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SMOKEYBEAR.COM



Trustee Sale No. F23-00235
 Notice of Trustee's Sale
 Loan No. 6723090062 / 7240899059 Title Order No. 2389193 APN: 131-301-21 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 03/08/2022 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), will be held by a 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, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Keevin C. Blue, A Single Man Recorded: recorded on 03/11/2022 as Instrument No. 2022000097291 of Official Records in the office of the Recorder of Orange County, California; Date of Sale: 05/01/2024 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$1,297,575.41 The purported property address is: 11560 Seaboard Circle, Stanton, CA 90680-3400 Legal Description All that certain real property situated in the County of Orange, State of California, described as follows: Parcel A: Parcel 1 of Parcel Map No. 80-1157, in the City of Stanton, County of Orange, State of California, as per Map filed in Book 161, Pages 20 and 21 of Parcel Maps, Records of said Orange County. Parcel B: An equal undivided 1/21 interest in the common parcel (Seaboard Circle) as shown in the above refer-

enced Parcel Map, and as defined in the Amendment to Declaration of Covenants, Conditions and Restrictions recorded December 31, 1981 in Book 14343, Page 284 of Official Records of said County. Personal Property Description See Exhibit "A" attached hereto and made a part hereof. Assessors Parcel No. 131-301-21 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on 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 F23-00235. Information about postpone-

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

**(310)
329-6351**

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ments 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, 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 (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F23-00235 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.* Notice To Potential Bidders: We Require Certified Funds At Sale By Cashier's Check(s) Payable Directly To "Assured Lender Services, Inc." To Avoid Delays In Issuing The Final Deed. The Property Covered In This Action Includes All Such Real Property And The Personal Property In Which The Beneficiary Has A Security Interest Described Herein And In Exhibit "A" Attached Hereto, Respectively, It Being The Election Of The Current Beneficiary Under The Deed Of Trust To Cause A Unified Sale To Be Made Of Said Real And Personal Property In Accordance With The Provisions Of Section 2924F(b)(2) Of The California Civil Code. Date: 4/3/2024 Assured Lender Services, Inc. Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from

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any sale or disposition of the Property.
Independent 4/10,17,24/2024-141203

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 166671 Title No. 02-23002509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2020. 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. On 05/08/2024 at 1:30 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/19/2020, as Instrument No. 2020000672956, in book xx, page xx, of Official Records in the office of the County Recorder of Orange County, State of California, executed by Mario Capp and May-Astra Capp, Husband and Wife and Richard Loop, A Single Man All As Joint Tenants, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 253-133-14 The street address and other common designation, if any, of the real property described above is purported to be: 2235 E. Oshkosh Ave, Anaheim, CA 92806 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of 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: \$747,685.65 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 under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 04/08/2024 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC, may be attempted to collect a debt. Any information obtained

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may be used for that purpose. 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 758-8052 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 (800) 758-8052 for information regarding the trustee's sale or visit this Internet Web site - www.Xome.com - for information regarding the sale of this property, using the file number assigned to this case: 166671. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052 for information regarding the trustee's sale, or visit this internet website www.Xome.com for information regarding the sale of this property, using the file number assigned to this case 166671 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

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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. A-4814467 04/17/2024, 04/24/2024, 05/01/2024
Independent 4/17,24,5/1/2024-141262

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01385898

TO ALL INTERESTED PERSONS: Petitioner: NO NAME GIVEN SHANTANU filed a petition with this court for a decree changing names as follows: NO NAME GIVEN SHANTANU to SHANTANU BHARDWAJ. 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
05/08/2024,
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: Independent
Date: 03/18/2024
Judge Layne H. Melzer
Judge of the Superior Court

Anaheim Independent 4/3,10,17,24/24-141049

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000334

TO ALL INTERESTED PERSONS: Petitioner: ERIKA VERONICA VELASQUEZ filed a petition with this court for a decree changing names as follows: ERIKA VERONICA VELASQUEZ to ERIKA VERONICA NAGAMOTO. 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

