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Legals-IND Any prospective owner-oc-

cupant as defined in Section 2924m of the California Civil Code who is the

last and highest bidder at the trustee's sale shall provide the required affi-

davit or declaration of eli-gibility to the auctioneer at the trustee's sale or shall

have it delivered to QUAL-ITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 Sala or the date of first publica-tion of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to con-vey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trust-ee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the ther recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is in-

tended to exercise the

note holders right's against the real property only.
Date: QUALITY LOAN
SERVICE CORPORATION 2763 Camino Del
Rio S San Diego, CA
92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION. TS No.: CA-23-963921-BF ID-SPub #0189730 12/8/2023 12/15/2023 12/2/2023 NON SALE information

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TS No: CA08000732-23-1 APN: 277-042-05 TO No: 02-23003528 NOTICE OF 02-23003528 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 December 27, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A TECT 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 January 3, 2024 at 01:30 PM, at the North front entrance to the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba

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Trustee Corps, as the duly

NOTICE OF TRUSTEE'S SALE TS No. CA-23-963921-BF Order No.: 230381322-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/1/2011. 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 state or NOTICE OF TRUSTEE'S check drawn by state or federal credit union, or a check drawn by a state or check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by in this state, will be held by duly appointed trustee. The sale will be made, but 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 the Deed of Trust interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publica-

tion of the Notice of Sale) tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JOSE MANUEL ROBLEDO, A WIDOWER Recorded: 8/8/2011 as Instrument No. 2011000388209 of Official Records in the office of the 2011000388209 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 1/3/2024 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other CA 92701 Amount of unpaid balance and other charges: \$201,497.10 The purported property address is: 7650 EL CAPITAN WAY, BUENA PARK, CA 90620 Assessor's Parcel No.: 136-194-06 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 be bidding on a lien, not on the property itself. Pla-cing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership 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 encour-

aged to investigate the exaged 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 resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgages. mortgagee, beneficiary, trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. 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 uled time and date for the sale of this property, you may call 916-939-0772 for may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-963921-BF. 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 inted in the telephone in-formation or on the inter-net website. The best way to verify postponement in-formation is to attend the

scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the 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 http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-963921-BF to find the date on which the trustee's sale was held, the amount of the last and highest hid and the adthe amount of the last and highest bid, and the ad-dress 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 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 adsional immediately for advice regarding this poten-tial right to purchase. NO-TICE TO PROSPECTIVE OWNER-OCCUPANT:

12/15/2023 12/22/2023 Buena Park Independent 12/8,15,22/2023-137260

Appointed Trustee, under and pursuant to the power of sale contained in that and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 31 2018 as Instrument No 2018000485927, and that said Deed of Trust was modified by Modification Agreement and recorded June 24, 2021 as Instrument No 2021000413449, of official records in the Office of the Recorder of Orange County, California, executed by NEIL J. DELORITO, A SINGLE MAN AND JESSICA WU, A SINGLE WOMAN AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for STEARNS LENDING, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER In lawful money of the 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 DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of address and other common designation, if any, of the real property described above is purported to be: 6372 HOME-WOOD AVE, BUENA PARK, CA 90621 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. Said sale

Legals-IND will be made without cov-enant or warranty, express or implied, regard-ing title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with in-terest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and ex-penses of the Trustee and of the trusts created by said Deed of Trust.&emsp 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 \$496,643.90 (Estimated) However, prepayment premiums, accrued interest and advances will 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 asso-ciation, savings associ-ation or savings bank spe-cified 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 Trust-ee. 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 der'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 a considering bidding on are considering bidding on this property lien, you should understand that there are risks involved in 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 title 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 seni-or to the lien being auctioned off, before you can receive clear title to the property. You are encour-aged 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 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 prop 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 informa-

tion law requires that informa-tion about Trustee Sale

has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000732-23-1. Information about postponements that are very short in duration or that occur close in time to not immediately be reflected in the teléphone 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 FORE CLOSURES 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, vou can call 916.939.0772. or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000732-23-1 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 appro-priate real estate professional immediately for advice regarding this potential right to purchase. Date: November 29, 2023 MTC Financial Inc. dba Trustee C o r p s T S N o . CA08000732-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8 3 0 0 T D D: 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OB-TION CAN BE (TAINED ONLINE www.nationwideposting.co
m FOR AUTOMATED
SALES INFORMATION
PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 tion AT 916.939.0772 NPP0444102 To: BUENA PARK / ANAHEIM INDE-PENDENT 12/08/2023, 12/15/2023, 12/22/2023 Buena Park Independ-ent 12/8,15,22/23-137282

