

Smokey Says...  
**KEEP YOUR  
 WIT  
 AROUND THE FIRE  
 PIT**



WHEN ASHES ARE COOL WITH



NO GLOW, YOU'RE GOOD TO GO

[SMOKEYBEAR.COM](http://SMOKEYBEAR.COM)



**Legals-IND**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01392104**  
 TO ALL INTERESTED PERSONS: Petitioner: MAHDOKHT DOREEN MASRORI, filed a petition with this court for a decree changing names as follows: MAHDOKHT DOREEN MASRORI to DOREEN MAHDOKHT SOBHANI. THE COURT

**Legals-IND**

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

**Legals-IND**

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**  
 06/04/2024,  
 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

**Legals-IND**

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](http://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

**Legals-IND**

Date: 04/10/2024  
 Judge Layne H. Melzer  
 Judge of the Superior Court  
**Buena Park Independent 4/19,26,5/3,10/24-141487**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000419**  
 TO ALL INTERESTED PERSONS: Petitioner: MIGUEL ANGEL

**Legals-IND**

BEANES, filed for a petition with this court for a decree changing names as follows: MIGUEL ANGEL BEANES to MICHAEL ANGEL BEANES. 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 de-

**Legals-IND**

scribed 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**  
 08/22/2024  
 8:30 a.m., L74  
 REMOTE



**Legals-IND**

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 pub-  
lished at least once each  
week for four successive  
weeks prior to the date set  
for hearing on the petition  
in the following newspa-  
per of general circulation,  
printed in this county:  
Buena Park/Anaheim In-  
dependent  
DATE: 04/11/2024  
Judge Julie A. Palafox  
Judge of the Superior Court  
**Buena Park Independ-  
ent 4/26,5/3,10,17/24-  
141553**

**NOTICE OF PETITION  
TO ADMINISTER ES-  
TATE OF CAROLYN K.  
TAYLOR aka CAROLYN  
TAYLOR**  
Case No. 30-2024-  
01394842-PR-LA-CMC  
To all heirs, beneficiaries,  
creditors, contingent credi-  
tors, and persons who  
may otherwise be inter-  
ested in the will or estate,  
or both, of CAROLYN K.  
TAYLOR aka CAROLYN  
TAYLOR  
A PETITION FOR PRO-  
BATE has been filed by  
Tammy Larson-Boyles in  
the Superior Court of Cali-  
fornia, County of OR-  
ANGE.

THE PETITION FOR  
PROBATE requests that  
Tammy Larson-Boyles be  
appointed as personal rep-  
resentative to administer  
the estate of the decedent.  
THE PETITION requests  
authority to administer the  
estate under the Inde-  
pendent Administration of  
Estates Act. (This author-  
ity will allow the personal  
representative to take  
many actions without ob-  
taining court approval. Be-  
fore taking certain very im-  
portant actions, however,  
the personal representa-  
tive will be required to give  
notice to interested per-  
sons unless they have  
waived notice or consented  
to the proposed action.)  
The independent adminis-  
tration authority will be  
granted unless an inter-  
ested person files an ob-  
jection to the petition  
and shows good cause  
why the court should not  
grant the authority.

A HEARING on the peti-  
tion will be held on June  
27, 2024 at 1:30 PM in  
Dept. No. CM08 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 Califor-  
nia - County of Orange  
(occourts.org) to appear  
remotely for Probate hear-  
ings and for remote hear-  
ing instructions. If you  
have difficulty connecting  
or are unable to connect to  
your remote hearing, call  
657-622-8278 for assist-  
ance. If you prefer to ap-  
pear 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 ob-  
jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance may be in per-  
son or by your attorney.  
IF YOU ARE A CREDIT-  
OR or a contingent credit-  
or of the decedent, you  
must file your claim with  
the court and mail a copy  
to the personal representa-  
tive appointed by the

**Legals-IND**

court within the later of  
either (1) four months from  
the date of first issuance of  
letters to a general person-  
al representative, as  
defined in section 58(b) of  
the California Probate  
Code, or (2) 60 days from  
the date of mailing or per-  
sonal delivery to you of a  
notice under section 9052  
of the California Probate  
Code.  
Other California statutes  
and legal authority may af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable 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 peti-  
tion or account as  
provided in Probate Code  
section 1250. A Request  
for Special Notice form is  
available from the court  
clerk.

