

Legals-IND

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01370904

TO ALL INTERESTED PERSONS: Petitioner: MICHAEL ANTHONY LARSEN JR filed a petition with this court for a decree changing names as follows: MICHAEL ANTHONY LARSEN JR to MICHAEL ANTHONY LARSEN CORTEZ. 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

03/05/2024, 8:30 a.m. D-100 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,

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per of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 01/08/2024 Judge Layne Melzer Judge of the Superior Court

Buena Park Independent 1/26,2/2,9,16/24-138679

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01373790

TO ALL INTERESTED PERSONS: Petitioner: JEVON JOE SALOMON filed a petition with this court for a decree changing names as follows: JEVON JOE SALOMON to JEVONJOE JOHN SALOMON. 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

03/07/2024, 8:30 a.m. D-100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information

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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: 01/22/2024 Judge Layne Melzer Judge of the Superior Court

Buena Park Independent 1/26,2/2,9,16/24-138691

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01374109

TO ALL INTERESTED PERSONS: Petitioner: SOONJA YANG filed a petition with this court for a decree changing names as follows: SOONJA YANG to SEONGHEE YANG. 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.

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hearing.

NOTICE OF HEARING

02/28/2024, 8:30 a.m. D-100 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: 01/23/2024 Judge Layne Melzer Judge of the Superior Court

Buena Park Independent 2/2,9,16,23/24-138925

T.S. No.: 22-6673

Notice of Trustee's Sale Loan No.: *****029 APN: 241-173-51 You Are In Default Under A Deed Of Trust Dated 3/28/2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102

of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Sadrudin Madatali Lalani Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 5/10/2006 as Instrument No. 2006000312594 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 3/4/2024 at 9:00 AM Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, California 92868 Amount of unpaid balance and other charges: \$293,390.16 Street Address or other common designation of real property: 10402 Ponder St Cypress California 90630 A.P.N.: 241-173-51 The undersigned Trustee

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disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more

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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 (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-6673. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 22-6673 to find the date on

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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: 1/11/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Patricia Sanchez, Trustee Sale Officer

Buena Park Independent 2/9,16/2024-138938

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 February 22, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Fullerton U-Haul Center, 920 W Commonwealth Ave, Fullerton, CA 92832

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

UNIT # NAME
AA0857R Cullen Fujiwara
AA3973M Tmur Rustamov
2/9, 2/16/24

**CNS-3779265#
BUENA PARK INDEPENDENT
Buena Park Independent 2/9,16/24-138953**

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 February 22, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at La Habra U-Haul Center, 661 E. Lambert Road La Habra, CA 90631 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

UNIT # NAME
0325 Juvane Castro
0171 Hyun Chung 0165 Steven Diez
356 Virginia Ortiz
2/9, 2/16/24

**CNS-3779268#
BUENA PARK INDEPENDENT
Buena Park Independent 2/9,16/24-138954**

NOTICE OF TRUSTEE'S SALE TS No. CA-19-875072-AB Order No.: DEF-570069 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/20/2007. 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 federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by

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duly appointed trustee. 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 thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Nina Ilkhanoff, a married woman as her sole and separate property Recorded: 6/27/2007 as Instrument No. 2007000407950 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 3/4/2024 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$549,004.63 The purported property address is: 4968 AVILA WAY, BUENA PARK, CA 90621 Assessor's Parcel No.: 066-493-30 **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 855 238-5118 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-19-875072-AB. 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 in-

formation 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 855 238-5118, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-875072-AB 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant 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 affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY 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 Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further 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 intended 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: 855 238-5118 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION. TS No.: CA-19-875072-AB ID-

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SPub #0200750 2/9/2024 2/16/2024 2/23/2024 **Buena Park Independent 2/9,16,23/2024-139043**

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 March 1, 2024 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
AA7965N John Hamby
AB2780B Bobby James Newark
AB0507C Bobby James Newark
AA1333C Gilbert Nieto
AB2992B Mikki Morris
AB7537A Mikki Morris
AB2784B Mikki Morris
AA5397T Paul Hernandez
AA0387R Crystal Gray
AA2791R Hamza Shaikh
AA0401R Hamza Shaikh
AA6996N Vicken Zanazanian
AA9532A Jessica Blevins
AA1718R Jessica Blevins
AA3743Q Jessica Blevins
2/16, 2/23/24

