



# A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:  
[hud.gov/fairhousing](https://hud.gov/fairhousing)



**FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.**

### Legals-IND

T.S. No. 22001302-1 CA APN: 066-431-16 NOTICE OF TRUSTEE'S SALE - YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/09/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: STEVEN W NEUMANN AND LISA C NEUMANN,

### Legals-IND

HUSBAND AND WIFE AS JOINT Tenants duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 08/29/2003, as Instrument No. 2003001050547 of Official Records of Orange County, California. Date of Sale: 06/12/2024 at 03:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$54,802.62 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 owed. Street Address or other common designation of real property: 8222 BALDWIN CIRCLE BUENA PARK, CA 90621 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 066-431-16 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

### Legals-IND

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 866-266-7512 or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) Dated: 05/09/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security in-

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terest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 40135 Pub Dates 05/17, 05/24, 05/31/2024 Buena Park Independent 5/17,24,31/2024-142376

### Legals-IND

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGARET LYNETTE MORAN CASE NO. 30-2024-01397648 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARGARET LYNETTE MORAN. A Petition for PROBATE has been filed by: SHERYL CULP, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that SHERYL CULP be appointed as personal representative to administer the estate of the decedent. The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give

### Legals-IND

notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: 07/17/2024 at 1:30 PM in Dept. CM08 Costa Mesa Justice Complex 3390 Harbor Blvd Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal repres-

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entative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: THOMAS G. MARTIN, ESQ., 111 W. OCEAN BLVD., 4TH FLOOR, LONG BEACH, CA 90802. TEL: 562-219-3290 Buena Park Independent 5/17,24,31/24 - 142471

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000056 TO ALL INTERESTED PERSONS:** Petitioner: MARTIN SUB KIM filed a petition with this court for a decree changing names as follows: MARTIN SUB KIM to JUNG SUB KIM. 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

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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  
1:30 p.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](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 Independent**

Date: 04/18/2024  
Judge Evan Ginsburg  
Judge of the Superior Court

**Buena Park Independent 5/24,31,6/7,14/24-142691**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:****WON CHUL CHANG****CASE NO. 30-2024-****01391212-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WON CHUL CHANG.

A Petition for PROBATE has been filed by: BEOMJU KIM, in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that BEOMJU KIM be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

**07/25/2024 at 1:30 PM in Dept. CM07**

**Costa Mesa Justice Complex**

**3390 Harbor Blvd**

**Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the grant-

**Legals-IND**

ing of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: BEOMJU KIM, 7160 SANTA INEZ CIR, BUENA PARK, CA 90620, TEL: 310-425-5000  
**Buena Park Independent 5/24,31,6/7/24 - 142738**

**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 changing 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 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**

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](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 Independent**

Date: 04/29/2024  
Judge Layne H. Melzer  
Judge of the Superior Court

**Buena Park Independent 5/10,17,24,31/24-142180**

**Legals-IND****ORDER TO SHOW CAUSE FOR CHANGE OF NAME****CASE NO.****30-2024-01398375-CU-PT-CJC**

TO ALL INTERESTED PERSONS: Petitioner: TRACY DION HUNTER JR filed a petition with this court for a decree changing names as follows: TRACY DION HUNTER JR to CHASE SAINT HUNTER. 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.

**BP/ANA Independent Publish May 31, & June 7, 2024-142849**

614 Frank H. Mason  
625 Virginia Moore  
640 Oscar Hernandez

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 May 31, & June 7, 2024-142849**

**NOTICE OF SALE ABANDONED PERSONAL PROPERTY**

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at [www.storagetreasures.com](http://www.storagetreasures.com) by competitive bidding ending on 06/05/2024 at 2:30 PM. Property has been stored and is located at A-1 Self Storage, 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc.; belonging to the following: Eugene Huff

