

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01384736

TO ALL INTERESTED PERSONS: Petitioner: SHUHAN YI filed a petition with this court for a decree changing names as follows: SHUHAN YI to EMILIA YI. 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

05/02/2024

8:30 a.m. Dept: 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: 03/13/2024

Judge Layne H. Melzer

Judge of the Superior Court

Buena Park Independent 3/22,29,4/5/24-140420

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000224

TO ALL INTERESTED PERSONS: Petitioner: ELIZABETH DERAAD filed a petition with this court for a decree changing names as follows: ELIZABETH AYN DERAAD to ELIZABETH AYN HOWELL. 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

04/19/2024

8:30 a.m. Dept: C17

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: 02/28/2024

Judge Julie A. Palafox

Judge of the Superior Court

Buena Park Independent 3/22,29,4/5/24-140449

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-19018619 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/21/2004. 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. 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 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-19018619. 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. On April 29, 2024, at 09:00:00 A.M., AUCTION.COM ROOM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, in the City of ORANGE, County of CALIFORNIA, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee of Trust executed by ARTHUR D. MONTEZ AND MARGARITA MONTEZ, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustors, recorded on

5/18/2004, as Instrument No. 2004000481196, of Official Records in the office of the Recorder of ORANGE County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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 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. Property is being sold "as is - where is". TAX PARCEL NO. 070-412-16 The Land referred is situated in the State of California, County of Orange, City of Buena Park, and is described as follows: Lot 90 of Tract No. 2290, in the City of Buena Park, County of Orange, State of California, as per Map recorded in Book 71 Page(s) 22, 23 and 24 of Miscellaneous Maps, in the Office of the County Recorder of said County. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 8283 MULBERRY AVE, BUENA PARK, CA 90620. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$186,718.25. 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 TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peak-foreclosure.com using file number assigned to this case: CA-RCS-19018619 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 PERSPECTIVE OWNER-OCCUPANT: Any perspective 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 PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. 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 the first pub-

lication 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 will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, or the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or www.auction.com Dated: 3/15/2024 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE Lillian Solano, Trustee Sale Officer A-4812576 03/29/2024, 04/05/2024, 04/12/2024

Buena Park Independent 3/29,4/5,12/2024-140654

SUMMONS (FAMILY LAW) (CITACION

Derecho familiar)

CASE NUMBER

(Numero del Caso)

23D007446

NOTICE TO RESPONDENT:

(Aviso al Demandado):

CHENNY FAYE VALENCIA DONES

YOU ARE BEING SUED

PETITIONER'S NAME IS:

(Nombre del demandante):

ERWIN ROMMEL DONES

NOTICE! You have been sued. Read the information below.

You have 30 calendar days after this summons and petition are served on you to file a response (Form **FL-120**) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/self-help), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.

NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or

the other party. **AVISO!** Lo han demandado. Lea la informacion para una continuacion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado. **AVISO-LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2:** Las ordenes de restricción estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de California. **EXENCION DE CUOTOS:** Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of California, County of Orange, Lamoreaux Justice Center, 341 The City Drive South, Orange, CA 92868. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): ERWIN ROMMEL DONES, 3514 W CARROTWOOD CT., UNIT A, ANAHEIM, CA 92804

Date: 10/25/2023

DAVID H. YAMASAKI,

Clerk of the Court

Clerk, by (Secretario): T

KETELL

Deputy (Adjunto)

STANDARD FAMILY LAW RESTRAINING ORDERS

Starting immediately, you and your spouse or domestic partner are restrained from:

1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;

2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;

3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and

4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.

You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs.

ORDENES DE RESTRICCION ESTANDAR DE DERECHO FAMILIAR

En forma inmediata, usted y su cónyuge o pareja de hecho tienen prohibido:

1. cancelar, endeudarse, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehiculo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);

2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehiculo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);

3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o un orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y

4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o un orden de la corte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe presentar ante la corte un aviso del cambio y hacer una entrega legal de dicho aviso a la otra parte.

Cada parte tiene que notificar a la otra sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, y rendir cuenta a la corte de todos los gastos extraordinarios realizados después de que estas órdenes de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte.

NOTICE—ACCESS TO AFFORDABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay to wards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1508.

AVISO—ACCESO A SEGURO DE SALUD MÁS ECONOMICO: ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California le puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com. O llame a Covered California al 1-800-300-0213.

WARNING—IMPORTANT INFORMATION California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(714) 894-2575

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consult your attorney if you want the community property presumption to be written into the recorded title to the property.

ADVERTENCIA- INFORMACIÓN IMPORTANTE De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado.

