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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSE DAVID ALVARADO**

**CASE NO. 30-2024-01394020**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOSE DAVID ALVARADO.

A Petition for PROBATE has been filed by: ANDREA ALVARADO, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANDREA ALVARADO be appointed as personal representative to administer the estate of the decedent.

ive 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:

**08/29/2024 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) 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: BERTRAND E. COTTLE, ESQ., c/o BRP SERVICES, PO BOX 12261, ORANGE, CA 92859. TEL: 714-366-5992 Buena Park Independent 7/19,26,8/2/24 - 144337

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAY ROBERT ELMGREN**

**CASE NO. 30-2024-01406902-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

ested in the will or estate, or both, of JAY ROBERT ELMGREN.

A Petition for PROBATE has been filed by: ANNA LYN G. BARLONGO, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ANNA LYN G. BARLONGO 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:

**09/04/2024 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) 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 on the day/time set for your hearing.

tions 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 pe-

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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: ROBERT MILLS, LAW OFFICE OF ROBERT MILLS, 1429 S. VALLEY CENTER AVE., GLENDORA, CA 91740. TEL: 626-827-1419  
**Buena Park Independent 7/19,26,8/2/24 - 144372**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000717**

TO ALL INTERESTED PERSONS: Petitioner: ROSALBA VILLASENOR filed a petition with this court for a decree changing names as follows: ROSALBA VILLASENOR to ROSALBA CASTELLANOS. 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**  
09/04/2024  
8:30 a.m. L611  
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](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: 07/10/2024  
Judge Julie A. Palafox  
Judge of the Superior Court  
**Buena Park Independent 7/19,26,8/2,9/24-144355**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01412584**

TO ALL INTERESTED PERSONS: Petitioner: RAMEZ MIKHAIL filed a petition with this court for a decree changing names as follows: RAMEZ MIKHAIL to ARSENIUS MIKHAIL. 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**  
09/03/2024  
8:30 a.m. D100  
REMOTE

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Central Justice Center  
700 W Civic Center Drive  
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/Anaheim Independent

Date: 07/17/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 7/26,8/2,9,16/24-144236**

Loan No.: 18037 - Antolin TS no. 2024-11028 APN: 134-203-10 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/27/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 8/19/2024, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Jerry Michael Antolin, an unmarried Man recorded on 1/6/2023 in Book n/a of Official Records of ORANGE County, at page n/a, Recorder's Instrument No. 2023000003184, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 4/4/2024 as Recorder's Instrument No. 2024000084934, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 52, Tract 2900, per Map, Book 118, Pages 38, 39 and 40 of Miscellaneous Maps. The street address or other common designation of the real property hereinabove described is purported to be: 6609 Yosemite Drive, Buena Park, CA 90620. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder

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and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$575,302.59. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's 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 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-11028. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. &nbsp; 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 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-11028 to find the date on which the trustee's sale was held, the amount of

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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 or declaration 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. Dated: July 23, 2024  
Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, a California Limited Liability Company, its Agent Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054  
Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0463330 To: BUENA PARK / ANAHEIM INDEPENDENT 07/26/2024, 08/02/2024, 08/09/2024  
**Buena Park/Anaheim Independent 7/26,8/2,9/24-144674**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01413272**

TO ALL INTERESTED PERSONS: Petitioner: ANRAN CHEN filed a petition with this court for a decree changing names as follows: ANRAN CHEN to ANNE ANRAN CHEN. 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**  
09/04/2024  
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 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: 07/22/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 7/26,8/2,9,16/24-144640**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000622**

TO ALL INTERESTED PERSONS: Petitioner:

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EHLORA SKALSKY on behalf of ROBIN MICHAEL TABALANZA JR., a minor filed a petition with this court for a decree changing names as follows: ROBIN MICHAEL TABALANZA JR., to RYAN JAMES SKALSKY. 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**  
10/17/2024  
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](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: 06/07/2024  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144730**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01414536**

TO ALL INTERESTED PERSONS: Petitioner: IVONNE NATALIA TORO MANRIQUE filed a petition with this court for a decree changing names as follows: IVONNE NATALIA TORO MANRIQUE to IVONNE NATALIA BURGESS. 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**  
08/29/2024  
8:30 a.m. D100  
REMOTE  
Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](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

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per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