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ORDER TO SHOW CAUSE FOR

CHANGE OF NAME CASE NO. 30-2023-01363394 TO ALL INTERESTED PERSONS: Petitioner: TINA NGOC HOGAN filed a petition with this court for a decree changing names as follows: TINA NGOC HOGAN to ZOE NGOC HOGAN. 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

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

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 NOTICE OF HEARING 01/11/2024, 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive Santa Ana, CA 92701 (To appear remotely, check in advance of the

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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) www.courts.ca.gov/inu-my-court.htm)
A copy of this Order to Show Cause shall be pub-lished 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: 11/30/2023 Judge Layne H. Melzer Judge of the Superior

BP/Ana Independent 12/8,15,22,29/23-137309

Cou

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KEITH ALAN CASE NO. 30-2023 01336248-PR-LA-CMC To all heirs, beneficiaries creditors, contingent creditors, and persons who may otherwise be inter-ested in the will or estate, or both of KFITH ALAN A Petition for PROBATE has been filed by: TAMI KIM ALAN, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TAMI KIM ALAN 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

01/04/2024 at 1:30 PM in

Dept. CM06
3390 Harbor Blvd
Costa Mesa, CA 92626
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 hear-ings and for remote hear-ing 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. tions with the court before the hearing. Your appearthe 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 Caliauthority 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 No.: 2023-01178

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for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk Attorney for petitioner: TAMI KIM ALAN, Law Of-fice of John A Schlaff 2355 Westwood Boulevard, No. 424, Los Angeles, CA 90064. Tel: 310-474-2627 Buena Park/Anaheim Independent 12/15,22,29/23 - 137519 **ORDER TO** SHOW CAUSE FOR CHANGE OF NAME

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are a person interested in the estate, you may file

with the court a Request

CASE NO. 30-2023-01353138 TO ALL INTERESTED PERSONS: Petitioner: KELLY HYO JU CHONG EVERSGERD filed a petition with this court for a decree changing names as follows: KELLY HYO

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S Property Address: 6478 FLAMINGO DRIVE, BUENA PARK, CA 90620 NOTICE OF TRUSTEE'S

PURSUANT TO CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED

TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVID-

A.P.N.:263-554-03

ED TO THE TRUSTOR. NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED 本文件包含一个信息 NOTA: SE ADJUNTA UN RESUMEN DE LA INFOR-MACIÓN DE ESTE DOCU-

MENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LỰU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỆ THÔNG TIN

TRÔNG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST
DATED 02/06/2006. 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 PROPERTY OWNER

Trustor: James Robert. Perez And Marie Perez, Husband And Wife As Joint Tenants Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded

02/14/2006 as Instrument No. 2006000100356 in book
---, page--- and of Official
Records in the office of the Recorder of Orange County, California,
Date of Sale: 02/05/2024 at 03:00 PM

03:00 PM
Place of Sale: O N
THE FRONT STEPS TO
THE ENTRANCE OF THE
ORANGE CIVIC CENTER,
300 E. CHAPMAN AVE-NUE, ORANGE, CA 92866

Estimated amount of un-paid balance, reasonably estimated costs and other charges: \$ 168,678.02 NOTICE OF TRUSTEE'S

SALE

TO HIGHEST 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 SAVerty is located. A CHECK DRAWN BY A STATE OR FEDERAL SAV-NOTICE OF TRUSTEE'S INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-RIZED TO DO BUSINESS

of Trust described as: More fully described in said Deed of Trust.

All right, title, and interes

conveyed to and now held

by the trustee in the herein-after described property un-der and pursuant to a Deed

common designation of real property: 6478 FLAMINGO DRIVE, BUENA PARK, CA

A.P.N.: 263-554-03

Street Address or

IN THIS STATE:

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

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 rea-sonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 168,678.02.

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

The beneficiary of the Deed of Trust has executed and ated below to show cause, if any, why the petition for change of name should not be granted. Any per-son objecting to the name changes described above must file a written objec-tion that includes the reasons for the objection at least two court days be-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

CHONG.

