92807. This business is conducted by: CORPORATION. Signature: WILMA BRADLEY, VICE PRESIDENT. Statement filed with the Recorder/County Clerk of Orange County on 2/10/2021.

**Buena Park/Anaheim Independent**  
2/24,3/3,10,17/21-103521

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20216594793

**PIQUED LIVING**, located at: 12311 MENUDA PANORAMA, SANTA ANA, CA 92705. County: Orange. This is a New Statement. Registrant(s): PAYVAND ABGHARI, 12311 MENUDA PANORAMA, SANTA ANA, CA 92705. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 02/01/2020. Registrant(s): /s/ PAYVAND ABGHARI. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 01/27/2021.

**Buena Park/Anaheim Independent**  
2/24,3/3,10,17/21-103530

**NOTICE OF LIEN SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the CA Business and Professions Code, Section 2328 of CA Commercial Code, Sections 1812.600-1812.609, Section 1988 of CA Civil Code and Section 535 of the CA Penal Code.

The undersigned will be sold at public auction conducted on [www.storagetreasures.com](http://www.storagetreasures.com) ending on Wednesday, March 17th, 2021 at 3:00pm. The personal property including: general household goods, electronics, tools, personal effects, and or miscellaneous items are stored at: Anaheim Mini Storage, 1761 W. Katella Ave., Anaheim, CA 92804, County of Orange, State of California by the following:

**Name Unit #**  
Misael Flores 805  
Antonio Ortiz 390  
Monica C.B. Salazar 642  
Ruben Velasquez 612

Purchases must be made in CASH ONLY and paid at the above referenced facility in order to complete the transaction. Sale is subject to cancellation in the event of settlement between owner and obligated party. Dated this 3rd and 10th day of March 2021. Self Storage Management Company  
Bond #: WL1254152  
**Anaheim Independent**  
3/3,10/21-103793

T.S. No.: 9462-5974 TSG Order No.: 191197161-CA-VOI A.P.N.: 035-332-15 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/25/2006. 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

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CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 08/31/2006 as Document No. 2006000586875, of Official Records in the office of the Recorder of Orange County, California, executed by: JAVIER SANTIBANEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 04/14/2021 at 01:30 PM Sale Location: 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 designation, if any, of the real property described above is purported to be: 202 NORTH LARCH STREET, ANAHEIM, CA 92805 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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, to-wit: \$308,243.55 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

**Buena Park/Anaheim Independent**  
2/24,3/3,10,17/21-103530

**NOTICE OF LIEN SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the CA Business and Professions Code, Section 2328 of CA Commercial Code, Sections 1812.600-1812.609, Section 1988 of CA Civil Code and Section 535 of the CA Penal Code.

The undersigned will be sold at public auction conducted on [www.storagetreasures.com](http://www.storagetreasures.com) ending on Wednesday, March 17th, 2021 at 3:00pm. The personal property including: general household goods, electronics, tools, personal effects, and or miscellaneous items are stored at: Anaheim Mini Storage, 1761 W. Katella Ave., Anaheim, CA 92804, County of Orange, State of California by the following:

**Name Unit #**  
Misael Flores 805  
Antonio Ortiz 390  
Monica C.B. Salazar 642  
Ruben Velasquez 612

Purchases must be made in CASH ONLY and paid at the above referenced facility in order to complete the transaction. Sale is subject to cancellation in the event of settlement between owner and obligated party. Dated this 3rd and 10th day of March 2021. Self Storage Management Company  
Bond #: WL1254152  
**Anaheim Independent**  
3/3,10/21-103793

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, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-5974. 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 916-939-0772, or visit this internet website www.nationwideposting.com using the file number assigned to this case, 9462-5974, 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. 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. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0372995 To: INDEPENDENT 02/24/2021, 03/03/2021, 03/10/2021



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charge, any action to enforce the debt will be taken against the property only. NPP0373123 To: INDEPENDENT 03/03/2021, 03/10/2021, 03/17/2021 **Anaheim Independent 3/3,10,17/21-103801**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216595135**

**EILEX INTERNATIONAL, LLC**, located at: 10942 SLATER AVENUE, FOUNTAIN VALLEY, CA 92708-3935. County: Orange. This is a New Statement. Registrant(s): EILEX INTERNATIONAL, LLC, 10942 SLATER AVENUE, FOUNTAIN VALLEY, CA 92708-3935. This business is conducted by: LIMITED LIABILITY COMPANY. Have you started doing business yet? YES, 05/01/2013. Registrant(s): /s/ YOSHIYUKI ASAH, PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 02/01/2021.