**CNS-3779054#
BUENA PARK INDEPENDENT
Buena Park Independent 2/16,23/24-138921**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001020

TO ALL INTERESTED PERSONS: Petitioner: MEGAN KAUFFMAN on behalf of NATALIE GALAWAY, OLIVIA GALAWAY and MATTHEW GALAWAY, minors, filed a petition with this court for a decree changing names as follows: a) NATALIE GALAWAY to NATALIE KAUFFMAN b) OLIVIA GALAWAY to OLIVIA KAUFFMAN c) MATTHEW GALAWAY to MATTHEW KAUFFMAN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
02/29/2024, 1:30 p.m.
L74 REMOTE

Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
(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: 1/11/2024
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 2/2,9,16,23/24-138948

Legals-IND**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JILL DENISE MCCHESENEY**

CASE NO. 30-2024-01376335-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JILL DENISE MCCHESENEY.

A PETITION FOR PROBATE has been filed by KARLY D. PEREZ of the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that KARLY D. 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: 04/25/24 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 (ocourts.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

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provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
SOU CHAN SMITH - SBN 152818
LAW OFFICE OF SOU CHAN SMITH
4171 BALL ROAD #288
CYPRESS CA 90630
Telephone (714) 527-2558
2/9, 2/16, 2/23/24
**CNS-3781348#
BUENA PARK INDEPENDENT
Buena Park Independent 2/9,16,23/24-139094**

NOTICE OF PUBLIC LIEN SALE

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **February 20th 2024** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

A-AMERICAN SELF STORAGE Via StorageAuctions.com @ 5:00 pm, at **7282 Walnut Ave Buena Park, CA 90620 714-994-2900**

STORED BY THE FOLLOWING PERSONS:

PHYLICIA BANKS
DARRYL DUNCAN
ANDRE THOMAS
PAUL R NEWMAN
JAVONN MURPHY
DEBBIE PELLEY
JANET DELFINO
ROBERTO ZARCO

All sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022.
Buena Park/Anaheim Independent 2/9,16/2024-139050

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000101

TO ALL INTERESTED PERSONS: Petitioner: MARIE CARMEN SANDOVAL filed a petition with this court for a decree changing names as follows: MARIE CARMEN SANDOVAL to MARIE CARMEN PERALES SIORDIA. 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
04/18/2024, 1:30 p.m.
L74 REMOTE

Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
(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: 01/26/2024
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 2/9,16,23,3/1/24-139146

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dependent
Date: 02/01/2024
Judge Julie A. Palafox
Judge of the Superior Court

Buena Park Independent 2/9,16,23,3/1/24-139138

NOTICE OF SALE ABANDONED PERSONAL PROPERTY

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at www.storage-treasures.com by competitive bidding ending on 2/21/2024 at 2:30 PM. Property has been stored and is located at A-1 Self Storage, 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc., belonging to the following:

Laura Camarena
Melvin Evans
Yiyoung Jane Lee
Auction by StorageTreasures.com
480-397-6503
2/9, 2/16/24
**CNS-3781078#
BUENA PARK INDEPENDENT
Buena Park Independent 2/9,16/24-139089**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000114

TO ALL INTERESTED PERSONS: Petitioner: HONGYAN CAI on behalf of DENG RU LIN & DANIEL LIN, a minor, filed a petition with this court for a decree changing names as follows: DENG RU LIN to CHRISTOPHER ERIC MILLER and DANIEL LIN to DANIEL MATTHEW MILLER. 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
05/16/2024, 8:30 a.m.
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: 01/26/2024
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 2/9,16,23,3/1/24-139146

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 February 22, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Anaheim U-Haul Center, 626 S. Anaheim Blvd. Anaheim, CA 92805 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

