

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

**30-2023-01295298**  
TO ALL INTERESTED PERSONS: Petitioner: KRISTIAN YANKOV DAMBOULEV filed a petition with this court for a decree changing names as follows: KRISTIAN YANKOV DAMBOULEV to KRISTIAN YANKOV KAY. THE COURT ORDERS that all persons interested in this matter shall appear in 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**  
03/29/2023, 8:30 a.m.  
D100 REMOTE

Orange County Superior Court  
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:

Anaheim Independent  
Date: 02/01/2023  
Judge Layne Melzer  
Judge of the Superior Court

**Independent**  
2/22,3/1,3/8,3/15/23-128063

**NOTICE OF PUBLIC SALE**  
PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY

ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **MARCH 28, 2023**, THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT:

**STORAGE ETC ANAHEIM**  
900 E. ORANGETHORPE AVE  
ANAHEIM, CA 92801  
714-992-2874 TIME: 12:00 P.M.

**THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM**

**PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:**

**"LORRAINE B BACON"**  
**"SABRINA R BOSTON"**  
**"VERONICA FLORES GARCIA"**  
**"PETRA NAVARRETE"**  
**"NICKLOS RECIO"**  
**"ALYSIA SAVA"**  
**"YASMIN VERA"**  
**"ROY MANANDIK SR"**  
**"REUBEN FRED DEMET"**

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE.  
DATED THIS **"MARCH 8TH, 2023 AND MARCH 15th, 2023"** BY STORAGE ETC PROPERTY MANAGEMENT, LLC,  
2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039,  
(323) 852-1400,

03/8/2023, 03/15/2023  
**Anaheim Independent**  
3/8,15/2023-128513

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: RONALD KENT BEILMAN CASE NO. 30-2023-01309472-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 RONALD KENT BEILMAN.

A Petition for PROBATE has been filed by: TODD SPITZER, OC DIST. ATTORNEY-PUBLIC ADMINISTRATOR in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that TODD SPITZER, OC DIST. ATTORNEY-PUBLIC ADMINISTRATOR 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: MAY 03, 2023 at 1:30 PM in Dept. C9, 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) 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: LEON J. PAGE, COUNTY COUNSEL and SAUL REYES, DEPUTY 400 WEST CIVIC CENTER DR., PO BOX 118,

T.S. No.: 2018-01087-CA

A.P.N.:131-201-09  
Property Address: 11601 Moen Street, Anaheim, CA 92804

**NOTICE OF TRUSTEE'S SALE**

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要  
참고사항: 본 첨부 문서에 정보 요약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER:**  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/23/2005. 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.

Trustor: DENNIS THIEN DINH, A SINGLE MAN  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 09/06/2005 as Instrument No. 2005000698680 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California,  
Date of Sale: 04/17/2023 at 09:00 AM  
Place of Sale: A UCTION ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 669,097.66

**NOTICE OF TRUSTEE'S SALE**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 11601 Moen Street, Anaheim, CA 92804  
A.P.N.: 131-201-09

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 669,097.66.

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.

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.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned

SANTA ANA, CA 92701. (714) 834-4664  
**Buena Park/Anaheim Independent**  
3/8,3/10,3/15/2023-128551

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2022-1293875**

TO ALL INTERESTED PERSONS: Petitioner: JOAQUIN JACK PEREZ filed a petition with this court for a decree changing names as follows: a) JOAQUIN JACK PEREZ to JACK PEREZ, b) JACK G. PEREZ to JACK PEREZ. 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.

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**  
04/04/2023, 8:30 a.m.  
D100 REMOTE  
Orange County Superior Court

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: Independent  
Date: 01/31/2023  
Judge Layne Melzer  
Judge of the Superior Court

**Independent**  
2/22,3/1,3/8,3/15/23-127916

a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE OF TRUSTEE'S 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 this 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2018-01087-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 OF TRUSTEE'S SALE**

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2018-01087-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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: February 23, 2023  
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Anaheim Independent  
3/8,15,22/2023-128505



# A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:  
[hud.gov/fairhousing](http://hud.gov/fairhousing)



**FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.**