01/23/2024, 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

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JU CHONG EVERSGERD

ORDERS that all persons interested in this matter

shall appear before this court at the hearing indic-

KELLY HYO JU ONG. THE COURT

hearing for information about how to do so on the delivered to the undersigned a written request to com-mence foreclosure, and the undersigned caused a No-tice of Default and Election to Sell to be recorded in the county where the real prop-

SALE NOTICE TO POTENTIAL BIDDERS: If you are con-

sidering 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 aucentitle 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 bidyou 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 procurated to investigate 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, pursu-ant to Section 2924g of the California Civil Code. law requires that information about trustee sale postpone-ments 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 c may c r visit h the sale of this property, you may call (866)-960-8299 or visit this Internet Web sit this Internet Web https://www.altisource. com/loginpage.aspx using the file number assigned to usina this case 2023-01178-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

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your court's website, go to www.courts.ca.gov/find-

www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive

weeks prior to the date set

for hearing on the petition in the following newspa-per of general circulation

Buena Park/Anaheim In-

Judge Layne H. Melzer Judge of the Superior

Buena Park Independent 12/15,22,29/23,1/5/24-137575

NOTICE OF PETITION

TO ADMINISTER ES-

TATE OF: JAMES MOON CASE NO. 30-2023-

01360647-PR-LA-CMC To all heirs, beneficiaries

creditors, contingent cred-

itors, and persons who may otherwise be inter-ested in the WILL or es-

tate, or both of JAMES MOON.

trustee auction if conducted

printed in this county:

dependent Date: 10/06/2023

Court

NOTICE OF TRUSTEE'S SALE

scheduled sale

NOTICE TO TENANT: You may have a right to purchase this property after the

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 (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage. aspx, using the file number assigned to this case 2023-01178-CA to find the date on which the trustee's sale was held, the amount of the

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 potential right to purchase. Date: December 8, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite

last and highest bid, and the address of the trustee. Sec-

ond, 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 af-fidavit 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

Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

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Trustee Sale Assistant

PROGRES SIVE, LLC MAY BE ACT-ING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

information or on the In-ternet Web site. The best way to verify postponement information is to attend the Buena Park Independent 12/15,22,29/2023-137561

PETITION FOR PRO-**TUSTIN CA 92780** has been filed SOO MOON AKA GRACE S. MOON in the superior Court of Califoria, County of ORANGE.
HE PETITION FOR ROBATE requests that RACE SOO MOON AKA 137605 RACE S. MOON be ap-inted as personal rep-ORDER TO SHOW CAUSE FOR CHANGE OF NAME sentative to administer estate of the decedent PETITION requests CASE NO. 30-2023-01367346 uthority to administer the under the Inde-TO ALL INTERESTED PERSONS: Petitioner: JOE HERNANDEZ II filed nt Administration of tates Act. (This author-will allow the personal presentative to take a petition with this court for any actions without ob-ning court approval. Be-

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bjection to the petition nd shows good cause by the court should not ant the authority.
HEARING on the petiion will be held in this court as follows: 02/01/24 t 1:30PM in Dept. CM06 cated at 3390 HARBOR BLVD., COSTA MESA, CA NOTICE IN PROBATE

fore taking certain very im-portant actions, however,

e personal representat-

aived notice or consen-

ninistration authority

granted unless an

person files an

will be required to give to interested per-unless they have

convenience to appear for

nearing by video using the court's designated video olatform. This is a no cost ervice to the public. Go to e Court's website at The uperior Court of Califor-- County of Orange s.org) to appear for Probate hearand for remote hearinstructions are unable to connect to ur remote hearing, call If you prefer to appear in-person, you can appear in the department the day/time set for

ır hearing. YOU OBJECT to the ranting of the petition, ou should appear at the earing and state your obections or file written ob-ections with the court be-ore the hearing. Your apearance may be in per-on or by your attorney. YOU ARE A CREDITbe in per-R or a contingent credit-r of the decedent, you ust file your claim with court and mail a copy he personal represent-re appointed by the ourt within the later of (1) four months from te of first issuance of etters to a general personrepresentative ned in section 58(b) of California Probate ode, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate

Other California statutes and legal authority may af-fect your rights as a creditou may want to conult with an attorney know-OU MAY EXAMINE the lile kept by the court. If you a person interested in the estate, you may file with the court a Request Special Notice (form DE-154) of the filing of an appraisal of state assets or of any pe-tion or account as ovided in Probate Code ection 1250. A Request Special Notice form is ailable from the court for Petitioner

