

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

23FL000864

TO ALL INTERESTED PERSONS: Petitioner: SARAH ELIZABETH BENJAMIN, filed a petition with this court for a decree changing names as follows: SARAH ELIZABETH BENJAMIN to SARAH ELIZABETH WAHABI. 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

12/06/2023, 1:30 p.m.

L74 REMOTE

Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

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: 09/01/2023

Judge Julie A. Palafox
Judge of the Superior Court

BP/ANA Independent
9/15,22,29,10/6/23-
134679

T.S. No.: 9672-0084 TSG
Order No.: 230133528-
CA-VOI A.P.N.: 263-531-
11 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/01/2021. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 12/06/2021 as Document No. 2021000734682, of Official Records in the office of the Recorder of Orange County, California, executed by: PETERJOHN TEVES AND DARREN CHARIZ TEVES, HUSBAND AND WIFE AS

JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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, 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 it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 10/11/2023 at 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The street address and other common designation, if any, of the real property described above is purported to be: 6801 SHOSHONEE WAY, BUENA PARK, CA 90620-1621 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$754,546.87 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 916-939-0772 or visit this internet website, www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0084. 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 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 T.S.# 9672-0084 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. 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. NBS Default Services, LLC 14841 Dal-

las Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, Marissa Adams, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0440191 To: BUENA PARK / ANAHEIM INDEPENDENT 09/15/2023, 09/22/2023, 09/29/2023 Buena Park/Anaheim Independent 9/15,22,29/23-134689

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01347228

TO ALL INTERESTED PERSONS: Petitioner: SHIOW-MEI JUDY CHEN filed a petition with this court for a decree changing names as follows: SHIOW-MEI JUDY CHEN to JUDY SHIOW-MEI CHEN. 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

10/19/2023, 8:30 a.m.

D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

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: 09/08/2023

Judge Layne Melzer
Judge of the Superior Court

BP/ANA Independent
9/15,22,29,10/6/23-
134710

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01344255

TO ALL INTERESTED PERSONS: Petitioner: RICHARD GUERRERO FREGOSO filed a petition with this court for a decree changing names as follows: RICHARD GUERRERO FREGOSO to RICHARD BOWMAN. 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

10/10/2023, 8:30 a.m.

D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

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: 08/25/2023

Judge Layne Melzer
Judge of the Superior Court

BP/ANA Independent
9/15,22,29,10/6/23-
134789

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

MAURICE A. VALENTINE

2016 TRUST

CASE NO. 30-2022-

01261420-PR-TR-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MAURICE A. VALENTINE 2016 TRUST.

A PETITION FOR PROBATE has been filed by LAURICE VALENTINE AND CECELIA HUNT in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that LAURICE VALENTINE AND CECELIA HUNT 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 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: 10/12/23 at 9:00AM in Dept. CM03 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

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 pe-

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 SAMUEL KELSALL V. ESQ. - SBN 141138 KELSALL LEGAL SOLUTIONS PC

25411 CABOT ROAD LAGUNA HILLS CA 92653

Telephone (949) 699-2400

9/15, 9/22, 9/29/23

CNS-3739455#

BUENA PARK INDEPENDENT

Buena Park Independent

9/15,22,29/2023-

134832

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

JAMES ROBERT PEREZ

CASE NO. 30-2023-

01334916-PR-OP-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES ROBERT PEREZ.

A PETITION FOR PROBATE has been filed by MARKO ALAN PEREZ in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MARKO ALAN PEREZ 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: 10/12/23 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

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,

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(714) 894-2575

Legals-IND

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.