UNIT # NAME
0211 Billy Beltran
1119 Cesar Nava
0265 Manuel Gonzalez
2/9, 2/16/24
CNS-3779269#
BUENA PARK INDEPENDENT
Buena Park Independent 2/9,16/24-138955

ADOPTEE LAW CENTER

MARK E. GOLDMAN
(State Bar No. 193207)
AMBER N. CARLSON
(State Bar No. 323964)
21800 Oxnard Street,
Suite 790

Woodland Hills, Ca 91367
Telephone: 818-789-1012
Facsimile: 818-783-3176
Attorneys for Petitioners

**KRISTIN AMBER LECEL
JAMES ROBERT LECEL
SUPERIOR COURT OF
THE STATE OF
CALIFORNIA
FOR THE COUNTY OF
SONOMA**

**IN THE MATTER OF
BABY GIRL SKUSTAD
AKA SAPPHERE-MOON
PHOENIX SKUSTAD
AKA LILLIAN ARLENE
LECEL, A Minor person
who should be declared
free from the custody
and control of her par-
ent.**

**Case No. 23FL00826
Companion Adoption
Case No. SFL094006
CITATION:
FREEDOM FROM
PARENTAL
CUSTODY AND
CONTROL -
ABANDONMENT
(Re: Adoption)**

TO: Steven Jeffrey Sanfilippo and to all persons claiming to be the father of Baby Girl

Skustad a.k.a. Sapphire-Moon Phoenix Skustad a.k.a. Lillian Arlene Lecele born to Angela Christine Van Doorn (née Thomsen) on June 19, 2023 in Orange, California.

YOU ARE HEREBY ORDERED to appear on **May 1, 2024** at 1:30p.m. in Department 20 of the Superior Court of California, Sonoma County, located at 3055 Cleveland Avenue, Santa Rosa, California, 95403 to show cause, if any you have, why said person should not be declared free from the control of her parents according to the petition on file herein. **Parties may appear via Zoom or in person. See next page for Zoom details.**

You are hereby notified of the provisions of Family Code 7860 which provide that the judge shall advise the minor and the parents, if present, of the right to have counsel present. The Court may appoint counsel to represent the minor whether or not the minor is able to afford counsel, and if they are unable to afford counsel, shall appoint counsel to represent the parents.

If you fail to appear at the time and place stated above, the court may terminate your rights to the control and custody of the minor child.

Dated: 01/31/2024
By: /s/ JKB
Jennifer Brown,
Robert Oliver
Clerk of the Superior Court
**To join online, go
Zoom.us/join OR to join**

by phone, dial *67 1 669
254 5252

**Meeting ID: 161 646 8743
Password: 026215
Buena Park Independent
2/9,16,23,3/1/24-
139186**

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 March 5, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at Orangethorpe U-Haul Center, 2260 E Orangethorpe Ave, Fullerton, CA 92831

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

UNIT # NAME
0622 Alvan Noyola
0333 Sierra Donecker
0665A Lawrence Morrow
0597 Melissa Reidler
0712 Heuang Sryipanya
0265 Mary Kidd
2/16, 2/23/24
CNS-3779280#
BUENA PARK INDEPENDENT
Buena Park Independent 2/16,23/24-138956

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01377437

TO ALL INTERESTED PERSONS: Petitioner: THOMAS DUONG TRUNG PHAM filed a petition with this court for a decree changing names as follows: THOMAS DUONG TRUNG PHAM to THOMAS TRUNG DUONG PHAM. 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

03/20/2024,
8:30 a.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive
West

NOTICE IS HEREBY GIVEN that 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 **February 28, 2024 at 6:30 p.m.** to consider the following:

TEXT AMENDMENT NO. C-24-2 - A recommendation to the City Council to consider a revision within Title 19 (Zoning) of the Buena Park Municipal Code (BPMC) regarding development standards for Accessory Dwelling Units, Section 19.348.010 (Accessory Dwelling Units and Junior Accessory Dwelling Units) 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-24-2 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 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, Senior 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 2/16/2024-139404

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: 02/06/2024
Judge Layne Melzer
Judge of the Superior Court
Buena Park Independent 2/9,16,23,3/1/24-139231