ATHÉRINE KIM ESO SBN 243811, ERNEST J. KIM, ESQ. - SBN 181280, OFFICES OF ERN-J. KIM 41 17TH STREET, TE 100

show cause why the peti-tion should not be granted. Telephone (949) 975-1870 12/22, 12/29/23, 1/5/24 CNS-3765988# If no written objection is BUENA PARK INDE-PENDENT Buena Park Independent 12/22,29/23,1/5/24-

Legals-IND

jecting to the name changes described above must file a written objec-tion that includes the reas-

ons for the objection at

least two court days be-fore the matter is sched-

uled to be heard and must

grant the petition without a NOTICE OF HEARING 01/30/2024, 8:30 a.m. D100 REMOTE D100 RÉMOTE
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/findmy-court.htm) my-court.htm)
A copy of this Order to
Show Cause shall be puba decree changing names as follows: JOE HERNAN-DEZ II to JUDE HERNANlished at least once each week for four successive weeks prior to the date set THE COURT OR-DERS that all persons interested in this matter shall for hearing on the petition in the following newspa-per of general circulation, appear before this court at the hearing indicated be-low to show cause, if any, why the petition for change of name should not be granted. Any person ob-jecting to the name printed in this county: Buena Park/Anaheim In-

dependent

Date: 12/15/2023

Legals-IND

ent 12/22,29/23,1/5,12/24-137684 appear at the hearing to

City of Buena Park Notice of Intent to Adopt a Mitigated Negative Declaration
Agencies, Organizations, and Interested Parties

Judge Layne H. Melzer Judge of the Superior

Buena Park Independ-

From: City of Buena Park
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Craig Homes Project
The City of Buena Park ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of

fects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level QA environmental review. AGENCIES: The City requests that your agency review the scope and content of the environmental information

relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed

project.

Project Title: Craig Homes Project

Project Description: The City of Buena Park (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of two three-story buildings containing a total of 12 townhouse-style apartments (Project) located at 7682, 7692, 7712, and 7722 Craig Avenue (APN's: 066-132-09, -15, 16, and -17). Each building would contain six apartments, with one building fronting Craig Avenue and the second building accessed from an internal and the second building accessed from an internal driveway south of the first building. The Project would total approximately 19,939 net square-feet (SF) of building space and include drive-in vehicle garages at ing space and include drive-in vehicle garages at ground level and two above ground floors of living space, including perimeter landscaping, pedestrian walkways, visitor parking, and perimeter/security fencing and lighting. The Project proposes a General Plan Amendment (GP-22-1) to change the existing land use designation from Low Density Residential (LDR) to High Density Residential (HDR), a Zone Change (Z-22-1) to change the existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multifamily Residential), and Site Plan (SP-22-13) to review the proposed 12-unit multi-family development.

Project Location: 7682, 7692, 7712, and 7722 Craig Avenue, Buena Park, California, 90621

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental ef-

cludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 6, Section 15072. The City will accept responses and comments for 20 days starting on December 22, 2023 to January 16, 2023 All comments must be submitted in writing either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to: City of Buena Park, Planning Division Attn: Harald Luna, Senior Planner 6650 Beach Boulevard

Buena Park, CA 90621 Email: hluna@buenapark.com **DOCUMENT AVAILABILITY:** This IS/MND and associ-

ated materials are available for review during regular business hours at the following location:
City of Buena Park, Planning Division
6650 Beach Boulevard Buena Park, CA 90621

The document is available online on the City's website at: https://www.buenapark.com/city_departments/com-munity_development/planning_division/keynote_project

s.php Buena Park Independent 12/22/2023-137757

CITY OF BUENA PARK PUBLIC MEETING NOTICE

Legals-IND

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The City of Buena Park Community Development Block Grant (CDBG) Committee will hold a public meeting in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, on Thursday, January 11, 2024, at 6:00 p.m., or as soon thereafter as can be heard, to discuss activity funding for the upcoming 2024-2025 CDBG program year.

All interested parties are encouraged to attend the meeting and may speak regarding this item. The entire meeting agenda will be available to view three days before the meeting at www.buenapark.com (select City Council Agenda). Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.

If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the City Clerk's Office at (714) 562-3750, 48 hours prior to the meeting.

