

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

**24FL001063**

TO ALL INTERESTED PERSONS: Petitioner: NAMHAI TRAN filed a petition with this court for a decree changing names as follows: NAMHAI TRAN to MICHAEL NHAI TRAN. 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**

01/23/2025

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](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: 09/25/2024  
Judge Mary Kreber-Vari-papa  
Judge of the Superior Court  
**Buena Park Independent 10/4,11,18,25/24-146485**

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

**30-2024-01427656**

TO ALL INTERESTED PERSONS: Petitioner: EMMANUEL LOPEZ filed a petition with this court for a decree changing names as follows: EMMANUEL LOPEZ to EMMANUEL TROCONIS. 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 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**

11/14/2024

8:30 a.m. D100

REMOTE

Central Justice Center  
700 Civic Center Dr 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: 09/26/2024  
Judge Layne H Melzer  
Judge of the Superior Court  
**Buena Park Independent 10/4,11,18,25/24-146486**

TS No. 240912556

Notice Of Default And Foreclosure Sale  
U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 234-082-18 Property Address: 1421 E Turin Avenue Anaheim, CA 92805 Whereas, on 9/7/2006, a certain Deed of Trust was executed by Robert F Browning and Margaret Browning, husband and wife as joint tenants as trustor in favor of Wells Fargo Bank, N.A. as beneficiary, and Fidelity National Title Ins Co as trustee, and was recorded on 9/12/2006, as Instrument No. 2006000608163, in the Office of the County Recorder of Orange County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial in-

terest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 7/21/2010, recorded on 9/14/2010, as instrument number 2010000454397, in the Office of the County Recorder, Orange County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 6/14/2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 11/6/2024 is \$584,516.20; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 1/22/2019 as instrument number 2019000020086, notice is hereby given that on 11/6/2024 at 3:00 PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 38 Of Tract No. 3327, In The City Of Anaheim, County Of Orange, State Of California, As Shown On A Map Thereof Recorded In Book 107 Pages 17 To 19 Inclusive, Miscellaneous Maps, Records Of Said Orange County. Commonly known as: 1421 E Turin Avenue, Anaheim, CA 92805 The sale will be held at on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA. The Secretary of Housing and Urban Development will bid an estimate of \$584,516.20. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$58,451.62 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$58,451.62 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the

remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$584,516.20, as of 11/5/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 9/12/2024 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 9/13/2024 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of

California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)  
**Buena Park Independent 10/11,18,25/2024-146790**

California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)  
**Buena Park Independent 10/11,18,25/2024-146790**

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

**24FL001092**

TO ALL INTERESTED PERSONS: Petitioner: KENNY ALLAN BO and THI HA MY BUI on behalf of HAI LY BO, a minor, filed a petition with this court for a decree changing names as follows: HAI LY BO to HAILEY ALLAN BO. 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**

01/23/2025

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](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: 10/03/2024  
Judge Julie A. Palafox  
Judge of the Superior Court  
**Buena Park Independent 10/11,18,25,11/1/24-146750**

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

**30-2024-01430258**

TO ALL INTERESTED PERSONS: Petitioner: AARON JON LECAVE filed a petition with this court for a decree changing names as follows: AARON JON LECAVE to JOHNNY KAY. 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**

12/03/2024

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 Independent  
Date: 10/08/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 10/11,18,25,11/1/24-146822**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**JILL DENISE MCCHESENEY**

**CASE NO. 30-2024-**

**01376335-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 JILL DENISE MCCHESENEY. A PETITION FOR PROBATE has been filed by CHAD E. MCCHESENEY in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that CHAD E. MCCHESENEY 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: 11/20/24 at 1:30PM in Dept. CM08 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  
SOU CHAN SMITH - SBN 152818  
LAW OFFICE OF SOU CHAN SMITH  
4171 BALL ROAD #288  
CYPRESS CA 90630  
Telephone (714) 527-2558  
10/18, 10/25, 11/1/24  
**CNS-3862315#**  
**BUENA PARK INDEPENDENT**  
**Buena Park Independent 10/18,25,11/1/24-146968**

**NOTICE OF PUBLIC LIEN SALE**

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **October 29th 2024** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

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

**STORED BY THE FOLLOWING PERSONS:**

Ruth Rodriguez  
Mary Dadrha  
Kim Sain

All sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022.  
**Buena Park/Anaheim Independent 10/25/2024-147038**

APN: 022-344-05 TS No: CA07000540-24-1 TO No: 240288229-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 30, 2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 14, 2024 at 12:00 PM, At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust

# CHANGING YOUR NAME AND NEED TO PUBLISH?

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

**(310) 329-6351**

**Legals-IND**

Recorded on September 6, 2023 as Instrument No. 2023000217180, of official records in the Office of the Recorder of Orange County, California, executed by LUIS DELGADO, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for GEO-CORP, INC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California described in the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 600 MAPLE STREET, LA HABRA, CA 90631 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 without covenant or warranty, express 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 the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$857,815.61 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auc-

**Legals-IND**

tioned 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 ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale or visit the Internet Website address <https://www.servicelinkauction.com/> for information regarding the sale of this property, using the file number assigned to this case, CA07000540-24-1. 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. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file number assigned to this case CA07000540-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 30, 2024 MTC Financial Inc. dba Trustee C o r p s T S N o .