Buena Park Independent 03/22,29,4/5,12/2024 - 140706

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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

05/07/2024,

8:30 a.m., Dept: 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: 03/21/2024

Judge Layne H. Melzer
Judge of the Superior Court

Buena Park Independent 3/29,4/5,12,19/24-140821

EVERGREEN STORAGE,

wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **April 24, 2024, 12:00 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, appliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the following units:

26 Sylvia Carter
80 Jon Scott Ethridge
84 Rosemarie London
92 Jon Scott Ethridge
106 Jon Scott Ethridge
488 Victor Bedolla
508 Victor Walfred Rebolledo Ruiz
528 Brayana Macias
532 Juana Delara

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

BP/ANA Independent Publish April 12 & April 19, 2024-141058

ORDER TO

SHOW CAUSE FOR

CHANGE OF NAME

CASE NO.

30-2024-01387108

TO ALL INTERESTED PERSONS: Petitioner: ERNESTOS RAYMUNDO SANTOS filed a petition with this court for a decree changing names as follows: ERNESTOS RAYMUNDO SANTOS to ERNIE RAYMOND SANTOS 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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court for a decree changing names as follows: MIA LASHON JACKSON to MIA LASHON MATTHIS. 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

05/21/2024,

8:30 a.m., Dept: D100

REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

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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: 03/29/2024

Judge Layne H. Melzer
Judge of the Superior Court

Buena Park Independent 4/5,12,19,26/24-141094

T.S. No.: 240102002

Notice of Trustee's Sale
Loan No.: 22-1841 Order No. 95528537 APN: 231-351-34 Property Address: 12272 Janet Street Garden Grove, CA 92840

You Are In Default Under A Deed Of Trust Dated 9/26/2022. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan 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. No cashier's checks older than 60

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days from the day of sale will be accepted. Trustor: Danh Tien Huynh, a single man Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 10/4/2022 as Instrument No. 2022000324282 in book , page of Official Records in the office of the Recorder of Orange County, California. Date of Sale: 5/8/2024 at 3:00 PM Place of Sale: on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA Amount of unpaid balance and other charges: \$661,172.64 Street Address or other common designation of real property: 12272 Janet Street Garden Grove, CA 92840 A.P.N.: 231-351-34 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mk-consultantsinc.com, using the file number assigned to this case 240102002. 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

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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 (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 240102002 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 4/4/2024 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer

Buena Park Independent 4/12,19,26/2024-141271

Notice of Intent to Circulate

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Buena Park for the purpose of adopting an initiative that will enact provisions to improve and protect the welfare of employees at hotels in the City. This is an initiative to improve and protect the welfare of employees at hotels in the City. Hotel workers who work by themselves in guest rooms are vulnerable to crimes and other threatening behavior, including sexual assault. Ensuring that hotel workers are equipped with personal security devices and supported in their ability to report criminal and threatening behavior to the proper authorities will promote their personal safety from criminal threats and improve public safety overall. Hotel employees are also frequently assigned overly burdensome room cleaning quotas and unexpected overtime, which undermines the public interest in ensuring that room cleaners can perform their work in a manner that adequately protects public health and interferes with workers' ability to meet family and personal obligations. The initiative assures that room cleaners receive fair compensation when their workload assignments exceed prescribed limits and prohibits hotel employers, except in emergency situations, from mandating overtime when workers' shifts exceed 10 hours in a day.

Workers employed through labor contractors are uniquely vulnerable to abusive employment practices. Temporary workers are also less likely to have the experience and training to prevent the spread of disease through effective cleaning methods or to identify indications of human trafficking or preparations for acts of terrorism. With certain exceptions, the initiative prohibits hotel employers from entering into contracts with labor contractors to supply workers to clean rooms. When corporate ownership or management of a hotel changes, it is common for new operators to reopen with a new workforce, leaving the hotel's former workers displaced. This initiative requires a transitional retention period upon change of ownership, control, or operation, thereby stabilizing employment and alleviating demands on government agencies for social services.

Legals-IND

Wages paid to workers at hotels are often economically restrictive and can prevent hotel workers from exercising purchasing power at local businesses, which takes a toll on the local economy. Inadequate wages also cause workers to rely on the public sector as a provider of social support services. A minimum wage for hotel workers will benefit the economy and preserve government resources. Moreover, income equality is one of the most pressing economic and social issues facing Buena

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 3rd day of May, 2024**, sealed bids for the award of a Contract for each of the following:

Salk Portable Site Work - BS2023/24-53

Salk Portable Site Work - BS2023/24-54

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 Salk Portable Site Work is 100 calendar days.

