



**FOR  
PRE-CONSTRUCTION AND LEASE-LEASEBACK CONSTRUCTION SERVICES  
RFP #2023-15 Projects at Dale, Katella & Kennedy  
Construction Estimate is \$6 Million**

NOTICE IS HEREBY GIVEN that the Anaheim Union High School District ("District") is seeking proposals from qualified firms for pre-construction and lease-leaseback ("LLB") construction services for the construction of the District's Projects at Dale Junior High School, Katella High School & Kennedy High School (collectively, "Project"). The full scope of work for the Project is further set forth in the Request for Proposals ("RFP") available on the District's website at [www.auhsd.us](http://www.auhsd.us) and [www.auhsdblueprint.us](http://www.auhsdblueprint.us), or via email request to Jennifer Keys, Procurement Contract Specialist at [keys\\_j@auhsd.us](mailto:keys_j@auhsd.us). There will be a **Mandatory Pre-Proposal Project Meeting on December 22, 2022 @ 10:00 am at AUHSD District Office, 501 N. Crescent Way, Anaheim 92801.**

In accordance with Education Code section 17406 and Public Contract Code section 20111.6, proposers are required to submit to the District a completed set of prequalification documents on forms provided by the District. Any proposer that submits a proposal and is not prequalified will be deemed non-responsive and the proposal will be rejected and returned unopened. If 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](http://www.auhsd.us) or via email request to Jennifer Keys, Procurement Contract Specialist at [keys\\_j@auhsd.us](mailto:keys_j@auhsd.us). Prequalification documents must be submitted by **2:00 pm on January 6, 2023.**

The successful proposer must possess a valid and active Class B license at time of submission of the proposal.

The proposer and all subcontractors (of any tier) must be currently registered and qualified to perform public works in accordance with Labor Code section 1725.5.

Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under such contractor, to pay not less than the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the contract, including holiday and overtime work as well as employer payments for health and welfare, pension, vacation, and similar purposes. The contractor and all subcontractors must also comply with all applicable Davis-Bacon and related acts requirements.

The Project will be using from the Coronavirus Aid, Relief, and Economic Security (CARES) Act with funding to the District through the Elementary and Secondary School Emergency Relief (ESSER) Fund. The contractor and all subcontractors must comply with all applicable ESSER requirements and provide any documents and information requested by the District to confirm compliance.

Separate payment and performance bonds, each in an amount equal to 100% of the total contract amount, are required, shall be provided to the District at the time of execution of the contract, shall be in the form provided by the District, and must be issued by a California admitted surety as defined in California Code of Civil Procedure section 995.120

The District will select a lease-leaseback contractor or contractors using the "best value" competitive procurement process under Education Code section 17400 et seq., that can assist the District with construction services. The "best value" competitive procurement process is an evaluation process whereby a contractor is selected by the District on the basis of objective criteria for evaluating the qualifications of proposers as set forth in the RFP, with the selected contractor representing the best combination of price and qualifications

The District reserves the right to accept or reject any or all proposals, and to waive any irregularities or informalities in any proposal or in the RFP process. If the selected proposer refuses or fails to execute the tendered contract, the District may award the contract to the proposer with the second highest best value score if the District deems it to be in its best interest. The District reserves the right to contract for LLB services in the manner that most benefits the District including awarding more than one contract if desired.

The proposal must be received **no later than 2:00 PM on January 25, 2023**, at the office of:  
**ANAHEIM UNION HIGH SCHOOL DISTRICT**  
501 N. Crescent Way  
Anaheim, CA 92801  
Attn: Facilities Office

For more information regarding the RFP, please feel free to contact Jennifer Keys at [keys\\_j@aushd.us](mailto:keys_j@aushd.us) or (714) 999-2380.

Ad Dates: December 7th & 14th 2022  
**Anaheim Independent 12/7,14/2022-125694**

**Sensory sensitivity is a sign of autism.**  
Learn the others at [autismspeaks.org/signs](http://autismspeaks.org/signs).