**Attorney for petitioner:  
JAMES L LEESTMA ESQ  
SBN 207311  
LAW OFFICE OF  
JAMES L LAMBERT  
LEESTMA**  
7301 TOPANGA CYN BL  
STE 202  
CANOGA PARK CA  
91303  
CN106349 TAYLOR May  
3,8,10, 2024  
**Buena Park/Anaheim In-  
dependent 5/3,8,10/2024-  
142032**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
24FL000397**

TO ALL INTERESTED  
PERSONS: Petitioner:  
DOMINIC ROSAS on be-  
half of PHARAOH KHANH  
NGUYEN & PHOENIX  
RYDER NGUYEN, minors  
filed a petition with this  
court for a decree chang-  
ing names as follows: a)  
PHARAOH KHANH  
NGUYEN to PHARAOH  
KHANH ROSAS b)  
PHOENIX RYDER NGUY-  
EN to PHOENIX RYDER  
ROSAS. THE COURT  
ORDERS that all persons  
interested in this matter  
shall appear before this  
court at the hearing indic-  
ated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

**NOTICE OF HEARING**  
08/22/2024,  
8:30 a.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 pub-  
lished at least once each  
week for four successive  
weeks prior to the date set  
for hearing on the petition  
in the following newspa-  
per of general circulation,  
printed in this county:  
Buena Park/Anaheim In-  
dependent  
Date: 04/08/2024  
Judge Julie A. Palafox  
Judge of the Superior Court  
**Buena Park Independ-  
ent 4/26,5/3,10,17/24-  
141382**

**Legals-IND****NOTICE OF PUBLIC LI-  
EN SALE**

Pursuant to the California  
Self-Service Storage Facili-  
ty Act, (B&P Code  
21700et. seq.), the under-  
signed will sell at public  
auction, on **May 27th 2024**  
personal property includ-  
ing but not limited to busi-  
ness equipment, electron-  
ics, furniture, clothing,  
tools and/or other miscel-  
laneous items located at:

A-AMERICAN SELF  
STORAGE Via StorageAu-  
ctions.com @ **6:00 pm**, at  
**7282 Walnut Ave Buena  
Park, CA 90620 714-994-  
2900**

STORED BY THE FOL-  
LOWING PERSONS:

ANDRE THOMAS  
KATHY COYNE  
ANDRES PRADO

All sales are subject to pri-  
or cancellation. Terms,  
rules and regulations avail-  
able at sale. By A-Ameri-  
can Storage Management  
Co. Inc. (310)914-4022.  
**Buena Park/Anaheim In-  
dependent 5/10/2024-  
142140**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
30-2024-01396231**

TO ALL INTERESTED  
PERSONS: Petitioner:  
SHANNON LYNN BANKS  
filed a petition with this  
court for a decree chang-  
ing names as follows:  
SHANNON LYNN BANKS  
to SHANNON BANKS  
THOMSON. THE COURT  
ORDERS that all persons  
interested in this matter  
shall appear before this  
court at the hearing indic-  
ated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

**NOTICE OF HEARING**  
06/20/2024  
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 pub-  
lished at least once each  
week for four successive  
weeks prior to the date set  
for hearing on the petition  
in the following newspa-  
per of general circulation,  
printed in this county:  
Buena Park/Anaheim In-  
dependent  
Date: 04/29/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independ-  
ent 5/10,17,24,31/24-  
142180**

**NOTICE OF PETITION  
TO ADMINISTER ES-  
TATE OF GLORIA JEAN  
HERRERA**  
Case No. 30-2024-  
01394822-PR-LA-CMC

To all heirs, beneficiaries,  
creditors, contingent credi-  
tors, and persons who  
may otherwise be inter-  
ested in the will or estate,  
or both, of GLORIA JEAN  
HERRERA  
A PETITION FOR PRO-

**Legals-IND**

BATE has been filed by  
Melissa DesJardins in the  
Superior Court of Califor-  
nia, County of ORANGE.  
THE PETITION FOR  
PROBATE requests that  
Melissa DesJardins be ap-  
pointed as personal rep-  
resentative to administer  
the estate of the decedent.  
THE PETITION requests  
authority to administer the  
estate under the Inde-  
pendent Administration of  
Estates Act. (This author-  
ity will allow the personal  
representative to take  
many actions without ob-  
taining court approval. Be-  
fore taking certain very im-  
portant actions, however,  
the personal representa-  
tive will be required to give  
notice to interested per-  
sons unless they have  
waived notice or consented  
to the proposed action.)  
The independent adminis-  
tration authority will be  
granted unless an inter-  
ested person files an ob-  
jection to the petition  
and shows good cause  
why the court should not  
grant the authority.