There will be a Mandatory Pre-Bid Conference on April 19, 2024 6:00 a.m. sharp, beginning at Dr. Jonas Salk 1411 S. Gilbert St, Anaheim, CA 92804. Meet at the Main Office. 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 April 19, 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 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 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/Anaheim Independent 4/5,12/2024-141115

Legals-IND

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Park. By requiring a minimum wage at hotels, the initiative seeks to promote the health, safety and welfare of thousands of hotel workers by ensuring they receive fair compensation for the work they perform. Because hotels receive benefits from City assets and investments and because the City and its tourism industry benefit from hotels with experienced and respected workers with low turnover, it is fair and reasonable to require hotels to pay their workers a fair wage. 2 When a service charge is listed on a customer's bill, there is often a reduction in the gratuity to the hotel worker on the assumption that the service charge is automatically paid to the worker. This initiative also guarantees that a hotel worker gets paid for any service charge a customer reasonably would believe is intended for the worker who performed the service. Jesus Beltran /s/Jesus Beltran Buena Park, CA 90620 03/20/2024 Celia Flores De Beltran /s/Celia Flores De Beltran Buena Park, CA 90620 03/20/2024 Elisa Ruiz /s/Elisa Ruiz Buena Park, CA 90620 03/21/2024 **Independent 4/12/24-141335**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000128

TO ALL INTERESTED PERSONS: Petitioner: JENNY JIMENEZ on behalf of AIDEN JAY JIMENEZ ESTRADA a minor, filed a petition with this court for a decree changing names as follows: AIDEN JAY JIMENEZ ESTRADA to AIDEN JAY JIMENEZ. 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, 1:30 p.m., L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 02/07/2024 Judge Julie A. Palafox Judge of the Superior Court **Buena Park Independent 4/12,19,26,5/3/24-141338**

BALLOT TITLE AND IMPARTIAL SUMMARY (California Elections Code § 9203)

BALLOT TITLE: HOTEL WORKER MINIMUM WAGE, RETENTION,

Legals-IND

SAFETY AND WORKLOAD INITIATIVE ORDINANCE FOR THE CITY OF BUENA PARK.

SUMMARY:

Overview: This is a citizen-sponsored initiative measure that would change the terms and conditions of employment for hotel workers in Buena Park as summarized below.

Minimum Wage: Currently, the minimum wage in California is \$16.00 per hour and increases yearly. Under this measure, the minimum wage for hotel workers would increase to \$22 per hour. The minimum wage for hotel workers would be increased to \$24 per hour on July 1, 2025, increased to \$27 per hour on July 1, 2026, and increased annually on each July 1 thereafter in an amount equal to the consumer price index.

Personal Security Devices: This measure would require hotels to provide electronic emergency devices to hotel workers assigned to work alone in guest rooms or restrooms, with the devices providing direct contact to trained hotel security staff. Hotels must allow workers paid time to report any violent or threatening conduct, and to reasonably accommodate workers making such reports. Hotels must notify guests of these requirements upon check-in and by displaying notices in each guest room. Hotels would be required to provide annual training to employees regarding use of the emergency device and worker rights.

Workload / Overtime: Hotels could not require cleaning workers to clean more than 3,500 square feet in smaller hotels (fewer than 40 rooms) or more than 3,000 square feet in larger hotels (40 or more rooms) per day, unless the

NOTICE CALLING FOR PROPOSALS

RFP #2401 BPSD-Copier-RFP-04082024

Proposals must respond to the specifications described in Section I of this RFP. The proposal process, terms, and conditions will be in strict accordance with the requirements and guidance contained herein. Questions may be submitted in writing on or before 2:00 p.m. on April 17, 2024, via e-mail to mmagboo@bpsd.us. Include RFP # BPSD-Copier-RFP-04082024 in the subject line. Proposals must be in writing, received, and time-stamped at the District office at 6885 Orangethorpe Ave., Buena Park, CA, 90620 no later than 2:00 p.m. on April 25, 2024. All proposals shall also include a PDF version of the proposal on a USB pen drive. Clearly specify "Response to RFP for Lease of Digital Copiers". Proposals received later than the above date and time will be rejected and returned to the submitting vendor(s). The proposal must be based on an existing piggyback bid awarded by a public agency, a California Multiple Award Schedule (CMAS) agreement valid in the State of California, or an out-of-state piggyback bid awarded by a public agency with a participating addendum or California Rider. The proposal lease terms shall provide options of three (3) years OR five (5) years. The current piggyback contract must be valid as of the date of the proposal and have a minimum of 18 months (1 1/2 years) left on the contract term. The proposal must contain the following documentation:

1. Bid Documents (Including any Addenda)
2. Piggyback contract Proof of Award (Adopted Board Item or Excerpt)
- a. Out-of-state piggyback bids must be awarded by a public agency and must include a participating addendum or California Rider.
3. Renewal Letter(s) if applicable
4. Copy of the Advertisement
5. Copy of the Proposed Lease Agreement
6. Copy of California Participating Addendum (for out-of-state bids)
7. Any other pertinent contract documents (brochures, specifications, etc.)

