

CHANGING YOUR NAME AND NEED TO PUBLISH?

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(714) 894-2575

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NOTICE OF TRUSTEE'S SALE T.S. No.: 22-0170
Loan No.: *****001
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/29/2016 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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 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: RICHARD J. AKLES AND TRACIE M. AKLES, HUSBAND AND WIFE AS JOINT TENANTS Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 03/08/2016 as Instrument No. 2016000094996 in book --, Page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 01/23/2023 at 01:30PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$402,603.74 estimated - as of date of first publication of this Notice of Sale The purported property address is: 140 VIRGINIA STREET LA HABRA, CA 90631 A.P.N.: 022-442-09 The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property 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

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may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0170. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify

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postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 22-0170 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: 12/14/2022 **ATTORNEY LENDER SERVICES, INC.** Karen Talafus, Assistant Secretary 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0419434 To: BUENA PARK / ANAHEIM INDEPENDENT 12/30/2022, 01/06/2023, 01/13/2023 **Buena Park/Independent 12/30/22, 1/6, 13/23-126294**

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 by CubeSmart to satisfy a line on January 18th 2023 at the approximate times listed below for each CubeSmart facility: 1:00PM at 1628 s Anaheim way Anaheim CA 92805. For the following: John Mathews, Jennifer Wilda, aka Jennifer L Wilda, Laiba Yousef, Cassandra Christensen, Matthew L Tanneberg, Bryan Zepeda, aka Bryan M Zepeda, Mauricio Haro Hernandez, Yang Choi, Nghia Tran, Juan Perez Montoya, aka Juan Perez Montoya, Eduardo Trujillo, Michele Rodriguez, Steve Barina, Brenda Hernandez, Alex Schulga, Ryan Marshall, Natasha Moreno, aka Natasha K Moreno, 1/6, 1/13/23 **CNS-3656449# BUENA PARK INDEPENDENT Buena Park Independent 1/6,13/23 -126385**

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22FL001136
TO ALL INTERESTED PERSONS: Petitioner: KATHERINE NICOLE RITTER & ANDREW RYAN RITTER, on behalf of minor(s): DELILAH RAE HEINLEIN filed a petition with this court for a decree changing names as follows: DELILAH RAE HEINLEIN to DELILAH RAE RITTER. 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
02/15/2023, 8:30 a.m.
L-74 REMOTE
Orange County Superior Court
Family Law Court Operations
341 The City Drive
Post Office Box 14170
Orange, CA 92686-1570
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: 12/22/2022
Judge Lee L. Gabriel
Judge of the Superior Court
Buena Park/Anaheim Independent 12/30/22, 1/6, 1/13, 1/20/23-126388

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES S. KREMPA AKA JAMES STEVEN KREMPA 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. KREMPA AKA JAMES STEVEN KREMPA. A PETITION FOR PROBATE has been filed by NESTOR JIMENEZ in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that NESTOR JIMENEZ be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

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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: 02/08/23 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 section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner MARC P. GRISMER - SBN 300270 LAW OFFICE OF MARC P. GRISMER 9901 PARAMOUNT BLVD., SUITE 222 DOWNEY CA 90240 1/6, 1/13, 1/20/23 **CNS-3657258# BUENA PARK INDEPENDENT 1/6, 13 &**

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20/2023 126535
CITY OF BUENA PARK PUBLIC MEETING NOTICE
The City of Buena Park's Citizen Advisory Committee (CAC) will hold a public meeting on Monday, January 23, 2023, at 6:00 pm, or as soon as possible thereafter, to discuss activity funding for the upcoming 2023-2024 Community Development Block Grant (CDBG) program year. This meeting will be held in the City of Buena Park Main Conference Room, 6650 Beach Blvd, Buena Park, CA 90621. The public is invited to attend.
Any person with impairment pursuant to the Americans with Disabilities Act (ADA) who needs special accommodations or needs further information, please contact Sarahbeth Suarez at 714-562-3591 or via email at ssuarez@buenapark.com.

BID ADVERTISEMENT

1. Notice is hereby given that the governing board ("Board") of the Centralia School District ("District") will receive sealed bids for the:
2023 Buena Terra and Dysinger Window Replacement Project, CEWP #04/2022-23 ("Project")
2. The Project consists of: Replacement of all campus windows with dual pane aluminum frame storefront window systems with tinted glass, and associated hazardous material abatement of existing "hot" putty/glazing materials. Each area to be boarded up between demo and new install. Miscellaneous work includes removing and reinstalling televisions and window blinds blocking window frames at some rooms. The Project Budget is \$1,000,000 per site.
3. Sealed Bids will be received until 10:00am, on Tuesday, January 24, 2023, at the District Interim Office, located at 7300 La Palma Avenue, Buena Park, CA 90620, at or after which time the bids will be opened and publicly read aloud. Any bid that is submitted after this time shall be non-responsive and returned to the bidder.
4. A Mandatory pre-bid conference and site visit will be held on Tuesday, January 17, 2023, at 10:00am beginning at Buena Terra Elementary: 8299 Holder Street, Buena Park, CA 90620, and will continue to Dysinger Elementary at 7770 Camellia Drive, Buena Park, CA 90620. All participants are required to sign in at the Buena Terra Administration Building. Failure to attend the entire conference or tardiness will render the Bidder ineligible to submit a bid.
5. Contract Documents will be available electronically on January 6, 2023. Contact Cindy Leighton at cindy@schoolhausinc.com to obtain bid documents via transmission of an emailed link. The bid documents will be provided to Bidders in electronic format only.
6. To bid on this Project, the Bidder is required to possess a State of California Contractor B or C-17 License.
7. Each bidder shall provide the required bid security as set forth in the bid documents, in the amount of ten percent (10%) of the total bid price.
8. The successful Bidder shall be required to furnish a 100 % Performance Bond and a 100% Payment Bond if it is awarded the contract.
9. The successful Bidder may substitute securities for any monies withheld by the District to ensure performance under the Contract, in accordance with the provisions of section 22300 of the Public Contract Code.
10. The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code.
11. All Bidders and all sub-contractors of any tier must be registered with the Department of Industrial Relations (DIR,) pursuant to Labor Code Section 1725.5.
12. The District's Board reserves the right to reject any and all bids and/or waive any irregularity in any bid received. Unless otherwise required by law, no bidder may withdraw its bid for ninety (90) days after the date of the bid opening.
Buena Park Independent /6,13/2023-126370

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Language translation will be made available at this meeting upon request.
INDEPENDENT 1/6/2023 126586
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 by CubeSmart to satisfy a lien on January 19th, 2023 at the approximate times listed below for each CubeSmart facility: **1:00 PM - 4:00 N. Harbor Blvd. Fullerton CA. 92835:** Craig Cowan, Monica J. Mendez, Floyd Williams, Dion Sadler. 1/6, 1/13/23 **CNS-3655911# BUENA PARK INDEPENDENT Buena Park Independent 1/6,13/23 -126341**