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01376811

TO ALL INTERESTED PERSONS: Petitioner: IGNACIO LUNA filed a petition with this court for a decree changing names as follows: IGNACIO LUNA to ROBIN IGNACIO LUNA. 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

03/20/2024,
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 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: 02/06/2024
Judge Layne Melzer
Judge of the Superior Court

Buena Park Independent 2/9,16,23,3/1/24-139231

per of general circulation, printed in this county: Buena Park/Anaheim Independent
Date: 02/02/2024
Judge Layne Melzer
Judge of the Superior Court

Buena Park Independent 2/16,23,3/1,8/24-139239

NOTICE OF PETITION TO ADMINISTER ESTATE OF HAN JOON CHO

Case No. 30-2023-01354184-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HAN JOON CHO

A PETITION FOR PROBATE has been filed by Cindy Cho in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Cindy Cho 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. **NOTICE IS HEREBY GIVEN** that 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 **February 28, 2024 at 6:30 p.m.** to consider the following:

DEVELOPMENT AGREEMENT NO. DA-23-1 / VARIANCE NO. V-23-2 - A request to construct a new 1460-room, 6-story hotel and associated amenities at 7800 Beach Boulevard within the Entertainment Corridor Specific Plan (ECSP).

The project applicant is PBR Consulting Services on behalf of KB Acquisitions, LLC. All interested persons have the right to appear and be heard. If you challenge Development Agreement No. DA-23-1 / Variance No. V-23-2 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 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 Matt Foulkes, Community and Economic Development Director, at (714) 562-3610 or MFoulkes@buenapark.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 2/16/2024-139406

NOTICE IS HEREBY GIVEN that 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 **February 28, 2024 at 6:30 p.m.** to consider the following:

TEXT AMENDMENT NO. C-24-3 - A recommendation to the City Council to consider a revision within Title 19 (Zoning) of the Buena Park Municipal Code (BPMC) regarding development standards for fences and walls in the Commercial and Industrial zones Section 19.528 (Fences, Walls, Hedges, Berms) 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-24-3 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 Reina Schaeztl, Associate Planner, at (714) 562-3620 or rschaeztl@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 2/16/2024-139405

fore 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 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 on March 27, 2024 at 1:30 PM in Dept. No. CM05 located at 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 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

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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

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

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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

Legals-IND

section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: DR. KENT L KRISTOF JSD SBN 237745 SM DENISE KRISTOF ESQ SBN 201987 KRISTOF & KRISTOF 1122 E GREEN ST PASADENA CA 91106 CN104208 CHO Feb 14, 16, 21, 2024 Buena Park/Anaheim Independent 2/14,16,21/2024-139282

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 February 27, 2024 AFTER 10:30 AM Pursuant to the California Self-Store Facility Act the sale will be conducted at 1367 S Van Burden 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 AA7201M Vincent Shebby AA7280G Vincent Shebby AB1720A Amanda Burr AA1505B Kimberly Kamekona AA5525H Donald Dove AA6754R Fletcher Wilson AA0503A Tamara Cosio AA3700D Tamara Cosio AA9572G Tamara Cosio AA8282D Tamara Cosio AA6554P Tobias Vanburden AA7898P Tobias Vanburden AB3335B Duaned Priestser AB3333B Duaned Priestser AA4867R Jacqueline Thomas AA8103N Jane Hill AA8107N Jane Hill 2/9, 2/16/24

CNS-3779041# BUENA PARK INDEPENDENT Buena Park Independent 2/9,16/24-138920

NOTICE OF PUBLIC SALE

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 4200 N Harbor Blvd. Fullerton CA 92835 to satisfy a lien on February 29th, 2024 at approx. 1:00PM at www.storagetreasures.com: Juan Patlan, Jacob Apodaca Apodaca AKA Jacob Apodaca, Stephanie Hernandez, Georganne Dority, Mario Martinez AKA Mario F. Martinez, Ingrid Hernandez AKA Ingrid S. Hernandez, Felipe Ordenez, Daniel David Lambert, Renee Diaz, Claudia Ramirez. 2/9, 2/16/24