The successful vendor(s), if any, will be the one(s) whose proposal is most responsive to this RFP, and is deemed to be to the best advantage of the District. Proposals must be valid for ninety (90) days after the proposal due date. The District reserves the right to modify and/or suspend any and all aspects of this procurement, to obtain further information from any vendor or person responding to the RFP, to waive any informality or irregularity as to form or content of this RFP or any response thereto, to be the sole judge of the merits of the Proposals received, and to reject any or all Proposals.

Buena Park Independent 4/5,12/2024-141119

Legals-IND

hotel pays that worker double-time for the entire workday. These limits are prorated for partial work dates. Absent written consent, hotels could not require hotel workers to work more than ten hours per day. Hotels would be prohibited from implementing programs (including financial incentives for guests) whereby occupied guest rooms are not cleaned nightly.

Employee Retention: If a hotel changes ownership, the new owner would be required to offer continued employment for at least 90 days to every existing non-managerial worker that was employed for at least one month before the ownership change, with limited exceptions.

Subcontracting Limits: Hotel employers would be prohibited from entering into any new or extending existing contracts with a contractor that supplies hotel workers to provide cleaning services, subject to certain short-term exceptions.

Service Charges: Hotels would have to pay any service charge (as defined) received from a customer to the employee(s) performing the service, excluding management.

Waivers: Hotels could apply to the City Manager for annual waivers from the measure's requirements upon a showing of "financial hardship" as defined; provided that the worker safety related provisions may not be waived.

Enforcement: Hotel employees could enforce this measure by reporting violations to Buena Park officials or initiating litigation against the employer for damages and civil fines.

Effective Date: If approved by voters the measure would take effect 10 days after election results are certified.

NOTICE OF TRUSTEE'S SALE

T.S. No.: 2023-02025-CA A.P.N.:276-231-07 Property Address: 6482 VICTORIA CIRCLE, BUENA PARK, CA 90621

NOTICE OF TRUSTEE'S SALE

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

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

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

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/27/2006. 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.

NOTICE OF TRUSTEE'S SALE

Legals-IND

A YES vote on this Measure would enact these employment benefits and protections for Buena Park hotel workers. A NO vote opposes them.

NOTICE TO PROPOSERS

NOTICE IS HEREBY GIVEN that the Buena Park School District in California, acting by and through its Governing Board, will receive up to, but no later than, 4:00 pm PST, April 18, 2024, sealed proposals for:

Expanded Learning Opportunities Program (ELO-P) RFP#2402 BPSD- ELO-P-RFP-04052024

The proposal must be submitted to the Buena Park School District, 6885 Orangethorpe Ave. CA, 90620 - ATTN: Seri Hwang, Educational Programs, by mail-in or drop-off no later than 4:00 pm on April 18, 2024, at which time the District will publicly open proposals. Proposals will not be read at the time of receipt. The District will go through the review process and post results as noted in the bid document. It is the sole responsibility of the Proposer to ensure responses are received at the proper time and location. Proposals shall be presented in accordance with the specifications. Proposal form and specifications may be obtained on the district's website at: www.bpsd.us Any questions regarding this notice should be directed to Seri Hwang, Director of Educational Programs, shwang@bpsd.us. Questions must be submitted no later than 4:00 p.m. on April 15, 2024.

The Governing Board reserves the right to reject any and all proposals and any and all items of such proposals. This RFP shall also be subject to any and all applicable laws, regulations and standards. Governing Board of the BUENA PARK SCHOOL DISTRICT **Buena Park Independent 4/5,12/2024-141123**

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 6482 VICTORIA CIRCLE, BUENA PARK, CA 90621 A.P.N.: 276-231-07

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 511,637.13.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and

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Prepared By: Christopher G. Cardinale, City Attorney

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

LEGAL NOTICE

NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **APRIL 25, 2024, at 11:00 A.M. PST.** The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2024-15 MILK AND DAIRY PRODUCTS

For assistance, please contact Mona Hernandez, Buyer, at hernandez_m@auhsd.us or by phone at 714-999-3602.

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

Anaheim Union High School District Leanna Williams Director, Purchasing and Central Services **Buena Park Independent 4/5,12/2024-141076**

Legals-IND

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

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

NOTICE TO POTENTIAL BIDDERS:

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER:

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-02025-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the

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

Date: April 2, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

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

Buena Park Independent 4/12,19,26/2024-141197

Legals-IND

Buena Park Independent 4/12/24-141342

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

LEGAL NOTICE

NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **APRIL 25, 2024, at 11:00 A.M. PST.** The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2024-15 MILK AND DAIRY PRODUCTS

For assistance, please contact Mona Hernandez, Buyer, at hernandez_m@auhsd.us or by phone at 714-999-3602.

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

Anaheim Union High School District Leanna Williams Director, Purchasing and Central Services **Buena Park Independent 4/5,12/2024-141076**

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT:

You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2023-02025-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: April 2, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

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

Buena Park Independent 4/12,19,26/2024-141197