Brandon Hagewood  
Deborah Reyes  
Steven Sherman  
Auction by StorageTreasures.com  
480-397-6503  
5/24, 5/31/24  
**CNS-3815565#**  
**BUENA PARK INDEPENDENT**  
**Buena Park Independent 5/24,31/24-142639**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME****CASE NO.****24FL000052**

TO ALL INTERESTED PERSONS: Petitioner: DAISY ARRIAGA on behalf of ALEX KENDRICK PENA, a minor, filed a petition with this court for a decree changing names as follows: ALEX KENDRICK PENA to ALEX ARRIAGA. 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**

08/01/2024  
1:30 p.m. L74  
REMOTE

Orange County Superior Court

Family Law Court Operations

341 The City Drive  
Orange, CA 92863-1570

(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](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

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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: 03/27/2024  
Judge Jessica Cha  
Judge of the Superior Court  
**Buena Park Independent 5/31,6/7,14,21/24-142888**

**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 **June 14, 2024 10AM** and ending on **June 21, 2024 10AM**

Tenants:  
Moses Martines

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 5/31/24-142906**

**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 **6/19/2024** at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to [www.storagetreasures.com](http://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 119 Vanessa Navarrete

Unit 734 Kent Hall  
**BP/A Independent 5/31,6/7/24-142907**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:****JOEL OWEN BOORAS****AKA JOEL O. BOORAS****CASE NO. 30-2024-****01400677-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JOEL OWEN BOORAS AKA JOEL O. BOORAS. A PETITION FOR PROBATE has been filed by JEFFREY DAVID BOORAS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JEFFREY DAVID BOOR-

**Legals-IND**

AS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 07/18/24 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA., CA 92626

**NOTICE IN PROBATE CASES**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file

with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner  
GREGORY S. SILVER - SBN 106309

EVANS & SILVER  
4500 E. PCH 4TH FLOOR  
LONG BEACH CA 90804

Telephone (562) 439-9001  
5/31, 6/7, 6/14/24  
**CNS-3817731#**

**BUENA PARK INDEPENDENT**

**Buena Park Independent 5/31,6/7,14/24-142912**

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

TO ALL INTERESTED PERSONS: Petitioner:

NINA VITALIYVNA AL-LAHVERDIYEVA, NINA VITALIYVNA ALLAHVERDIYEVA, AND EMIL

AVERDI on behalf of LIA ECE ALLAHVERDIYEVA and LEO ALLAHVERDIYEVA., minors, filed a petition with this court for a decree changing names as follows:

NINA VITALIYVNA ALLAHVERDIYEVA to NINA VITALIYVNA

AVERDI, LIA ECE AL-LAHVERDIYEVA to LIA

AVERDI and LEO AL-LAHVERDIYEVA to LEO

AVERDI. 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**

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](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**

Date: 04/08/2024  
Judge Julie A. Palafox  
Judge of the Superior Court

**Buena Park Independent 5/10,17,24,31/24-142143**

**LEGAL NOTICE****2024-2025 PROPOSED****LOCAL CONTROL ACCOUNTABILITY PLAN AND BUDGET FOR****Buena Park School District**

The Buena Park School District will hold a public hearing on the proposed Local Control Accountability Plan (LCAP) and budget for fiscal year 2024-2025 at Buena Park School District, 6885 Orangethorpe Avenue, Buena Park, CA 90620 on **Monday, June 10, 2024 at 5:00 p.m.** A copy of the proposed LCAP and budget will be made available for public inspection at Buena Park School District, 6885 Orangethorpe Avenue, Buena Park, CA 90620 from **Thursday, June 6, 2024 to Monday, June 10, 2024** between the hours of 8:00 a.m. and 4:00 p.m., and will also be made available electronically at [www.bpsd.us](http://www.bpsd.us). If you require assistance accessing the website, please contact Erin McPhillips at [emcphillips@bpsd.us](mailto:emcphillips@bpsd.us).

**Buena Park Independent 5/31/24-142202**

**Buena Park Independent 5/31/24-142202**

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