File No: 0171-4733  
Notice Of Sale Of Collateral

TO: Cathy Borowiec, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 2007 Bayshore II Mobile Home which is located at 525 N. Gilbert St., Space 113, Anaheim, CA 92801 and registered with the Department of Housing and Community Development under Decal No. LBK1287 and the following Serial and Label/Insignia Number(s): Serial Number(s) 0 0 9 0 0 0 H 0 1 7 4 1 8 A 0 0 9 0 0 0 H 0 1 7 4 1 8 B Label/Insignia Number(s) R A D 1 4 6 5 5 5 2 RAD1465551 The Undersigned Will Sell Said Collateral On August 28, 2024, At 3:00 P.M., at front steps to the entrance of the Civic Center, 300 East Chapman Avenue, Orange, CA 92866. Such sale is being made by reason of your default on March 1, 2024 under that certain Security Agreement dated June 10, 2022, between you, as debtor, and, Eagle Community Credit Union as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$180,522.34 in payment of the unpaid balance of the obligation, secured by the property to be

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

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sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to Eagle Community Credit Union, and delivered to the undersigned at 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 0171-4733. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Dated: July 26, 2024 Eagle Community Credit Union By: /s/

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144812**

**TEXT AMENDMENT NO. C-24-4**

A recommendation to the City Council to consider a text amendment to Title 19 of the Buena Park Municipal Code (BPMC) to allow and regulate the keeping of chickens and bees on Single-Family (RS) zoned properties Citywide. The project proponent is the City of Buena Park.

On July 24, 2024, the Planning Commission of the City of Buena Park conducted and concluded a properly noticed public hearing regarding Text Amendment No. C-24-4. At the conclusion of the Planning Commission hearing, the Planning Commission voted 5-0 to approve a Resolution recommending that the City Council adopt a Text Amendment to Title 19 of the Buena Park Municipal Code (BPMC) to allow and regulate the keeping of chickens and bees on Single-Family (RS) zoned properties citywide.

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.

Further information may be obtained from the City Clerk, (714) 562 3750.

Adria M. Jimenez, MMMC  
Director of Government and Community Relations/City Clerk  
**Buena Park Independent 8/2/2024-144787**

**Legals-IND**

Kayo Manson-Tompkins, Esq. Steele, LLP, as Agent  
Tel: (949) 222-1161  
**Buena Park Independent 8/2/2024-144819**

**NOTICE OF TRUSTEE'S SALE**

Trustee Sale No. 174291 Title No. 95528983-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/30/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 09/06/2024 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/03/2022, as Instrument No. 2022000168002, in book xx, page xx, of Official Records in the office of the County Recorder of Orange County, State of California, executed by Han Joon Cho, a married man as his sole and separate property, 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), Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868. 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 280-291-22 The street address and other common designation, if any, of the real property described above is purported to be: 10 Bayview Dr, Buena Park, CA 90621 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: \$695,896.59 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: 07/29/2024 Prime Recon LLC Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose.

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Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201, Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 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) 280-2832 for information regarding

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the trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: 174291. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or https://auction.com/sb1079/ for information regarding the sale of this property, using the file number assigned to this case Ts# 174291 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate profes-

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sional immediately for advice regarding this potential right to purchase. A-FN4821875 08/02/2024, 08/09/2024, 08/16/2024 **Buena Park Independent 8/2,9,16/2024-144823**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01414440**  
TO ALL INTERESTED PERSONS: Petitioner: YAJAIRA GONZALEZ-RAMIREZ filed a petition with this court for a decree changing names as follows: YAJAIRA GONZALEZ-RAMIREZ. 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**  
09/18/2024  
8:30 a.m. D100  
REMOTE  
Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)  
A copy of this Order to Show Cause shall be pub-

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lished 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: 07/26/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 8/2,9,16,23/24-144839**

**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 **8/21/2024** at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to [www.storage treasures.com](http://www.storage treasures.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 511 Gloria Milhan  
**B/P/A Independent 8/2,9/24-144717**

**NOTICE OF PUBLIC LIEN SALE**  
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien im-

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posed 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** starting on **August 16,2024 10AM and ending on August 23, 2024 10AM**