Adria M. Jimenez, MMC Director of Government and Community Relations/City

Further information may be obtained from the Economic Development Division, (714) 562-3586.

Buena Park Independent 12/22/2023-137704

BID NO. 2024-10 PARKING LOT GATES

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the office of the PURCHASING DEPARTMENT AT 501 CRESCENT WAY, ANAHEIM, CALIFORNIA and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

Note: Pursuant to Public Contract Code section 20103.8, the selection process selected does not preclude the Dis-

trict from using any of the additive or deductive alternates from the Contract after the lowest responsible responsive bidder has been determined. Bids shall be received in the place identified above, and shall be opened and publicly read aloud at the above-

The bid documents are available at 501 Crescent Way, Anaheim, CA, 92801, in the Purchasing Department. There will be a MANDATORY Pre-Bid Conference on, <u>January 4, 2024 at 10:00A.M. PST, at Dale Junior High School, 900 S. Dale Street, Anaheim CA 92804</u>. Please allow enough time for parking. The Pre-Bid Conference will start on time and contractors that arrive after time stated above will not be allowed to attend. Any Contractor bidding on the project who fails to attend the entire job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.

der and will have its bid returned unopened. Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active C13 license as required at the time of award and throughout the duration of this Contract. The Contractor's California State Li-

cense number shall be clearly stated on the bidder's proposal.

Contractor's Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Condi-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.

Each bidder shall submit with its bid, on the form furnished with the Contract Documents, a list of the designated

subcontractors on this Project as required by the Subletting and Subcontracting Fair Practices Act, California Public Contract Code section 4100 et seq.

In accordance with California Public Contract Code section 22300, the District will permit the substitution of securit-

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. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the District, or with a state or federally chartered bank as the escrow agent, who shall then pay such moneys to the Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor. 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 Contract 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, and will provide the required Performance and Payment Bonds, insurance certificates and any other required documents. In the event of failure to enter into said Contract or provide the

ance certificates and any other required documents. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The Contractor and all Subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The District has obtained from the Director of the Department of Industrial Relations the gener-

al 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. A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This Project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform públic works pursuant to Labor Code section 1725.5 throughout the duration of the Project.

Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labo

Commissioner/ Department of Labor Standards Enforcement (DLSE). The Contractor and all Subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. No bidder may withdraw any bid for a period of at least one (1) calendar year after the date set for the opening of

Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount, are required, and shall be provided to the District prior to execution of the Contract and shall be in the form set forth in the Contract Documents.

All bonds (Bid, Performance, and Payment) must be issued by a California admitted surety as defined in California Code of Civil Procedure section 995.120.

Where applicable, bidders must meet the requirements set forth in Public Contract Code section 10115 et seq., Military and Veterans Code section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq regarding Disabled Veteran Business Enterprise ("DVBE") Programs. Forms are included in this Bid Package.

Any request for substitutions pursuant to Public Contracts Code section 3400 must be made at the time of Bid on the Substitution Request form set forth in the Contract Documents and included with the bid.

No telephone or facsimile machine will be available to bidders on the District premises at any time. 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.

ADVERTISED: December 22 & 29, 2023 Brad Minami Anaheim Union High School District Director, Purchasing and Central Services 714/999-3602

BP/Anaheim Independent 12/22,29/2023-137731

LEGAL NOTICE

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NOTICE TO BIDDERS

ANAHEIM UNION HIGH SCHOOL DISTRIC 501 CRESCENT WAY

ANAHEIM, CALIFORNIA 92801

Legals-IND

In accordance with Public Contract Code 20111, NO-TICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of to but no later than JANUARY 11, 2024, at 11:00 A.M PST. The bid must be obtained, submitted, and re ceived online through the AUHSD Online Bonfire Pro curement Portal: https://auhsd.bonfirehub.com

RFP NO. 2024-12 FRESH BAKED PIZZA AND **RELATED** For assistance, please contact Brad Minami, Director of

Minami_b@auhsd.us or by phone at 714-999-3602 The Governing Board of Trustees of the Anaheim Uni on 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
BP/Anaheim Independent 12/22,29/2023-137732

NOTICE INVITING BIDS

ANAHEIM UNION HIGH SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Anaheim Union High School District, acting by and through its Governing

Board, hereinafter referred to as "District", will receive prior to 11:00 A.M. P.S.T. ON THE 19TH DAY OF January 2024 sealed bids for the award of a Contract for the following