Legals-IND	Legals-IND	Legals-IND	Legals-IND
<b>NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES S. KREMPEM aka JIM S. KREMPEM aka JAMES STEVEN KREMPEM</b> Case No. 30-2022-01291474-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 JAMES S. KREMPEM aka JIM S. KREMPEM aka JAMES STEVEN KREMPEM A PETITION FOR PROBATE has been filed by Linda Citron in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Linda Citron 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 on January 12, 2023 at 1:30 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W, SANTA ANA CA 92701. 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 ( <a href="http://occourts.org">occourts.org</a> ) 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 ob-			

## CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices,  
please call us for  
rates and information:

**(714) 894-2575**



jections 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:  
**JOHN S MORRIS ESQ**  
**SBN 173014**  
**MORRIS & MORRIS**  
**ATTORNEYS AT LAW**  
150 N SANTA ANITA AVE  
STE 300  
ARCADIA CA 91006  
CN992052 KREMPA Nov  
30, Dec 2,7, 2022  
**Buena Park/Anaheim Independent**  
**11/30,12/2,7/2022-125348**

CHANGING  
YOUR NAME  
AND NEED  
TO PUBLISH?

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894-2575

**NOTICE OF PUBLIC SALE**  
PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **DECEMBER 27, 2022**, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

Recording Requested by  
First American Mortgage Solutions

WHEN RECORDED, MAIL TO:  
ASSOCIATION LIEN SERVICES  
P.O. BOX 64750  
LOS ANGELES, CA 90064  
(310) 207-2027

Attn: Foreclosure Department  
8761095 A.P.N. 938-233-86

LOCATED AT:

**STORAGE ETC ANAHEIM**  
**900 E. ORANGETH-ORPE AVE**  
**ANAHEIM, CA 92801**  
**714-992-2874 TIME: 12:00 P.M.**  
**THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM**  
**PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION**  
**STORED BY THE FOL-**

recorded in Official Records, Orange County  
Hugh Nguyen, Clerk Recorder  
4 3 R 0 0 1 3 0 0 1 6 4 9 8 4  
2021000458882 1:57 pm 07/16/21  
399 RW9A N15 4  
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IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER HOMEOWNERS ASSOCIATION LIEN

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice). The delinquent amount is \$34,510.58 as of July 15, 2021, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Covenants, Conditions and Restrictions. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Covenants, Conditions and Restrictions, the Association may insist that you do so in order to reinstate your account in good standing. In addition, the Association may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Association will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Association may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop a potential foreclosure, or if your property is in foreclosure for any other reason, contact: Harbor Lofts Community Association, c/o ASSOCIATION LIEN SERVICES, P.O. Box 64750, Los Angeles, CA 90064, (310) 207-2027

Title Order No. 8761095

ALS No. 2019-4684

THIS NOTICE is given pursuant to Civil Code Sections 2924, and other relevant provisions of the California Civil Code, pursuant to that certain Assessment Lien, recorded on March 19, 2020 as document no. 2020000125306, of Official Records in the office of the Recorder of Orange County, California.

Owner(s): Daniel H. Kim, Christine J. Kim

See attached "Legal Description" as shown upon the Condominium Plan, Recorded on N/A as document no. N/A, as shown on the Subdivision map recorded in Maps of the County of Orange, State of California.

PROPERTY ADDRESS: 435 W. Center Street Promenade #326, Anaheim, California 92805

If you have any questions, you should contact a lawyer or the Association which maintains the right of assessment upon your property.

Notwithstanding the fact that if you fail to pay all money lawfully due the Association, it may foreclose against your property, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

**NOTICE IS HEREBY GIVEN THAT ASSOCIATION LIEN SERVICES** is the duly appointed Trustee Agent under the above referenced Lien, dated March 18, 2020, executed by Harbor Lofts Community Association (Association) to secure assessment obligations in favor of said Association, pursuant to the terms contained in that certain Declaration of Covenants, Conditions and Restrictions recorded October 4, 2007 as document no. 2007000598041, of Official Records in the Office of the Recorder of Orange County, California, describing the land therein, that the beneficial interest under said Homeowner's Association Lien and the obligations secured thereby are presently held by the Association. That a breach of, the obligation for which said Covenants, Conditions and Restrictions as security has occurred in that the payment(s) have not been made of: HOMEOWNER'S ASSESSMENTS AND ALL SUBSEQUENT HOMEOWNER'S ASSESSMENTS, MONTHLY OR OTHERWISE, LESS CREDITS AND OFFSETS, PLUS LATE CHARGES, INTEREST, ASSOCIATION'S FEES AND COSTS, TRUSTEE'S FEES AND COSTS, AND ATTORNEYS' FEES AND COSTS.

