

# I asked what kind of family Amina wanted. She said, 'A family like yours.' That's when I knew I had to adopt her.

Denise, adopted 17-year-old Amina



**LEARN ABOUT ADOPTING A TEEN  
YOU CAN'T IMAGINE THE REWARD**

**ADOPTUSKIDS.ORG**

## Legals-IND

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 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 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 re-

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maining 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, LLP 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 prop-

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erty: 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 encour-

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aged 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 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

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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 may be able to purchase the property if you exceed 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 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

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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, LLP, 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 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

T.S. No.: 2022-02676 APN: 263-154-05 Property Address: 4782 EL RANCHO VERDE DR LA PALMA, CALIFORNIA

## Legals-IND

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 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 in-



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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 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

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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**

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 Solvenetzin 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**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAVIER QUINTANAR, SR., aka JAVIER QUINTANAR CASE NO. 30-2022-01295025-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 JAVIER QUINTANAR, SR., aka JAVIER QUINTANAR. A Petition for PROBATE has been filed by: JAVIER QUINTANAR, JR. in the Superior Court of California, County of ORANGE. The Petition for Probate requests that JAVIER QUINTANAR, JR. 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: JAN 26, 2023 at 1:30 PM in Dept. C8, 700 Civic Center Dr., West, 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 ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any pe-

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tion or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: PAUL D. VELASCO, ESQ, VELASCO LAW GROUP, 333 W. BROADWAY, STE 100, LONG BEACH, CA 90802. (562) 432-5541 **Buena Park/Anaheim Independent 12/14,12/16,12/21/2022-125842**

**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 HYUN-JUNG KANG. 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** 01/19/2023, 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: Buena Park/Anaheim Independent Date: 11/16/2022 Judge Layne H Melzer Judge of the Superior Court **Buena Park/Anaheim Independent 11/25,12/2,9,16/22-125337**

**NOTICE OF LIEN SALE AT PUBLIC AUCTION**

Notice is hereby given that personal property in the following units will be sold at public auction on January 3, 2023 AFTER 09:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at 1367 S Van Buren St Anaheim, CA 92806 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following

**NOTICE OF ACTION BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR ADMINISTRATIVE INTERPRETATION NO. AI22-3**

A request for Administrative Interpretation No. AI-22-3 to classify a body art (tattoo) shop as a permitted use in the CS (Community Shopping), CG (Commercial General), CR (Regional Commercial) zones has been approved by the Director of Community and Economic Development.

The decision of the Director is final unless a written request for a public hearing on this matter is received by the Director of Community Development by January 3, 2023. In case of a written request for a hearing, a public hearing shall be held by the Planning Commission. The action of the Planning Commission is subject to further written appeal by any interested party or to being called for review upon written request by the City Council within ten (10) working days of the Planning Commission decision.

Further information may be obtained from the Planning Division at (714) 562-3620.

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persons: U-BOX# NAME AB0065Z Justin English AA7988T Justin English AA7128D Erika Rangel AA6419D Amy Wilbourn AA0366K Jose Santos AA8581C Reem Khatib AA2607G Jeff Nanoff AA9200D Lindsey Johnston AA9601F Becky Morones AA0029C James Schutt AA2233D Liz Krajcoski AA7185M Spencer Hamilton AA0085Z Evelyn Hubbel AA1111G Evelyn Hubbel AA2503B Evelyn Hubbel AA0056M William Naler AA8416D William Naler AA8535K Gaylon Kado AA2777F George Natis AA2096H Georgina Lopez AA8187B Georgina Lopez AA3794U Georgina Lopez AA4666B Jeff Sharpe AA5582M Todd Gaster AA5549T Madeline Fugate AA5526T Madeline Fugate 12/16, 12/23/22 **CNS-3651080# BUENA PARK INDEPENDENT Buena Park Independent 12/16,23/22 -125843**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: CORAZON PAREDES FLORES**

**CASE NO. 30-2022-0129492-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 CORAZON PAREDES FLORES. A PETITION FOR PROBATE has been filed by MARK A. FLORES in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that MARK A. FLORES 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 01/25/23 at 1:30PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 **NOTICE IN PROBATE CASES**

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The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of

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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: STEPHEN E. GRANT - SBN 279018, LAW OFFICE OF STEPHEN E. GRANT, A PROFESSIONAL CORPORATION 2355 WESTWOOD BLVD., NO 740 LOS ANGELES CA 90064 12/16, 12/23, 12/30/22 **CNS-3650582# BUENA PARK INDEPENDENT Buena Park Independent 12/16,23,30/22 -125844**

**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**

Matt Foulkes, Secretary Planning Commission City of Buena Park **Buena Park Independent 12/16/2022-125916**