In Pro Per Petitioner
MARKO ALAN PEREZ
 2329 N. SEA COURT
 VISALIA CA 93292,
 9/22, 9/29, 10/6/2023
CNS-3725575#
BUENA PARK INDEPENDENT
Buena Park Independent 9/22,29,10/6/2023-133485

APN: 022-011-12 TS No: CA05000139-22-1 TO No: 220235310-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 26, 2018. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 30, 2023 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on December 3, 2018 as Instrument No. 2018000450448, of official records in the Office of the Recorder of Orange County, California, executed by CINDY A. COX, UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for INTERCONTINENTAL CAPITAL GROUP, INC. DBA FELLOWSHIP HOME LOANS as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DE-

Legals-IND

SCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 625 NORTH HAZEL STREET, LA HABRA, CA 90631 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$302,419.80 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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

ANAHEIM UNION HIGH SCHOOL DISTRICT
 501 CRESCENT WAY
 ANAHEIM, CALIFORNIA 92801

LEGAL NOTICE**NOTICE TO BIDDERS**

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **OCTOBER 11, 2023, at 11:00 A.M. PST.** The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2024-06 MEDALLIONS, DIPLOMAS, COVERS, AND OTHER RELATED ITEMS

For assistance, please contact Brad Minami, at minami_b@auhsd.us or by phone at 714-999-3602.

The Governing Board of Trustees of the Anaheim Union High School District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Anaheim Union High School District

Brad Minami
 Director, Purchasing and Central Services

Publish: September 22 & 29, 2023
Buena Park Independent 9/22,29/2023-135001

Legals-IND

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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000139-22-1. 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 postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000139-22-1 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: September 18, 2023 MTC Financial Inc. dba Trustee Corps T S No. CA05000139-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0440895 To: BUENA PARK / ANAHEIM INDEPENDENT 09/22/2023, 09/29/2023, 10/06/2023 **Buena Park/Anaheim Independent 9/22,29,10/6/23-134956**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01349754

TO ALL INTERESTED PERSONS: Petitioner: DAT GIA HUYNH filed a petition with this court for a decree changing names as follows: DAT GIA HUYNH to TONY GIA WONG. 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,

PUBLIC HEARING NOTICE

The City of Buena Park Planning Commission will hold a public hearing in the Council Chamber of the City Hall, 6650 Beach Boulevard, Buena Park, California, on **October 11, 2023 at 6:30 p.m.** to consider the following:

TEXT AMENDMENT NO. C-23-1:

A recommendation to the City Council to consider a revision within Title 19 of the Buena Park Municipal Code (BPMC) regarding development standards for trash storage facilities in the Multifamily Residential zones Section 19.424.010 (Trash Storage Facilities) and in the Commercial and Industrial zones Section 19.524.010 (Trash Storage Facilities) citywide.

The project proponent is the City of Buena Park, 6650 Beach Boulevard, CA 90622.

All interested persons have the right to appear and be heard. If you challenge this Text Amendment No. C-23-1 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Staff Report will be available for review at the Community and Economic Development Department, Planning Division, 6650 Beach Boulevard, Buena Park, CA, prior to the meeting. Further information may be obtained by contacting Ian McAleese, Associate Planner, at (714) 562-3620 or imcaleese@buena-park.com.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the Planning Division at (714) 562-3620. If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the Planning Division at (714) 562-3620, 48 hours prior to the meeting. Further information may be obtained from the Planning Division at (714) 562-3620.

Swati Meshram, Ph.D., AICP, LEED AP
 Planning Manager
Buena Park Independent 9/29/2023-135284

Legals-IND

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

10/31/2023, 8:30 a.m.

D100 REMOTE

Central Justice Center
 700 Civic Center Drive
 West

Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) 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: 08/19/2023
 Judge Layne H. Melzer
 Judge of the Superior Court

BP/ANA Independent 9/29,10/6,13,20/23-135046

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 October 24, 2023 AFTER 10:30 AMPursuant 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
 AA4867R Jacqueline Thomas
 AA3838N Tan Nguyen
 AA4417U Laurie Walker
 AA7514N Stephanie Niz
 AA6736B Judith Rogers
 AA8107N Jane Hill
 AA8103N Jane Hill
 AA1665P Brittney Dobson
 AA2047F Michelle Marino
 AA6187K Jacque Murphy
 9/29, 10/6/23
CNS-3742241#
BUENA PARK INDEPENDENT

