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FEMA



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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

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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 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

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www.auction.com or 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 or 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 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 persons: U-BOX# NAME AB0065Z Justin English AA7988T Justin English AA7128D Erika Rangel AA6419D Amy Wilbourn AA0366K Jose Santos AA5851C Reem Khatib AA2607G Jeff Nanoff AA9200D Lindsey Johnston AA9601F Becky Morones AA0029C James Schutt AA2233D Liz Krajcoski AA7185M Spencer Hamilton AA0082D 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 AA5582B 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

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: CORAZON PAREDES FLORES CASE NO. 20-2022-01294942-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 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 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. 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

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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

NOTICE OF SALE ABANDONED PERSONAL PROPERTY 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 the California Self Storage

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Act. Items will be sold at www.storage-treasures.com by competitive bidding ending on 1/04/2023 at 2:30 PM. Property has been stored and is located at A-1 Self Storage, 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc., belonging to the following: Gloria Jaime Auction by StorageTreasures.com 480-397-6503 12/23, 12/30/22 CNS-3654699# BUENA PARK INDEPENDENT Buena Park Independent 12/23,30/22 -126218

NOTICE TO CONTRACTORS TO BE INCLUDED ON THE DISTRICT'S LIST OF QUALIFIED CONTRACTORS PER SECTION 22034 OF THE PUBLIC CONTRACT CODE The Buena Park School District ("District") has elected to become subject to the California Uniform Public Construction Cost Accounting Act ("CUPCAA") and procedures. In accordance with California Public Contract Code 22034, the District is inviting all licensed contractors to submit information for inclusion on the District's list of qualified bidders for the 2023 calendar year. The registration process may include, but is not limited to contractors providing the following information:

- 1) Contractor's company name
- 2) Contact name and mailing address
- 3) Contact phone number, fax number, and email address
- 4) List of all current California Contractor's License(s) held, License Number(s), and expiration date(s)
- 5) Contractor's Department of Industrial Relations ("DIR") Registration Number
- 6) Type of work contractor is interested and currently licensed to perform.
- 7) Completion of Contractor's Prequalification Questionnaire

Contractor registration is available at <https://www.bpsd.us/prequal/>

NOTE: Registering with a district does not satisfy the prequalification requirements under PCC 2011.6 or the Department of Industrial Relations registration requirements under Labor Code 1725.5.

Pursuant to the provisions outlined in Public Contract Code section 22034(a), at least once per calendar year, the District shall establish a new list or update its existing list of qualified contractors by inviting all licensed contractors to submit the name of their firm and required information to the District's registration system for inclusion on the District's list of qualified bidders. The District has chosen to add requesting contractors to the existing Contractor's List each calendar year, rather than starting a new list. Contractors may have their firm added to the District's qualified contractors list at any time by providing the required information.

Inquiries regarding this notification should be sent to:

Karla Reveles  
Preferred Contact E-Mail: [kreveles@telacu.com](mailto:kreveles@telacu.com)  
Phone: 714-659-0629  
Buena Park Independent 12/23,30/2022-125777

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