**Tenants:**  
Allyson Rawls  
Amado Pantoja  
Todd W Gruchalla  
James Douglas  
Mario C Jones

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 8/02/24-144859**

**ANAHEIM UNION HIGH SCHOOL DISTRICT NOTICE TO CONTRACTORS INVITING BIDS**  
The Anaheim Union High School District ("District") invites sealed bids for a Contract for:  
**BID No. 2025-02 Brookhurst JHS Fire Alarm Project**  
*Construction Estimate is \$1.2 Million*

The District shall award the contract to the bidder submitting the lowest bid and is deemed responsible by the District. The District reserves the right after opening bids to reject any or all bids and/or waive any irregularity in a bid. Bids shall be valid for sixty (60) calendar days after the bid opening date. Each bid shall be submitted in a sealed envelope bearing on the outside the name of the Bidder and name of the project for which the bid is submitted accompanied by an acceptable form of security and filed with District Facilities Department, 501 N. Crescent Way, Anaheim, CA 92801 on or before **2:00 p.m. on August 29, 2024**, at which time the bids will be opened and read aloud. Bids received after this date shall be returned unopened. Bid packets can be obtained in the Facilities Office, phone (714) 999-2380 email keys\_j@auhsd.us, after the job walk. A **mandatory job walk** will be held at Brookhurst Junior High School, 601 N Brookhurst St., Anaheim 92801: **August 6, 2024 at 9:00 a.m.** Any bidder failing to attend the entire job walk and conference will be deemed a nonresponsive bidder and will have its bid returned unopened. **Prequalification required:** The District has determined that all bidders must be prequalified prior to submitting a bid on this Project in accordance with the provisions of California Public Contract Code, Section 20111.6. No bid will be accepted from a contractor that has failed to comply with these requirements. This Project includes work that will be performed by mechanical, electrical or plumbing ("MEP") subcontractors (contractors that hold a C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 license), such MEP subcontractors must be prequalified. Prequalification documents are available from the District website at [www.auhsd.us](http://www.auhsd.us) or via email request to Jennifer Keys, Procurement Contract Specialist at [keys\\_j@auhsd.us](mailto:keys_j@auhsd.us). Prequalification documents must be submitted by **2:00 pm on August 16, 2024**.

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Each bid shall be accompanied by cash, a certified or cashier's check or bond secured from a surety company satisfactory to District, in an amount not less than 10% of the total bid submitted. The cash, check or bond will be declared forfeited if the successful bidder fails to enter into a contract and provide the necessary bonds and certificate of insurance within ten (10) days after notice to do so. Following the award of the contract, District will return the security of an unsuccessful bidder no later than sixty (60) days from the award date. The bid bond shall be made payable to District, executed by the bidder as principal, in an amount not less than 10% of the maximum amount of the bid. If the contract price exceeds \$25,000, the successful bidder will be required to furnish a Payment Bond and a Performance Bond, both in an amount equal to 100% of the contract price. All bonds shall be secured from an admitted surety as defined in California Code of Civil Procedure Section 995.120, approved to conduct business in the State of California. At the request and expense of the successful bidder, District will pay the amounts retained pursuant to the Contract Documents as security for the completion of the Work in compliance with the requirements of Public Contract Code Section 22300. Each bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification of contractor's license, **C-10**, for the work bid upon, and must maintain the license throughout the duration of the Contract. District has obtained the prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work applicable in this locality from the Director of the Department of Industrial Relations for each craft, classification, or type of workman need to execute this contract and has a copy of these prevailing rates on file at its office. Any interested party may request a copy or obtain the information from [www.dir.ca.gov](http://www.dir.ca.gov). The successful bidder shall post a copy thereof at each job site. District hereby places the Contractor and any subcontractors on notice of the penalty provisions of Labor Code Section 1775 for failure to comply with prevailing wage laws. No bids shall be accepted from a contractor who is ineligible pursuant to Labor Code Sections 1777.1 and 1777.7. Contractors, and their subcontractors, shall be properly registered with the Department of Industrial Relations (DIR) and qualified to perform public works in accordance with Labor Code sections 1725.5 and 1771.1, otherwise the District will not be able to award a contract to the contractor. The project will be subject to compliance monitoring and enforcement by the DIR.