A HEARING on the peti-  
tion will be held on June  
27, 2024 at 1:30 PM in  
Dept. No. CM07 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 Califor-  
nia - County of Orange  
(occourts.org) to appear  
remotely for Probate hear-  
ings and for remote hear-  
ing instructions. If you  
have difficulty connecting  
or are unable to connect to  
your remote hearing, call  
657-622-8278 for assist-  
ance. If you prefer to ap-  
pear 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 ob-  
jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance may be in per-  
son or by your attorney.  
IF YOU ARE A CREDIT-  
OR or a contingent credit-  
or of the decedent, you  
must file your claim with  
the court and mail a copy  
to the personal representa-  
tive appointed by the  
court within the later of  
either (1) four months from  
the date of first issuance of  
letters to a general person-  
al representative, as  
defined in section 58(b) of  
the California Probate  
Code, or (2) 60 days from  
the date of mailing or per-  
sonal delivery to you of a  
notice under section 9052  
of the California Probate  
Code.

Other California statutes  
and legal authority may af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable 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 peti-  
tion or account as  
provided in Probate Code  
section 1250. A Request  
for Special Notice form is  
available from the court  
clerk.

**Attorney for petitioner:  
PETER A GOLDBERG  
ESQ  
SBN 157225  
LAW OFFICE OF  
PETER A GOLDBERG  
553 N PACIFIC COAST  
HWY  
STE B-188  
REDONDO BEACH CA  
90277  
CN106376 HERRERA  
May 10,15,17, 2024  
**Buena Park/Anaheim In-****

**d e p e n d e n t  
5/10,15,17/2024-142253**

**NOTICE OF PETITION  
TO ADMINISTER ES-  
TATE OF PENNY A.  
ROWAN aka PENNY  
ANN ROWAN**

Case No. 30-2024-01394013-  
PR-LA-CMC

To all heirs, beneficiaries,  
creditors, contingent creditors,  
and persons who may other-  
wise be interested in the will or  
estate, or both, of PENNY A.  
ROWAN aka PENNY ANN  
ROWAN  
A PETITION FOR PROBATE  
has been filed by Gregory  
Alan Rowan in the Superior  
Court of California, County of  
ORANGE.

THE PETITION FOR PRO-  
BATE requests that Gregory  
Alan Rowan be appointed as  
personal representative to ad-  
minister the estate of the  
decedent.  
THE PETITION requests au-  
thority to administer the estate  
under the Independent Admin-  
istration of Estates Act. (This  
authority will allow the person-  
al representative to take many  
actions without obtaining court  
approval. Before taking cer-  
tain very important actions,  
however, the personal repre-  
sentative will be required to  
give notice to interested per-  
sons unless they have waived  
notice or consented to the  
proposed action.) The inde-  
pendent administration author-  
ity will be granted unless an  
interested person files an ob-  
jection to the petition and  
shows good cause why the  
court should not grant the  
authority. A HEARING on the  
petition will be held on May  
30, 2024 at 1:30 PM in Dept.  
No. CM07 located at 3390  
HARBOR BLVD, COSTA MESA  
CA 92626.

**The court is providing  
the convenience to ap-  
pear for hearing by video  
using the court's design-  
ated 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 assist-  
ance. If you prefer to ap-  
pear 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 ob-  
jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance 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 af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable in California  
law.  
YOU MAY EXAMINE the  
file kept by the court. If  
you are a person interest-  
ed in the estate, you may  
file with the court a Re-  
quest for Special Notice  
(form DE-154) of the fil-  
ing of an inventory and  
appraisal of estate assets  
or of any petition or ac-  
count as provided in Pro-  
bate Code section 1250.  
A Request for Special  
Notice form is available  
from the court clerk.