**Legals-IND**

CA07000540-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/> FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0466050 To: BUENA PARK / ANAHEIM INDEPENDENT 10/25/2024, 11/01/2024, 11/08/2024 **BP/A Independent 10/25,11/1,8/24-147039**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001111**

TO ALL INTERESTED PERSONS: Petitioner: KIMBERLY GALANG MARINE filed a petition with this court for a decree changing names as follows: KIMBERLY GALANG MARINE to KIMBERLY GALANG JACINTO. 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**  
02/06/2025  
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, 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: 10/09/2024 Judge Julie A. Palafox Judge of the Superior Court **Buena Park Independent 10/18,25,11/1,8/24-146872**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROD THOMAS JUNG, JR.**

**CASE NO. 30-2024-01432592-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 ROD THOMAS JUNG, JR. A PETITION FOR PROBATE has been filed by STEPHANIE A. JUNG in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that STEPHANIE A. JUNG 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 avail-

**Legals-IND**

able 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: 12/05/24 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626-1554

**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

**NOTICE OF NOMINEES FOR PUBLIC OFFICE**

**NOTICE IS HEREBY GIVEN** that the following persons have been nominated for the offices designated to be filled at the General Municipal Election to be held in the City of Buena Park on Tuesday, November 5, 2024.

**FOR MEMBER OF THE CITY COUNCIL – DISTRICT #2 VOTE FOR ONE**

Carlos Franco  
Yong "Chuy" Choi

**FOR MEMBER OF THE CITY COUNCIL – DISTRICT #3 VOTE FOR ONE**

John Dade  
Susan Sonne

**FOR MEMBER OF THE CITY COUNCIL – DISTRICT #4 VOTE FOR ONE**

Lamiya Hoque  
Paul Gonzales

Adria M. Jimenez, MMC  
City Clerk, Elections Official/  
Director of Government and Community Relations

**Legals-IND**

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 PIERRE J. RODNUNSKY, ESQ. - SBN 182888 RODNUNSKY & ASSOCIATES 5959 TOPANGA CANYON BOULEVARD, SUITE 220 WOODLAND HILLS CA 91367 Telephone (818) 737-1090 10/25, 11/1, 11/8/24 **CNS-3864761# BUENA PARK INDEPENDENT Buena Park Independent 10/25,11/1,8/24-147150**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: PEGGY JANE ANDERSON, aka PEGGY JANE SCHIMONITZ CASE NO. 30-2024-01433354-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 PEGGY JANE ANDERSON, aka PEGGY JANE SCHIMONITZ. A Petition for PROBATE has been filed by: ALICIA D. JENSEN in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ALICIA D. JENSEN 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: DEC 12, 2024 at 1:30 PM in Dept. CM07, 3390 Harbor Blvd, Costa Mesa, CA 92626.

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**Legals-IND**

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: PHILIP R. CATLETT, ESQ ATORNEY AT LAW 155 N. RIVERVIEW DR., B.I.P. 201, ANAHEIM, CA 92808. (714) 795-9663

**REQUEST FOR PROPOSALS**

PUBLIC NOTICE is hereby given that the Buena Park School District of Orange County, California, hereinafter referred to as the District, will receive up to, but not later than **2:00 pm PST on November 13, 2024** sealed proposals for the award of a contract for **RFP #2408 BPSD-CalSHAPE-10252024: CalSHAPE Phase 2, Upgrade & Repair (U&R) and Energy Efficiency Project.** Bid information is available on the District's website [www.bpsd.us/requests](http://www.bpsd.us/requests) or can be requested by email at [submissions@bpsd.us](mailto:submissions@bpsd.us).

**Miscellaneous Information**

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the 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 proposal. Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents. 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 proposal, 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. **Buena Park Independent 10/25,11/1/2024-147117**

**Legals-IND**

BSC 225962 **Buena Park/Anaheim Independent 10/25,10/30,11/1/2024-147164**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01433044**

TO ALL INTERESTED PERSONS: Petitioner: ALEXYS NICOLE CAMPOS filed a petition with this court for a decree changing names as follows: ALEXYS NICOLE CAMPOS to ALEXYS NICOLE HERRERA. 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**

12/05/2024  
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: 10/17/2024  
Judge Michael Strickroth  
Judge of the Superior Court

**Buena Park Independent 10/25,11/1,8,15/24-147076**