CNS-3776476# BUENA PARK INDEPENDENT Buena Park Independent 2/9,16/24-138586

File No: 0099-3825 Notice Of Sale Of Collateral

TO: Estate of Jerry N. Camp and Chong S. Camp, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1999 Oakmanor Limited Mobile Home which is located at 30 Magnolia Via, Anaheim, CA 92801 aka 501 E. Orangethorpe Ave Magnolia, Space 30, Anaheim, CA 92801, and registered with the Department of Housing and Community Development under Decal No. LAZ9707 and the following Serial and Label/Insignia Number(s): Serial Number(s) 17B710796LA 7B710796LB Label/Insignia Number(s)

Legals-IND

ULI485082 ULI485081 The Undersigned Will Sell Said Collateral On March 13, 2024, At 3:00 P.M., at front steps to the entrance of the Civic Center, 300 East Chapman Avenue, Orange, CA 92866. Such sale is being made by reason of your default on October 13, 2023 under that certain Security Agreement dated July 14, 1999, between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California

NOTICE INVITING BIDS MAGNOLIA SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Magnolia School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **2:30 p.m. on the 26th day of March, 2024**, sealed bids for the award of a Contract for each of the following:

- District Wide Playground Equipment Replacement Project - BS2023/24-34

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened.

The Contract Time for the Playground Equipment Replacement Project is 100 calendar days.

There will be a Mandatory Pre-Bid Conference on March 11, 2024 6:00 a.m. sharp, beginning at Lord Baden-Powell 2911 W Stonybrook Dr, Anaheim, CA 92804, Meet at the Main Parking lot off of Stonybrook Dr. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened.

The bid documents will be available at the Mandatory Pre-Bid Conference on March 11, 2024, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.

To bid on any of the Projects, the bidder must be pre-qualified by the District pursuant to Public Contract Code section 20111.5. Pre-Qualification Questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on February 16, 2024. Contact prequalification@magnoliasd.org to obtain a copy. Bidders must submit a completed pre-qualification application not less than ten (10) business days prior to the date fixed for receipt of bids. Only prequalified bidders will be allowed to participate in the bidding process. Time is of the essence. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s).

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active **Class B, C-61 and D-34** License at the time of award and throughout the duration of the Contract.

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.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened. Any questions may be directed to: Matt Sumner 714-527-4525. **Buena Park Independent 2/16,23/2024-139394**

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Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$28,995.42 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for

NOTICE INVITING BIDS MAGNOLIA SCHOOL DISTRICT

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- Baden-Powell Painting Project - BS2023/24-46 Juliette Low Painting Project - BS2023/24-47 Robert M Pyles Painting Project - BS2023/24-48

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened.

The Contract Time for the Baden-Powell Painting Project is 45 calendar days.

The Contract Time for the Juliette Low Painting Project is 45 calendar days.

The Contract Time for the Robert M Pyles Painting Project is 45 calendar days.

There will be a Mandatory Pre-Bid Conference on March 13, 2024 2:45 p.m. sharp, beginning at Robert M Pyles 10411 Dale Ave, Stanton, CA 90680, Meet at the Main Parking lot off of Dale Ave. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened. The bid documents will be available at the Mandatory Pre-Bid Conference on March 13, 2024, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.

To bid on any of the Projects, the bidder must be pre-qualified by the District pursuant to Public Contract Code section 20111.5. Pre-Qualification Questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on February 16, 2024. Contact prequalification@magnoliasd.org to obtain a copy. Bidders must submit a completed pre-qualification application not less than ten (10) business days prior to the date fixed for receipt of bids. Only prequalified bidders will be allowed to participate in the bidding process. Time is of the essence. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s).

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active **Class B, C-61 and D-34** License at the time of award and throughout the duration of the Contract.

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.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids.

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened. Any questions may be directed to: Matt Sumner 714-527-4525. **Buena Park Independent 2/16,23/2024-139394**

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reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue,

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- Baden-Powell Painting Project - BS2023/24-46 Juliette Low Painting Project - BS2023/24-47 Robert M Pyles Painting Project - BS2023/24-48

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened.