**Buena Park/Anaheim Independent 2/24,3/3,10,17/21-103529**

T.S. No.: 9462-6015 TSG Order No.: 191212577-CA-VOI A.P.N.: 128-444-17 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/11/2006. 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.** Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 05/18/2006 as Document No. : 2006000333414, of Official Records in the office of the Recorder of Orange County, California, executed by: MANUEL MURGUIA-CORTES, A MARRIED MAN; AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 04/21/2021 at 01:30 PM Sale Location: 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 designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regard-

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ing 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, to-wit: \$241,944.40 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **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, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-6015. 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 916-939-0772, or visit this internet website www.nationwide-

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posting.com using the file number assigned to this case, 9462-6015, 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. 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. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0373126 To: INDEPENDENT 03/03/2021,

**CITY OF BUENA PARK PUBLIC HEARING NOTICE**

The purpose of this notice is to notify the community that the Buena Park City Council will consider approval of the Citizen's Advisory Committee (CAC) recommendations for the Community Development Block Grant (CDBG) program activity proposals and funding allocations.

The Buena Park City Council will hold a public hearing on March 23, 2021 at 6:00 p.m. or soon thereafter, to consider the aforementioned proposals. Modifications to these proposals may be possible, but will not require a new public notice. The meeting will be held in the City Council Chambers, located at 6650 Beach Blvd., Buena Park, CA 90621.

The Buena Park City Council is considering funding the following activities for the 2021-2022 program year per CAC recommendation:

|   |           |
|---|-----------|
| <u>Grant Administration:</u>                  |           |
| Program Administration                        | \$156,000 |
| Fair Housing Foundation                       | \$11,000  |
| Orange County Fair Housing Council Inc.       | \$8,000   |
| <u>Housing Rehabilitation Program:</u>        |           |
| Administration                                | \$201,660 |
| Loans and Grants                              | \$275,172 |
| <u>Neighborhood Improve/Code Enforcement:</u> | \$210,878 |

|  |                  |
|--|------------------|
| <u>Public Social Services:</u>               |                  |
| Graffiti Removal Program                     | \$16,000         |
| Medical Transportation Program               | \$28,000         |
| Boys & Girls Club                            | \$20,000         |
| Buena Park Collaborative                     | \$17,000         |
| HOPE Funds/ City Net                         | \$20,000         |
| Mercy House (Buena Park Navigational Center) | \$30,000         |
| <b>TOTAL:</b>                                | <b>\$993,710</b> |

|  |                  |
|--|------------------|
| <u>Potential Resources</u>                     |                  |
| 2021-2022 Estimated HUD Allocation             | \$875,154        |
| Prior Years' Reprogrammed Funds/Program Income | \$118,556        |
| <b>TOTAL:</b>                                  | <b>\$993,710</b> |

Estimated reprogrammed funds and program income of \$118,556 generated will be allocated to residential rehabilitation loans and grants.

All interested persons have the right to appear and be heard. If you challenge the 2021-2022 CDBG proposed activities in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to, the public hearing.

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03/10/2021, 03/17/2021 **Anaheim Independent 3/3,10,17/21-103803**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: YOWAN YANG CASE NO. 30-2021-01179012-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **YOWAN YANG.** A Petition for PROBATE has been filed by: EVA Y. YI in the Superior Court of California, County of ORANGE. The Petition for Probate requests that EVA Y. YI 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: MARCH 18, 2021 at 2:00 PM in Dept. C8, 700 Civic Center Dr., West, Santa Ana, CA 92701.** (1) If you plan to appear, you must attend the hearing by video remote using

**CDBG PROPOSED ACTIVITIES**

the court's designated video platform; (2) Go to the Court's website at http://www.occourts.org/media-relations/probate-mental-health.html to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance. 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: HELEN H. NA, ESQ RODNUSKY and ASSO-