**Attorney for petitioner:  
PAUL HORN ESQ  
SBN 243227  
PAUL HORN LAW  
GROUP PC  
11404 SOUTH STREET  
CERRITOS CA 90703  
CN106068 ROWAN Apr 26,  
May 3,10, 2024**

**Buena Park/Anaheim In-  
dependent  
4/26,5/3,10/2024-141740**

**NOTICE OF PETITION  
TO ADMINISTER ES-**

**Legals-IND**

**TATE OF GAYNELLE ES-  
TRELDA CARDENAS aka  
GAYNELLE E. CARDEN-  
AS**

Case No. 30-2024-  
01397034-PR-LA-CMC

To all heirs, beneficiar-  
ies, creditors, contingent credi-  
tors, and persons who  
may otherwise be inter-  
ested in the will or estate,  
or both, of GAYNELLE  
ESTRELDA CARDENAS  
aka GAYNELLE E.  
CARDENAS  
A PETITION FOR PRO-  
BATE has been filed by  
William Louis Cardenas Jr.  
in the Superior Court of  
California, County of OR-  
ANGE.

THE PETITION FOR  
PROBATE requests that  
William Louis Cardenas Jr.  
be appointed as personal  
representative to adminis-  
ter the estate of the de-  
cedent.

THE PETITION requests  
authority to administer the  
estate under the Inde-  
pendent Administration of  
Estates Act. (This author-  
ity will allow the personal  
representative to take  
many actions without ob-  
taining court approval. Be-  
fore taking certain very im-  
portant actions, however,  
the personal representa-  
tive will be required to give  
notice to interested per-  
sons unless they have  
waived notice or consented  
to the proposed action.)  
The independent adminis-  
tration authority will be  
granted unless an inter-  
ested person files an ob-  
jection to the petition  
and shows good cause  
why the court should not  
grant the authority.

A HEARING on the peti-  
tion will be held on July  
10, 2024 at 1:30 PM in  
Dept. No. CM08 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 Califor-  
nia - County of Orange  
(occourts.org) to appear  
remotely for Probate hear-  
ings and for remote hear-  
ing instructions. If you  
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or are unable to connect to  
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657-622-8278 for assist-  
ance. If you prefer to ap-  
pear in-person, you can  
appear in the department  
on the day/time set for  
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jections or file written ob-  
jections with the court be-  
fore the hearing. Your ap-  
pearance may be in per-  
son or by your attorney.  
IF YOU ARE A CREDIT-  
OR or a contingent credit-  
or of the decedent, you  
must file your claim with  
the court and mail a copy  
to the personal representa-  
tive appointed by the  
court within the later of  
either (1) four months from  
the date of first issuance of  
letters to a general person-  
al representative, as  
defined in section 58(b) of  
the California Probate  
Code, or (2) 60 days from  
the date of mailing or per-  
sonal delivery to you of a  
notice under section 9052  
of the California Probate  
Code.

Other California statutes  
and legal authority may af-  
fect your rights as a credit-  
or. You may want to con-  
sult with an attorney knowl-  
edgeable in California law.  
YOU MAY EXAMINE the  
file kept by the court. If  
you are a person interest-  
ed in the estate, you may  
file with the court a Re-  
quest for Special Notice  
(form DE-154) of the fil-  
ing of an inventory and  
appraisal of estate assets  
or of any pe-

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

**Attorney for petitioner:  
PAUL HORN ESQ  
SBN 243227  
PAUL HORN LAW  
GROUP PC  
11404 SOUTH STREET  
CERRITOS CA 90703  
CN106599 CARDENAS  
May 10,15,17, 2024  
**Buena Park/Anaheim In-  
dependent  
5/10,15,17/2024-142254****