That by reason thereof, the present Association under such Covenants, Conditions and Restrictions has executed and delivered to said Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Covenants, Conditions and Restrictions and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the herein described property Liened by said Association, to be sold, if in compliance with the applicable statutory requirements, to satisfy the obligations secured thereby.

DATE: July 15, 2021

ASSOCIATION LIEN SERVICES AS TRUSTEE

Henry Guzman  
TRUSTEE SALES OFFICER

LOWING PERSONS:

**"LETICIA MORALES"**  
**"MARIA LILIA MORALES"**  
**"LIANA OCHOA"**  
**"CASANDRA AVELLAN RAMOS FLORES"**  
**"ROY MANANDIK SR"**  
**"JOSEPH CHAR-GUALAF"**  
**"EDUARDO ROJAS MENDEZ"**  
**"ALYSIA SAVA"**

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE. DATED THIS **"DECEMBER 7TH, 2022 AND**

**DECEMBER 14th, 2022"**  
BY STORAGE ETC PROPERTY MANAGEMENT. LLC.  
2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,  
(323) 852-1400,  
12/07/2022, 12/14/2022  
**Anaheim Independent 12/7,14/2022-125664**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-01294424**

TO ALL INTERESTED PERSONS: Petitioner: ADRIAN NGUYEN filed a petition with this court for a decree changing names as follows: ADRIAN

NGUYEN to HUNG TUAN NGUYEN. 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**  
02/02/2023, 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive West  
Santa Ana, CA 92701  
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: 12/02/2022  
Judge Michael Strickroth  
Judge of the Superior Court  
**Anaheim Independent 12/7,14,21,28/22-125746**

ORDER NO: 8761095  
REFERENCE NO: 2019-4684  
FILE NO:  
TITLE OFFICER: MARIE CRUZ CHRIS RUIZ

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF ANAHEIM, AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1 (UNIT)

UNIT 326 (THE "UNIT") AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN FOR HARBOR LOFTS-RESIDENTIAL (TOGETHER WITH ANY AMENDMENTS THERETO, COLLECTIVELY, THE "PLAN"), RECORDED ON OCTOBER 4, 2007, AS INSTRUMENT NO. 2007000598039, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "OFFICIAL RECORDS"). THE PLAN CONCERNS LOT 1 OF TRACT NO. 16606 AS SUCH TRACT IS SHOWN ON THE SUBDIVISION MAP ("MAP") FILED IN BOOK 888, AT PAGES 21 TO 23, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE PLAN AND THE MAP, AND AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HARBOR LOFTS (TOGETHER WITH ANY AMENDMENTS THERETO, COLLECTIVELY, THE "DECLARATION"), RECORDED ON OCTOBER 4, 2007, AS INSTRUMENT NO. 2007000598041, IN THE OFFICIAL RECORDS.

ALSO RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNS, THE RIGHT TO ENTER THE UNIT (1) TO COMPLY WITH REQUIREMENTS FOR THE RECORDATION OF MAPS, CONDOMINIUM PLANS OR LOT LINE ADJUSTMENTS IN THE PROPERTIES (AS DEFINED IN THE DECLARATION), (2) TO ACCOMMODATE CONSTRUCTION AND REPAIR ACTIVITIES, AND (3) TO COMPLY WITH REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. GRANTOR SHALL PROVIDE REASONABLE NOTICE TO GRANTEE BEFORE SUCH ENTRY, EXCEPT IN THE EVENT OF AN EMERGENCY IN WHICH CASE NO SUCH NOTICE SHALL BE REQUIRED. FOR PURPOSES OF THIS PARAGRAPH, AN EMERGENCY IS A SITUATION IN WHICH THERE IS AN IMMINENT THREAT OF INJURY TO PERSONS OR DAMAGE TO PROPERTY. THE TERM OF THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE ON THE DATE THAT IS TWELVE (12) YEARS AFTER THE DATE ON WHICH THIS DEED IS RECORDED IN THE OFFICIAL RECORDS.