**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 City Hall, 6650 Beach Boulevard, Buena Park, California, on **Tuesday, August 13, 2024, at 6:00 p.m.** or as soon as possible thereafter as the matter can be heard to consider the following:

**TEXT AMENDMENT NO. C-24-5**

A recommendation to the City Council to consider a text amendment to Chapter 19.904, Division 9, Title 19 of the Buena Park Municipal Code (BPMC) regarding the placement of temporary signs on public property and public rights-of-way. The project proponent is the City of Buena Park.

On July 24, 2024, the Planning Commission of the City of Buena Park conducted and concluded a properly noticed public hearing regarding the Text Amendment No. C-24-5. At the conclusion of the Planning Commission hearing, the Planning Commission voted 3 (Ayes) and 2 (Noes) to approve a Resolution recommending that the City Council adopt the Text Amendment to Chapter 19.904, Division 9, Title 19 of the Buena Park Municipal Code (BPMC) regarding the placement of temporary signs on public property and public rights-of-way.

Additional data and information pertaining to this matter may be obtained from the Office of the City Clerk, 6650 Beach Boulevard, Buena Park, CA 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.

Further information may be obtained from the City Clerk at (714) 562 3750.

Adria M. Jimenez, MMC  
Director of Government and Community Relations/City Clerk  
**Buena Park Independent 8/2/2024-144786**

**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, August 13, 2024, at 6:00 pm.** or as soon as possible thereafter as the matter can be heard, to consider the First Amendment to Development Agreement No. DA17-26734 requesting to modify the list of permitted uses for the first floor tenant spaces from the CO (Office) zone to CG (Commercial General) zone for an existing 5,940 square-foot two-story mixed-use development.

**PROPERTY LOCATION:** 6172 Beach Boulevard  
**ASSESSORS PARCEL NUMBERS (APN):** 066-251-24, -25, -28, and -29  
**GENERAL PLAN LAND USE:** Central Buena Park Mixed Use  
**ZONE:** GMU (General Mixed Use)

The property owner is JC 153, LLC, 6186 Beach Boulevard, Buena Park, CA 90621. The applicant is Paul Kim, 6101 Ball Road, Suite 205, Cypress, CA 90630.

On June 26, 2024, the Planning Commission of the City of Buena Park conducted and concluded a properly noticed public hearing regarding the First Amendment to Development Agreement No. DA17-26734. At the conclusion of the Planning Commission hearing, the Planning Commission voted 5-0 to approve Resolution No. 6346 recommending that the City Council adopt the First Amendment to Development Agreement No. DA17-26734.

Additional data and information pertaining to this matter may be obtained from the Office of the City Clerk, 6650 Beach Boulevard, Buena Park, CA, 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.

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Further information may be obtained from the City Clerk, (714) 562 3750.

Adria M. Jimenez, MMC  
Director of Government and Community Relations/City Clerk  
**Buena Park Independent 8/2/2024-144749**

**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, August 13, 2024, at 6:00 pm.** or as soon as possible thereafter as the matter can be heard, to consider the First Amendment to Development Agreement No. DA17-26734 requesting to modify the list of permitted uses for the first floor tenant spaces from the CO (Office) zone to CG (Commercial General) zone for an existing 5,940 square-foot two-story mixed-use development.

**PROPERTY LOCATION:** 6172 Beach Boulevard  
**ASSESSORS PARCEL NUMBERS (APN):** 066-251-24, -25, -28, and -29  
**GENERAL PLAN LAND USE:** Central Buena Park Mixed Use  
**ZONE:** GMU (General Mixed Use)

The property owner is JC 153, LLC, 6186 Beach Boulevard, Buena Park, CA 90621. The applicant is Paul Kim, 6101 Ball Road, Suite 205, Cypress, CA 90630.

On June 26, 2024, the Planning Commission of the City of Buena Park conducted and concluded a properly noticed public hearing regarding the First Amendment to Development Agreement No. DA17-26734. At the conclusion of the Planning Commission hearing, the Planning Commission voted 5-0 to approve Resolution No. 6346 recommending that the City Council adopt the First Amendment to Development Agreement No. DA17-26734.

Additional data and information pertaining to this matter may be obtained from the Office of the City Clerk, 6650 Beach Boulevard, Buena Park, CA, 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.

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Further information may be obtained from the City Clerk, (714) 562 3750.

Signed: Jennifer Keys  
Procurement Contract Specialist  
Ad Dates: July 26th & August 2nd 2024  
**Buena Park Independent 7/26,8/2/2024-144699**