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
24FL000400**

TO ALL INTERESTED  
PERSONS: Petitioner:  
NINA VITALIYIVNA AL-  
LAHVERDIYEVA, NINA  
VITALIYIVNA ALLAHVER-  
DIYEVA, AND EMIL  
AVERDI on behalf of LIA  
ECE ALLAHVERDIYEV  
and LEO ALLAHVERDI-  
YEV, minors, filed a peti-  
tion with this court for a  
decree changing names  
as follows: NINA VITALIY-  
IVNA ALLAHVERDIYEVA  
to NINA VITALIYIVNA  
AVERDI, LIA ECE AL-  
LAHVERDIYEV to LIA  
AVERDI and LEO AL-  
LAHVERDIYEV to LEO  
AVERDI. THE COURT  
ORDERS that all persons  
interested in this matter  
shall appear before this  
court at the hearing indic-  
ated below to show cause,  
if any, why the petition for  
change of name should  
not be granted. Any per-  
son objecting to the name  
changes described above  
must file a written objec-  
tion that includes the rea-  
sons for the objection at  
least two court days be-  
fore the matter is sched-  
uled to be heard and must  
appear at the hearing to  
show cause why the peti-  
tion should not be granted.  
If no written objection is  
timely filed, the court may  
grant the petition without a  
hearing.

**NOTICE OF HEARING**  
08/01/2024  
1:30 p.m. Dept: L74  
REMOTE

Lamoreaux Justice Center  
341 The City Dr, South  
Orange, CA 92868-1570  
(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 pub-  
lished at least once each  
week for four successive  
weeks prior to the date set  
for hearing on the petition  
in the following newspa-  
per of general circulation,  
printed in this county:  
Buena Park/Anaheim In-  
dependent  
Date: 04/08/2024  
Judge Julie A. Palafox  
Judge of the Superior  
Court  
**Buena Park Independ-  
ent 5/10,17,24,31/24-  
142143**

T.S. No.: 231023396  
Notice of Trustee's Sale  
Loan No.: F22050911-2  
Order No. 95528249 APN:  
351-472-08 Property Ad-  
dress: 5578 Avenida  
Adobe Yorba Linda, CA  
92887 You Are In Default  
Under A Deed Of Trust  
Dated 4/26/2022. Unless  
You Take Action To Pro-  
tect Your Property, It May  
Be Sold At A Public Sale.  
If You Need An Explana-  
tion 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 feder-  
al credit union, or a cash-  
ier's 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Joshua R. Pukini Trust Dated June 27, 2013 Duly Appointed Trustee: Del Toro Loan Servicing, Inc. Recorded 4/28/2022 as Instrument No. 2022000162133 in book , page of Official Records in the Office of the Recorder of Orange County, California, Date of Sale: 6/5/2024 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: \$1,543,208.27 Street Address or other common designation of real property: 5578 Avenida Adobe Yorba Linda, CA 92887 A.P.N.: 351-472-08 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

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](http://www.mk-consultantsinc.com), using the file number assigned to this case 231023396. 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 (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 231023396 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: 5/6/2024 Del

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Buena Park will hold a public hearing in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, on **Tuesday, May 28, 2024, at 6:00 p.m.**, or as soon thereafter as the matter can be heard, for the purpose of modifying and increasing paramedic fees to align with the Advanced Life Support ("ALS") Paramedic Assessment and Transportation Rate for Orange County set forth and approved by Orange County Board of Supervisors (effective July 1, 2023). The program is funded from the General Fund and the revenue collected will be deposited into a General Fund revenue account. Additional data and information pertaining to this matter may be obtained from the Office of the City Clerk, 6650 Beach Boulevard, Buena Park, California 90621.

**ALL INTERESTED PERSONS HAVE THE RIGHT TO APPEAR AND BE HEARD.** If you challenge this item 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 City Council at, or prior to, the public hearing.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.

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

Adria M. Jimenez, MMC  
Director of Government and Community Relations/City Clerk  
**Buena Park Independent 5/10/2024-142258**

Toro Loan Servicing, Inc., by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Kim Lokey, Trustee Sale Officer  
**Buena Park Independent 5/10,17,24/2024-142286**

#### **NOTICE OF PUBLIC LIEN SALE**

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 Lien Sales per California Self Storage Act Chapter 10, Sec 21700. Auction will be conducted online at [www.StorageTreasures.com](http://www.StorageTreasures.com) starting on **May 17, 2024 10AM and ending on May 24, 2024 10AM**

Tenants:  
Diego Aguirre  
Mark Contreras  
Raymond D Moreno  
Linda Ayala

Items to be sold may include, but are not limited to personal property containing boxes, household and/or office furnishings, clothes, electronics, auto parts, tools, and other miscellaneous items. Purchases must be paid in cash only. All purchased items sold as is, where is and must be removed at time of sale. Sale subject to cancellation up to the time of the sale and company reserves right to refund any bid. Property has been stored at Lock & Leave Storage 550 South Richfield Rd, Placentia, CA 92870  
**Buena Park Independent 5/3,10/24-142037**