PARCEL NO. 2 (COMMON AREA)

AN UNDIVIDED FEE-SIMPLE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA DESCRIBED IN THE PLAN, WHICH INTEREST SHALL BE EXPRESSED AS A FRACTION, THE NUMERATOR OF WHICH IS ONE (1) AND THE DENOMINATOR OF WHICH IS THE NUMBER OF UNITS SHOWN AND DESCRIBED IN THE PLAN.

PARCEL NO. 3 (EXCLUSIVE USE AREAS - PATIO AND/OR ENTRY)

AN EXCLUSIVE EASEMENT FOR THE PATIO AND/OR ENTRY AS SHOWN AND ASSIGNED TO THE UNIT IN THE PLAN.

PARCEL NO. 4 (EXCLUSIVE USE AREA - A/C)

AN EXCLUSIVE EASEMENT FOR THE AIR CONDITIONER COMPRESSOR AND COMPRESSOR PAD AS SHOWN AND ASSIGNED TO THE UNIT IN THE PLAN.

PARCEL NO. 5 (EXCLUSIVE USE AREAS - PARKING)

AN EXCLUSIVE EASEMENT FOR THE PARKING SPACE(S) NO(S) 169 AND 170 IN THE PARKING GARAGE AS SHOWN AND DESCRIBED IN THE PLAN.

PARCEL NO. 6 (EXCLUSIVE USE AREAS - TELEPHONE WIRING)

PAGE AN EXCLUSIVE EASEMENT FOR INTERNAL AND EXTERNAL TELEPHONE WIRING DESIGNED TO SERVE THE UNIT BUT LOCATED OUTSIDE THE BOUNDARIES OF THE UNIT.

ORDER NO: 8761095  
REFERENCE NO: 2019-4684  
FILE NO:  
TITLE OFFICER: MARIE CRUZ CHRIS RUIZ

PARCEL NO. 7 (EASEMENTS RESERVED UNDER GOVERNING DOCUMENTS)

NONEXCLUSIVE EASEMENTS FOR ACCESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, SERVICE AND REPAIRS AND FOR OTHER PURPOSES, ALL AS DESCRIBED OR SHOWN IN THE DECLARATION, THE PLAN, THE REA AND THE MAP.

ASSESSORS PARCEL NUMBER: 938-233-86

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REPORT TYPED DATE: NOVEMBER 27, 2019

WRITTEN DECLARATION OF DEFAULT AND DEMAND FOR SALE

BOARD OF DIRECTORS RESOLUTION TO INITIATE FORECLOSURE OF A LIEN  
California Civil Code §5705(c)

Association: Harbor Lofts Community Association (the "HOA")  
Assessor's Parcel Number of Property: 938-233-86 ("APN")

WHEREAS, the Board of Directors ("Board") has found the Owner of Property listed above is delinquent in paying regular and/or special assessments and currently owes \$24,024.11 in assessments, late charges, and interest, along with costs of collection, including attorneys' fees, and is 44 months delinquent in making their payments to the Association.

WHEREAS, the Board, in compliance with the current Association collection policy, is resolving to initiate foreclosure of a lien for delinquent assessments that has been validly recorded.

WHEREAS, the Board hereby certifies that the following has occurred in compliance with California Civil Code section 5705(c):

- The Board itself has voted on the subject of this resolution and did not delegate voting to any agent of the Association.
- The vote occurred in an executive session of the Board at which a quorum was present, consisting of 3 out of 5 Board members.
- A majority of those Board members present in an executive session of the Board constituting a quorum has voted in favor of initiating foreclosure of the lien for delinquent assessments on the Property described above.
- The vote occurred at least 30 days prior to any public sale. Total votes: 3  
Votes in favor: 3 Votes opposed: 0
- A copy of this resolution must be attached and made part of the Board's meeting minutes.

IT IS HEREBY RESOLVED THAT, the Board has adopted this Resolution and that it is signed by a member of the Board vested with the authority to do so.

ADOPTED BY:  
Signature of Authorized Board Member  
Title: President

Brian Gilbert  
(Please Print Your Name)  
Date: 9.6.21