

**Legals-IND**

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

**30-2022-01291827**

TO ALL INTERESTED PERSONS: Petitioner: HYUN JUNG AN filed a petition with this court for a decree changing names as follows: HYUN JUNG AN to HAZEL HYUNJUNG KANG. THE

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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 be-

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fore 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**  
01/19/2023, 8:30 a.m.  
D100 REMOTE  
Central Justice Center  
700 Civic Center Drive

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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: Buena Park/Anaheim Independent Date: 11/16/2022

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Judge Layne H Melzer  
Judge of the Superior Court  
**Buena Park/Anaheim Independent**  
**11/25,12/2,9,16/22-125337**

**NOTICE OF PUBLIC SALE:** Self-storage unit contents of the following customers containing household and other

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goods will be sold for cash at www.storagetreasures.com by CubeSmart to satisfy a lien on December 13th, 2022 at the approximate times listed below for each CubeSmart facility:  
1:00 PM – 4200 N. Harbor Blvd. Fullerton CA. 92835: Alicia S. Gavin, Rene Canales, Jesus Ricardo Jimenez.  
12/2, 12/9/22

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**CNS-3647909#  
BUENA PARK INDEPENDENT  
Buena Park Independent 12/2,9/22 -125563**  
T.S. No. 22001302-1 CA APN: 066-431-16 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/09/2003. UNLESS YOU TAKE ACTION TO

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**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 a 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 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: STEVEN W NEUMANN AND LISA C NEUMANN, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, L.L.P. Deed of Trust Recorded on 08/29/2003, as Instrument No. 2003001050547 of Official Records of Orange County, California. Date of Sale: 01/04/2023 at 03:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$53,844.61 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 8222 BALDWIN CIRCLE BUENA PARK, CA 90621 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 066-431-16 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street 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. **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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001302-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001302-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 11/28/2022 ZBS Law, L.L.P., as Trustee 30 Corporate Park, Suite 450 - Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com) Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand

ceive 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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001302-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 22001302-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 11/28/2022 ZBS Law, L.L.P., as Trustee 30 Corporate Park, Suite 450 - Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com) Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand

for payment or any attempt to collect such obligation. EPP 35914 Pub Dates 12/02, 12/09, 12/16/2022 **Buena Park Independent 12/2,9,16/2022-125566**

**NOTICE OF PUBLIC 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 Lien Sales per California Self Storage Act Chapter 10, Sec 21700. Auction will be conducted online at [www.StorageTreasures.com](http://www.StorageTreasures.com) Starting on December 13, 2022 and ending on December 20, 2022 at 10:00 AM.

**Tenants:**  
4247 Mark Contreras  
3219 Michelle O. Martinez  
5380 Jeannen Blenkhorn  
2083 John A. Telesio  
4259 Marilyn Aparcio  
1017 Sharon E. Keulen

Items to be sold may include, but are not limited to personal property containing boxes, household and/or office furnishings, clothes, electronics, auto parts, tools, and other miscellaneous items. Purchases must be paid in cash only. All purchased items sold as is, where is and must be removed at time of sale. Sale subject to cancellation up to the time of the sale and company reserves right to refund any bid.

**Buena Park/Anaheim Independent 12/2,9/2022-125582**

Circa Vintage Rentals, Unit F9 at 15300 Valley View Warehousing LLC / ReadySpaces located at 15300 Valley View Ave. La Mirada, CA 90638 will be sold to the highest bidder at [www.storage-treasures.com](http://www.storage-treasures.com) on 12/19/22 at 10:00am to satisfy the owner's lien for rent in accordance with CA law. All contents sold "as is" and by office only. Seller neither warrants title to any items sold and does not make any express or implied warranties to any item sold.