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CIATES 5959 TOPANGA CANYON BLVD., STE 220 WOODLAND HILLS, CA 91367 **Buena Park/Anaheim Independent 2/24,2/26,3/3/2021-103303**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216597669** **DIANA'S ELEGANT BALLOONS**, located at: 3442 WEST ORANGE AVE, ANAHEIM, CA 92804-9280. County: Orange. This is a New Statement. Registrant(s): ASENCION GIL, 134 S BELLA VISTA **ANAHEIM UNION HIGH SCHOOL DISTRICT NOTICE TO CONTRACTORS INVITING BIDS** The Anaheim Union High School District ("District") invites sealed bids for a Contract for: **BID No. 2021-12 Magnolia High School Locker Room Construction Estimate is \$5 Million** The District shall award the contract to the bidder submitting the lowest bid and is deemed responsible by the District. The District reserves the right after opening bids to reject any or all bids and/or waive any irregularity in a bid. Bids shall be valid for sixty (60) calendar days after the bid opening date. Each bid shall be submitted in a sealed envelope bearing on the outside the name of the Bidder and name of the project for which the bid is submitted accompanied by an acceptable form of security and filed with District Purchasing Department, Room 306, 501 N Crescent Way, Anaheim CA 92801 on or before **2:00 p.m. on April 23, 2021**, at which time the bids will be opened and read aloud. Bids received after this date shall be returned unopened. Bid packets can be obtained in the Facilities Office, phone (714) 999-2380, after the job walk. **A mandatory job walk** will be held starting at the front of Magnolia High School, 2450 W Ball Rd, Anaheim CA 92804: **March 11, 2021 at 9:30 a.m.** Any bidder failing to attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened. **Prequalification required:** The District has determined that all bidders must be prequalified prior to submitting a bid on this Project in accordance with the provisions of California Public Contract Code, Section 20111.6. No bid will be accepted from a contractor that has failed to comply with these requirements. This Project includes work that will be performed by mechanical, electrical or plumbing ("MEP") subcontractors (contractors that hold a C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 license), such MEP subcontractors must also be prequalified. Prequalification documents are available from the District website at www.auhsd.us or via email request to Jennifer Keys, Procurement Contract Specialist at keys\_j@auhsd.us. Prequalification documents must be submitted by **4:00 pm on March 25, 2021 for General Contractors & 4:00 pm on April 6 for MEP subcontractors.**

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Each bid shall be accompanied by cash, a certified or cashier's check or bond secured from a surety company satisfactory to District, in an amount not less than 10% of the total bid submitted. The cash, check or bond will be declared forfeited if the successful bidder fails to enter into a contract and provide the necessary bonds and certificate of insurance within ten (10) days after notice to do so. Following the award of the contract, District will return the security of an unsuccessful bidder no later than sixty (60) days from the award date. The bid bond shall be made payable to District, executed by the bidder as principal, in an amount not less than 10% of the maximum amount of the bid. If the contract price exceeds \$25,000, the successful bidder will be required to furnish a Payment Bond and a Performance Bond, both in an amount equal to 100% of the contract price. All bonds shall be secured from an admitted surety as defined in California Code of Civil Procedure Section 995.120, approved to conduct business in the State of California. At the request and expense of the successful bidder, District will pay the amounts retained pursuant to the Contract Documents as security for the completion of the Work in compliance with the requirements of Public Contract Code Section 22300. Each bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification of contractor's license, **B**, for the work bid upon, and must maintain the license throughout the duration of the Contract. District has obtained the prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work applicable in this locality from the Director of the Department of Industrial Relations for each craft, classification, or type of workman need to execute this contract and has a copy of these prevailing rates on file at its office. Any interested party may request a copy or obtain the information from [www.dir.ca.gov](http://www.dir.ca.gov). The successful bidder shall post a copy thereof at each job site. District hereby places the Contractor and any subcontractors on notice of the penalty provisions of Labor Code Section 1775 for failure to comply with prevailing wage laws. No bids shall be accepted from a contractor who is ineligible pursuant to Labor Code Sections 1777.1 and 1777.7. Contractors, and their subcontractors, shall be properly registered with the Department of Industrial Relations (DIR) and qualified to perform public works in accordance with Labor Code sections 1725.5 and 1771.1, otherwise the District will not be able to award a contract to the contractor. The project will be subject to compliance monitoring and enforcement by the DIR.

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ST APT 1, ANAHEIM, CA 92804. This business is conducted by: INDIVIDUAL. Have you started doing business yet? YES, 04/10/2015. Registrant(s): /s/ ASENCION GIL. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 03/01/2021. **Buena Park/Anaheim Independent 3/3,10,17,24/21-103888**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216597669**

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Signed: Brad Minami  
Director, Purchasing & Central Services  
**Anaheim Independent 3/3,10/21-103873**