

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Buena Park Library District ("District") at its regular meeting on Tuesday, April 4, 2023, will conduct a public hearing to consider adopting a Resolution of the Board to approve an increase to certain administrative fees, as more accurately described in the table below. In addition, the Board of Trustees of the District at its regular meeting on Tuesday, March 7, will hold a public meeting to allow public testimony regarding the proposed fee increases.

On Tuesday, March 7, 2023, the public meeting will begin at 5:30p.m., or as soon as practicable thereafter, in the Board Room located on the second floor of the library, located at 7150 La Palma Ave. in Buena Park, California. On Tuesday, April 4, 2023, the public hearing will begin at 5:30p.m., or as soon as practicable thereafter, in the Board Room located on the second floor of the library, located at 7150 La Palma Ave. in Buena Park, California. If you require additional information or are submitting written comments, please contact Patty Salas at psalas@buenaparklibrary.org.

Passport Photos (per set of two)-current fee \$10.00, proposed \$15.00  
Board Room-Non-profit Group- current fee \$30.00 per hour, proposed \$40.00 per hour  
Community Room- Non-profit Group-current fee \$35.00 per hour, proposed \$60.00 per hour  
Community Room Optional Setup/Teardown- Non-profit Group- current fee \$25.00, proposed \$40.00  
Library Staff in Attendance- Non-profit Group- current fee \$25.00 per hour, per staff member, proposed \$35.00 per hour, per staff member  
Security Deposit/Cleaning Fee (Refundable)-Non-profit Group- current fee \$50.00, proposed \$125.00  
Board Room - Private Group or Organization- current Fee \$65.00 per hour, proposed \$70.00 per hour  
Board Room Optional Setup/Teardown- Private Group or Organization- current fee \$25.00, proposed \$30.00  
Community Room -Private Group or Organization- current fee \$85.00 per hour, proposed \$100.00 per hour  
Community Room Optional Setup/Teardown- Private Group or Organization- current fee \$35.00, proposed \$50.00  
Library Staff in Attendance - Private Group or Organization- current fee \$25.00 per hour, per staff member, proposed \$35.00 per hour, per staff member  
Security Deposit/Cleaning Fee (Refundable) - Private Group or Organization- current fee \$50.00, proposed \$125.00  
Community Room- Microphone and Speaker-Private and Non-profit Groups- current fee, N/A, proposed \$10.00  
Community Room-Projector and Screen- Private and Non-profit Groups- current fee, N/A, proposed \$10.00  
**Buena Park Independent 2/24,3/3/2023-128126**

# CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public  
notices, please  
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894-2575

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**GOAL**  
TO EXTINGUISH  
HOT  
**COALS**



IF IT'S TOO HOT TO TOUCH,



IT'S TOO HOT TO LEAVE

SMOKEYBEAR.COM



## Legals-IND

T.S.No.: 22-7678  
Notice of Trustee's Sale  
Loan No.: \*\*2975 APN:  
017-041-04 You Are In  
Default Under A Deed Of  
Trust Dated 8/27/2007.  
Unless You Take Action  
To Protect Your Property,  
It May Be Sold At A Public  
Sale. If You Need An Ex-  
planation Of The Nature  
Of The Proceeding  
Against You, You Should  
Contact A Lawyer. A pub-

## Legals-IND

lic 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 as-  
sociation, or savings bank  
specified in Section 5102  
of the Financial Code and  
authorized to do business  
in this state will be held by

## Legals-IND

the duly appointed trustee  
as shown below, of all  
right, title, and interest  
conveyed to and now held  
by the trustee in the here-  
inafter described property  
under and pursuant to a  
Deed of Trust described  
below. The sale will be  
made, but without coven-  
ant or warranty, ex-  
pressed or implied, regard-  
ing title, possession, or en-  
cumbrances, to pay the re-

## Legals-IND

maining principal sum of  
the note(s) secured by the  
Deed of Trust, with inter-  
est and late charges  
thereon, as provided in the  
note(s), advances, under  
the terms of the Deed of  
Trust, interest thereon,  
fees, charges and ex-  
penses of the Trustee for  
the total amount (at the  
time of the initial publica-  
tion of the Notice of Sale)  
reasonably estimated to

## Legals-IND

be set forth below. The  
amount may be greater on  
the day of sale. Trustor:  
Russell Browning and  
Georgan Browning Duly  
Appointed Trustee:  
Prestige Default Services,  
LLC Recorded 9/6/2007 as  
Instrument No.  
2007000547264 of Official  
Records in the office of the  
Recorder of Orange  
County, California, Date of  
Sale: 3/27/2023 at 3:00



Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND	Legals-IND
<p>PM Place of Sale: front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange Amount of unpaid balance and other charges: \$694,772.19 Street Address or other common designation of real property: 9282 Gordon Avenue La Habra, CA 90631 A.P.N.: 017-041-04 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. All checks payable to Prestige Default Services, LLC. 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 (877) 440-4460 or visit this Internet Web site https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 22-7678. 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. There are three steps to exercising this right of</p>	<p>purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 22-7678 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: 2/6/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Patricia Sanchez, Trustee Sale Officer</p> <p><b>Buena Park Independent</b></p>	<p><b>ent 2/24,3/3,10/2023-127775</b></p> <p><b>NOTICE OF PUBLIC SALE:</b> Self-storage unit contents of the following customers containing household and other goods will be sold for cash at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> by CubeSmart to satisfy a lien on February, 27, 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, Corrine Villegas, Emmanuel Jaramillo, Mark Conn, Kaamilya James, Sebastian Juarez, Devante Scott, John Castro, Aka Orange County Legal, Teuila Masoe, Juan Perez aka Juan M Perez Montoya aka Juan Perez Montoya, Dennis Maes, 2/17, 2/24/23 <b>CNS-3667004#</b> <b>BUENA PARK INDEPENDENT</b> <b>Buena Park Independent 2/17,24/2023-127552</b></p> <p><b>NOTICE OF PUBLIC LIEN SALE</b></p> <p>Notice is hereby given that the undersigned intends to</p>	<p>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 <a href="http://www.StorageTreasures.com">www.StorageTreasures.com</a> starting at February 21, 2023 at 12:00 pm and ending on February 28, 2023 at 10:00 am.</p> <p><u>Tenants:</u> Amado J. Pantoja Gina M. Jamieson William C. Smith III Hubert Johnson Jr.</p> <p>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. Property has been stored</p>	<p>at Lock &amp; Leave Storage 550 South Richfield Rd, Placentia, CA 92870</p> <p><b>Buena Park/Anaheim Independent</b> <b>2/17,24/2023-127818</b></p> <p>NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000009554627 Title Order No.: 02-22007394 FHA/VA/PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/25/2019. 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. BARRETT DAFFIN FRAPPIER TREDDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed</p>	<p>of Trust Recorded on 04/30/2019 as Instrument No. 2019000141108 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: SANN CHAU, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, C A S H I E R ' S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE:</p>	<p>03/28/2023 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 6591 VAL VERDE AVENUE, BUENA PARK, CALIFORNIA 90621 APN#: 276-241-45 The undersigned Trustee disclaims any liability for</p>	
						<p><b>NOTICE INVITING BIDS</b> <b>MAGNOLIA SCHOOL DISTRICT</b></p> <p>NOTICE IS HEREBY GIVEN that the Magnolia School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to <b>2:30 p.m. on the 30th day of March, 2023</b>, sealed bids for the award of a Contract for each of the following:</p> <p>Marshall Painting Project, BS2022/23-58 Maxwell Painting Project, BS2022/23-59 Walter Painting Project, BS2022/23-60</p> <p>All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened. The Contract Time for the Marshall Painting Project is 45 calendar days. The Contract Time for the Maxwell Painting Project is 45 calendar days. The Contract Time for the Walter Painting Project is 45 calendar days.</p> <p>There will be a Mandatory Pre-Bid Conference on March 16, 2023 1:45 p.m. sharp, beginning at Esther L. Walter 10802 Rustic Ln, Anaheim, CA 92804. Meet at the West Parking lot off of Magnolia St. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened.</p> <p>The bid documents will be available at the Mandatory Pre-Bid Conference on March 16, 2023, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.</p> <p>To bid on any of the Projects, the bidder must be pre-qualified by the District pursuant to Public Contract Code section 20111.5. Pre-Qualification Questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on February 17, 2023. Contact <a href="mailto:prequalification@magnoliasd.org">prequalification@magnoliasd.org</a> to obtain a copy. Bidders must submit a completed pre-qualification application not less than ten (10) business days prior to the date fixed for receipt of bids. Only prequalified bidders will be allowed to participate in the bidding process. Time is of the essence. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s).</p> <p>Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active Class C33 License at the time of award and throughout the duration of the Contract.</p> <p>In accordance with California Public Contract Code section 22300, the District will permit the substitution of securities for any moneys withheld by the District to ensure performance under the Contract.</p> <p>Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.</p> <p>The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. 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 said specified rates to all workers employed by them in the execution of the Contract.</p> <p>No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids.</p> <p>It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened. Any questions may be directed to: Matt Sumner 714-527-4525.</p> <p><b>Buena Park Independent 2/17,24/2023-127908</b></p>	



**Legals-IND**

inventory and appraisal  
estate assets or of any p  
tion or account  
provided in Probate Co  
section 1250. A Requ  
for Special Notice form  
available from the com  
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Attorney for Petitioner  
**ROBERT L. COHEN**  
ESQ. - SBN 150913, LA  
OFFICES OF ROBERT  
COHEN, INC.  
8081 ORANGETHORP  
AVE.  
BUENA PARK CA 9062  
2/24, 3/3, 3/10/23  
**CNS-3672768#**  
**BUENA PARK INDE**  
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**NOTICE OF PUBLIC SALE:** Self-storage u  
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www.storage-treasures.  
m by CubeSmart to sat  
fy a lien on March 1  
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times listed below for ea  
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1:00 PM – 4:00 N. Harb  
Blvd. Fullerton CA. 928  
John Villanueva, Ramo  
mond Leonard, Ron Fe  
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Warren, Amanda Ly  
Key  
3/3, 3/10/23  
**CNS-3672940#**  
**BUENA PARK INDE**  
**PENDENT**  
**Buena Park Independ**  
**ent 3/3,10/2023-1280**

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BS2022/23-54  
BS2022/23-55  
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BS2022/23-57  
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Pre-Bid Conference on Mar  
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Documents. Such bidder's s  
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Sumner 714-527-4525.