T.S. No.: 240102001  
Notice of Trustee's Sale  
Loan No.: 218-02 Order No. 95528541 APN: 272-022-55 Property Address: 1128 North Voyager Lane Anaheim, CA 92801 You Are In Default Under A Deed Of Trust Dated 1/24/2008. 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 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 days from the day of sale will be accepted. Trustor: Mohammad Younus Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 1/29/2008 as Instrument No. 2008000042433 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/5/2024 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: \$177,278.63 Street Address or other common designation of real property: 1128 North Voyager Lane Anaheim, CA 92801 A.P.N.: 272-022-55 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

#### **BUENA PARK SCHOOL DISTRICT NOTICE OF PUBLIC HEARING NOTICE OF CONSIDERATION OF APPROVING A CHANGE IN STATUTORY (LEVEL 1) SCHOOL FEES IMPOSED ON NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION PURSUANT TO GOVERNMENT CODE SECTION 65995 AND EDUCATION CODE SECTION 17620**

**NOTICE IS HEREBY GIVEN** that the Governing Board ("Board") of the Buena Park School District ("School District") at its regular board meeting to be held in the Board Room at the District Office, 6885 Orangethorpe Avenue, Buena Park, California on Monday, May 13, 2024 at approximately 5:00 p.m. or soon thereafter ("Board Meeting Date"), will consider approving a change in statutory school fees ("Level I School Fees") that may be imposed on new residential and commercial/industrial construction located within the boundaries of the School District pursuant to Government Code Section 65995 and Education Code Section 17620. Specifically, the Board will consider approving maximum Level I School Fees of (i) \$3.03 per square foot for assessable space of new residential construction and up to \$0.51 per square foot of chargeable covered and enclosed space for categories of new commercial/industrial construction.

A report entitled "2024 Fee Justification Study" was prepared pursuant to and in accordance with applicable law, which includes information and analysis demonstrating the relationship between new residential and commercial/industrial development and the School District's need for the construction and/or reconstruction of school facilities, the estimated cost of the school facilities, and justification for the levy of Level I School Fees on new residential and commercial/industrial development.

The 2024 Fee Justification Study and any related documents regarding the proposed adoption of the Level I School Fees will be available for public review beginning ten (10) days prior to the Board Meeting Date, during normal business hours at the School District's administrative office, located at 6885 Orangethorpe Avenue, Buena Park, CA 90620.

Questions and/or comments should be directed to Sandra Poteet, Chief Financial Officer at (714) 522-8412 ext. 4263.  
**Buena Park Independent 5/3,10/2024-142013**

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 website [www.mk-consultantsinc.com](http://www.mk-consultantsinc.com), using the file number assigned to this case 240102001. 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 sched-

uled 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 (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 240102001 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

#### **NOTICE OF INVITING BIDS**

Buena Park School District is formally inviting contractors to bid on the Carl E. Gilbert Elementary School TK-PK Classroom & Early Learning Building **Bid Package 02 Demolition and Earthwork**. Bids are due at or before 2:00 PM on Thursday May 30th, 2024 at the District Office located at 6885 Orangethorpe Ave. Buena Park CA 90620. All other bid packages will be advertised on a future date.

Prequalification deadline is May 16th, 2024. For further information on the prequalification process visit <https://www.bpsd.us/divisions/operational-services/pre-qualified-contractor-information>

Bid information is available upon request free of charge via Procore by emailing the Districts Construction Manager TELACU Construction Management attention Tim Spencer at [tspencer@telacu.com](mailto:tspencer@telacu.com). For any further information or question contact Tim Spencer via email.

#### **Miscellaneous Information**

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300 and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess valid and active contractor's licenses as detailed in the requirements at the time of award and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's bid. Any bidder not so licensed at the time of the bid opening will be rejected as nonresponsive.

Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined herein.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any monies withheld by the Owner to ensure performance under the Contract.

Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

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

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

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.

**Buena Park Independent 5/3,10/2024-142125**

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: 5/3/2024 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Kim Lokey, Trustee Sale Officer  
**Buena Park Independent 5/10,17,24/2024-142287**