The Contract Time for the Baden-Powell Painting Project is 45 calendar days.

The Contract Time for the Juliette Low Painting Project is 45 calendar days.

The Contract Time for the Robert M Pyles Painting Project is 45 calendar days.

There will be a Mandatory Pre-Bid Conference on March 13, 2024 2:45 p.m. sharp, beginning at Robert M Pyles 10411 Dale Ave, Stanton, CA 90680, Meet at the Main Parking lot off of Dale Ave. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened. The bid documents will be available at the Mandatory Pre-Bid Conference on March 13, 2024, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.

To bid on any of the Projects, the bidder must be pre-qualified by the District pursuant to Public Contract Code section 20111.5. Pre-Qualification Questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on February 16, 2024. Contact prequalification@magnoliasd.org to obtain a copy. Bidders must submit a completed pre-qualification application not less than ten (10) business days prior to the date fixed for receipt of bids. Only prequalified bidders will be allowed to participate in the bidding process. Time is of the essence. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s).

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active **Class C-33** License at the time of award and throughout the duration of the Contract.

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.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of bids.

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Buena Park Independent 2/16,23/2024-139397

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Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale post-

NOTICE INVITING BIDS MAGNOLIA SCHOOL DISTRICT

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- Baden-Powell Asphalt Replacement Project - BS2023/24-49 Juliette Low Asphalt Replacement Project - BS2023/24-50 Robert M Pyles Asphalt Replacement Project - BS2023/24-51

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened.

The Contract Time for the Baden-Powell Asphalt Replacement Project is 30 calendar days.

The Contract Time for the Juliette Low Asphalt Replacement Project is 30 calendar days.

The Contract Time for the Robert M Pyles Asphalt Replacement Project is 30 calendar days.

There will be a Mandatory Pre-Bid Conference on March 12, 2024 2:45 p.m. sharp, beginning at Robert M Pyles 10411 Dale Ave, Stanton, CA 90680, Meet at the Main Parking lot off of Dale Ave. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened. The bid documents will be available at the Mandatory Pre-Bid Conference on March 12, 2024, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.

To bid on any of the Projects, the bidder must be pre-qualified by the District pursuant to Public Contract Code section 20111.5. Pre-Qualification Questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on February 16, 2024. Contact prequalification@magnoliasd.org to obtain a copy. Bidders must submit a completed pre-qualification application not less than ten (10) business days prior to the date fixed for receipt of bids. Only prequalified bidders will be allowed to participate in the bidding process. Time is of the essence. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s).

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active **Class C12 and C8** License at the time of award and throughout the duration of the Contract.

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.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

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It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened. Any questions may be directed to: Matt Sumner 714-527-4525. **Buena Park Independent 2/16,23/2024-139395**

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ponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case 0099-3825. Information about postponements that

NOTICE INVITING BIDS MAGNOLIA SCHOOL DISTRICT

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- Baden-Powell Asphalt Replacement Project - BS2023/24-49 Juliette Low Asphalt Replacement Project - BS2023/24-50 Robert M Pyles Asphalt Replacement Project - BS2023/24-51

All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened.

The Contract Time for the Baden-Powell Asphalt Replacement Project is 30 calendar days.

The Contract Time for the Juliette Low Asphalt Replacement Project is 30 calendar days.

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There will be a Mandatory Pre-Bid Conference on March 12, 2024 2:45 p.m. sharp, beginning at Robert M Pyles 10411 Dale Ave, Stanton, CA 90680, Meet at the Main Parking lot off of Dale Ave. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory Pre-Bid Conference will be deemed a non-responsive bidder and will have its bid returned unopened. The bid documents will be available at the Mandatory Pre-Bid Conference on March 12, 2024, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available.

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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.

Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited.

The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

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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. Dated: February 13, 2024 21st Mortgage Corporation By: /s/ Kayo Manson-Tompkins, Esq. Steele, LLP, as Agent Tel: (949) 222-1161 **Buena Park Independent 2/16/2024-139373**