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grant the petition without a hearing.
NOTICE OF HEARING
07/18/2024,
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: Independent
Date: 03/25/2024
Judge Eric J. Wersching
Judge of the Superior Court
Independent 4/17,24,5/1,8/24-141331

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by BUENA PARK MANOR (Warehouseman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to BUENA PARK MANOR (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/Mobilehome: 1968 NEW MOON HOMES INC Decal Number: ABJ8599 Serial Number(s): S13829 The current location of the subject property is: 7142 Orangethorpe Ave., Space 2C, Buena Park, California 90621. The sale will be held as follows: Date: May 7, 2024 Time: 11:00 a.m. Place: 7142 Orangethorpe Ave., Space 2C Buena Park, CA The public auction will be made to satisfy the lien for storage of the above-described Property that was deposited by JANICE ARLENE NAHLBOM with BUENA PARK MANOR. Upon purchase of the mobilehome, the purchaser must remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$50.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including estimated costs, expenses, and ad-

vances as of the date of the public sale is \$10,858.20. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. DATED: April 10, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Buena Park Manor (TS# 2576-015 SDI-29875)
Anaheim/Buena Park Independent 4/17,24/2024-141420

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000107

TO ALL INTERESTED PERSONS: Petitioner: ADRIAN P CROITORU and GEANINA I AVRAMESCU on behalf of ANASTASIA AVRAMESCU, a minor, filed a petition with this court for a decree changing names as follows: ANASTASIA AVRAMESCU to ANASTASIA CROITORU. 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., L74
REMOTE

Lamoreaux Justice Center
341 The City Drive
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: Independent
Date: 02/02/2024
Judge Julie A. Palafox
Judge of the Superior Court
Independent 4/10,17,24,5/1/24-141246

NOTICE OF PUBLIC SALE OF

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 MAY 9, 2024, at 2:00 P.M. PST. The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2024-26 MUSICAL INSTRUMENTS

For assistance, please contact Sandra Torres, buyer at torres_s@auhsd.us, or by phone at 714-999-2575.

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vances as of the date of the public sale is \$10,858.20. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. DATED: April 10, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Buena Park Manor (TS# 2576-015 SDI-29875)
Anaheim/Buena Park Independent 4/17,24/2024-141420

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000107

TO ALL INTERESTED PERSONS: Petitioner: ADRIAN P CROITORU and GEANINA I AVRAMESCU on behalf of ANASTASIA AVRAMESCU, a minor, filed a petition with this court for a decree changing names as follows: ANASTASIA AVRAMESCU to ANASTASIA CROITORU. 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., L74
REMOTE

Lamoreaux Justice Center
341 The City Drive
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: Independent
Date: 02/02/2024
Judge Julie A. Palafox
Judge of the Superior Court
Independent 4/10,17,24,5/1/24-141246

NOTICE OF PUBLIC SALE OF

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 MAY 9, 2024, at 2:00 P.M. PST. The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2024-26 MUSICAL INSTRUMENTS

For assistance, please contact Sandra Torres, buyer at torres_s@auhsd.us, or by phone at 714-999-2575.

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ABANDONED PROPERTY
NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number. The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. C097 Diane Licon, F027 Donovan Dnewlo
Public sale by competitive bidding on or after the 8th of May, 2024, at 10:00am. The auction will be held online at Selfstorageauction.com 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left clean. Fullerton Self Storage Published April 24th, 2024 and May 1st, 2024.
Independent 4/24,51/2024-141585

Public Notice of Sale of Abandoned Property

Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 5/14/2024 at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to www.storagetreasures.com to register and see photos of the items available for sale. This is a cash only sale and a refundable \$100 cash cleaning deposit is required by all winning bidders. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are considered to contain household goods and other personal property.

Unit 226 Brock Bliss
Unit 306 Brock Bliss
Unit 344 Carol McNeess
Unit 535 Guadalupe Gonzalez
Unit 661 Maria Esther Norzagaray
Unit 734 Kent Hall
Independent 4/24,51/24-141744