Legals-IND

Buena Park Independent 9/29,10/6/2023-135052

EVERGREEN STORAGE,

wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **October 10, 2023, 12:00 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, appliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, CA 90621, County of Orange, State of CA, the following units:
 5 George Carter
 1 Desirae Campoli
 107 Javonna Charbonnet
 193 Vanessa Uriarte
 398 Perry King
 453 Junkyu Whang
 467 Jody Old
 504 Cesar Flores
 587 Jonathan Allman
 615 Brenda Guzman
 624 Peter Kasoloi
 Purchases must be paid

PUBLIC HEARING NOTICE

The City of Buena Park City Council will hold a public hearing in the Council Chamber of the City Hall, 6650 Beach Boulevard, Buena Park, California, on **October 10, 2023 at 6:00 p.m.** or shortly thereafter to consider the following:

LOCATION: 7101 Lincoln Avenue / APN: 135-192-50
LAND USE: From Commercial to General Mixed-Use
ZONE: From Community Shopping to General Mixed-Use

GENERAL PLAN AMENDMENT NO. GP-22-2, ZONE CHANGE NO. Z-22-2, DEVELOPMENT AGREEMENT NO. DA-22-1, MITIGATED NEGATIVE DECLARATION NO. MND-22-2:

To consider a General Plan Amendment from Commercial to General Mixed Use; a Zone Change from Community Shopping (CS) to General Mixed-Use (GMU), a Development Agreement, and an Initial Study/Mitigated Negative Declaration to allow the development of a 55-unit affordable housing development, open space and associated amenities on an approximately 1.35-acre site located at 7101 Lincoln Avenue. In addition to consideration of these land use approvals at the public hearing, the City Council will separately consider an amendment to the previously approved Affordable Housing Disposition and Development Agreement to extend escrow and project deadlines.

The property owner is the City of Buena Park and the applicant is Debra Pember on behalf of C&C Development Co., LLC, 14211 Yorba Street, Suite 200 Tustin, CA 92780.

On September 13, 2023, the Buena Park Planning Commission unanimously approved resolutions recommending that City Council approve General Plan Amendment No. GP-22-2, Zone Change No. Z-22-2, Development Agreement No. DA-22-1 and Mitigated Negative Declaration No. MND-22-2, finding that the proposed project location design and use will be compatible with the existing and anticipated development in the vicinity and the proposed development will be consistent with the General Plan.

All interested persons have the right to appear and be heard. If you challenge Application Nos. GP-22-2, Z-22-2, DA-22-1 and MND-22-2 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Staff Report and plans will be available for review at the Community and Economic Development Department, Planning Division, 6650 Beach Boulevard, Buena Park, CA, prior to the meeting. Further information may be obtained by contacting Swati Meshram, Planning Manager, at (714) 562-3620 or smeshram@buena-park.com. Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the Planning Division at (714) 562-3620. If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the Planning Division at (714) 562-3620, 48-hours prior to the meeting. Further information may be obtained from the Planning Division at (714) 562-3620.

Adria M. Jimenez, MMC
 Director of Government and Community Relations/City Clerk
Buena Park Independent 9/29/2023-135248

for at the time of purchase in cash only. All purchased items sold as is/where is condition must be removed at the time of sale. Sale subject to cancellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRIEN Auctioneer Bond #146637300172, 951-681-4113.

BP/ANA Independent Publish September 29 & October 06, 2023-135164

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 October 19, 2023 AFTER 10:30 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
 AA5498E Heather Singer
 AB1720A Amanda Burr
 AA2299M Rebecca Diaz
 AA5227B Frances Holgui
 AA5297D Frances Holguin
 AA3308H Frances - Russel Holguin - Rose
 AA5024N Savannah Walters
 AB2777B David Vasquez
 AA2624P Amber Bigwood
 AA0183N Kavita Hara
 AA1851K Julie Frost
 A A 8 4 6 8 M C a r l o s V e l a z q u e z
 9/29, 10/6/23
CNS-3742118#
BUENA PARK INDEPENDENT
Buena Park Independent 9/29,10/6/2023-135047