**Buena Park/Anaheim Independent 12/2,9/2022-125598**

**NOTICE**

Notice is hereby given per Section 21700 et seq. Of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct a public lien sale of the personal Property described below at 10:00 a.m. On December 20th, 2022. The undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number  
Dorothy Akau B051  
Fidel V. Aguilar B098  
Bryan A. Hernandez B253  
Luis A. Rodriguez B310  
Solyenetzin Mojica G206  
Severina G. Gurango U011  
Jennifer Sandoval U068  
12/9, 12/16/22  
**CNS-3648456#**  
**BUENA PARK INDEPENDENT**

**Buena Park Independent 12/9,16/22 -125608**

T.S. No.: 2022-02676  
APN: 263-154-05 Property Address: 4782 EL RANCHO VERDE DR LA PALMA, CALIFORNIA 90623-1422 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/27/2016. 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 a 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 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: JAY JERROLD GOLDBERG AND DIANE LOUISE GOLDBERG, HUSBAND AND WIFE, AS JOINT TENANTS Duly Appointed Trustee: Nestor Trustee Services, LLC Deed of Trust Recorded 5/3/2016 as Instrument No. 2016000194573 in Book -- Page -- of Official Records in the office of the Recorder of Orange County, California Date of Sale: 1/9/2023 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$480,340.89 Street Address or other common designation of real property: 4782 EL RANCHO VERDE DR LA PALMA, CALIFORNIA 90623-1422 A.P.N.: 263-154-05 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street 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. **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 (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2022-02676. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANTS:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107 or (888) 902-3989 or visit these internet websites [www.auction.com](http://www.auction.com) or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2022-02676 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 12/6/2022 Nestor Trustee Services, LLC 2850 Redhill Avenue, Suite 240 Santa Ana, California 92705 Sale Line: (888) 902-3989 Giovanna Nicholson, Trustee Sale Officer EPP 35984 Pub

Dates 12/09, 12/16, 12/23/2022 **Buena Park Independent 12/9,16,23/2022-125781**

**NOTICE OF PUBLIC LIEN SALE**

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **December 13th 2022** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

**A-AMERICAN SELF STORAGE** Via StorageTreasures.com @ 3:00 pm, at **7282 Walnut Ave Buena Park, CA 90620** 714-994-2900

**STORED BY THE FOLLOWING PERSONS:**

Ruth Rodriguez  
Shane Plount  
Sue Bailey  
Rhina Magallanes

All sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022 **Buena Park Independent 12/2,9/2022-125520**

**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. 2023-16 CNG FUELING STATION SITE PREPARATION AND INSTALLATION**

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 DEPT., 501 N. CRESCENT WAY, ANAHEIM, CA, 92801 on or before **11:00 A.M. on JANUARY 5, 2023**, 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 Purchasing Office, phone: (714) 999-3602, email: [gangnath\\_t@auhsd.us](mailto:gangnath_t@auhsd.us), or may be secured online from <https://auhsd.bonfirehub.com/projects>.

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, **A OR 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.

Signed: Brad Minami  
Director, Purchasing and Central Services  
**Buena Park/Anaheim Independent 12/9,16/2022-125787**

**NOTICE OF PUBLIC SALE:** Self-storage unit contents of the following customers containing household and other goods will be sold for cash at [www.storage-treasures.com](http://www.storage-treasures.com) by CubeSmart to satisfy a line on December 14th 2022 at the approximate times listed below for each CubeSmart facility:

1:00PM at 1628 s Anaheim way Anaheim CA 92805. For the following: John Kong, Diana Velazquez, Erik Herrera, Mark Conn aka Mark Kevin Conn, Dennis Ramirez, James Ethier aka James P. Ethier, Kimberly Hernandez, Francis Lizaraga, Amado Cuellar, Jerimiah Rhojaka, Jerimiah Rhoj, Robert Joncas aka Robert M Joncas, Marie E. Celis aka Eileen Marie Celis, Ty Murphy, Deborah Brown, Juan Perez Montoya aka Juan M Perez Montoya aka Juan M Perez aka Juan Manuel Perez Montoya, Gregory Martinez, Dennis Maes aka Dennis Michael Maes II, Steve Barina aka Stephen Otto Barina 12/2, 12/9/22 **CNS-3647585#**  
**BUENA PARK INDEPENDENT**  
**Buena Park Independent 12/2,9/22 -125527**