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

**30-2024-01435998**  
TO ALL INTERESTED PERSONS: Petitioner: JORDYN RILEY RAMEY filed a petition with this court for a decree changing names as follows: JORDYN RILEY RAMEY to JORDYN RHEA SANDEL. 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**

12/18/2024  
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](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: 10/30/2024  
Judge Layne H. Melzer  
Judge of the Superior Court

**Buena Park Independent 11/8,15,22,29/24-147612**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000009494873 Title Order No. : 220278567 FHA/VA/PMI No. : 6303008003 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/01/2019. 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/05/2019 as Instrument No. 2019000109824 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: DAVID NGUYEN, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/23/2024 TIME OF SALE: 9:00 AM PLACE OF SALE: Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, Auction.com Room. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 7771 LA CORONA WAY, BUENA PARK, CALIFORNIA 90620 APN#: 263-411-10 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 there-

on, as provided in said note(s), advances, 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 \$843,707.55. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site [WWW.SALES.BDF-GROUP.COM](http://WWW.SALES.BDF-GROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 00000009494873. 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 833-561-0243, or visit this internet website [WWW.SALES.BDF-GROUP.COM](http://WWW.SALES.BDF-GROUP.COM) using the file number assigned to this case 00000009494873 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 [WWW.SALES.BDF-GROUP.COM](http://WWW.SALES.BDF-GROUP.COM) BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 11/07/2024 A-4828396 11/15/2024, 11/22/2024, 11/29/2024 Buena Park Independent 11/15,22,29/2024-147757

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

**30-2024-01413260**  
TO ALL INTERESTED PERSONS: Petitioner: ANGEL ERIK MORALES filed a petition with this court for a decree changing names as follows: ANGEL ERIK MORALES to ANGEL MICHAEL REMINGTON. 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**

12/19/2024

**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 December 10, 2024** sealed proposals for the award of a contract for **RFP #2408 BPSD-CaISHAPE-10252024R**: CaISHAPE 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 11/22,29/2024-147888

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: 11/07/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
Buena Park Independent 11/15,22,29,12/6/24-147852

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

**30-2024-01438692**  
TO ALL INTERESTED PERSONS: Petitioner: MARIA JUVENTINA CASTRO filed a petition with this court for a decree changing names as follows: MARIA JUVENTINA CASTRO to MAYA JUVENTINA CASTRO. 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**

**NOTICE IS HEREBY GIVEN** that the City of Buena Park Planning Commission will hold a public hearing in the Council Chamber of the City Hall, 6650 Beach Boulevard, Buena Park, California, on **December 11, 2024, at 6:30 p.m.** to consider the following:

**PROPERTY LOCATION:** 7312 Walnut Avenue and 8301 Orangethorpe Avenue  
**ASSESSORS PARCEL NUMBERS (APNs):** 136-173-07 and 276-331-11  
**GENERAL PLAN LAND USE:** Light Industrial  
**ZONE:** ML (Light Industrial) & BOZ (Billboard Overlay Zone)

**DEVELOPMENT AGREEMENT NO. DA-24-2A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA-27:** A request for a second amendment to the existing Development Agreement No. DA-27 to extend the term of the Development Agreement by five (5) years and set the Development Agreement expiration date to February 24, 2040 ("Expiration Date"). The property owner is David Morales and Cecilia V. Morales Trust, 2560 W. Woodland Drive, Anaheim, CA 92801; and Union Pacific Railroad, 1400 Douglas Street, Omaha, NE 68179. The applicant is Layne Lawson, of Clear Channel Outdoor, Inc., 19320 Harbor-gate Way, Torrance, CA 90501.

All interested persons have the right to appear and be heard. If you challenge Application No. DA-24-2 Second Amendment to DA-27 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 Planning Commission at, or prior to, the public hearing. Please submit all comments to [bpplancomments@buenapark.com](mailto:bpplancomments@buenapark.com) by 6:00 p.m. on Wednesday, December 11, 2024. The Staff Report and plans will be available for review at the Community and Economic Development Department, Planning Division, 6650 Beach Boulevard, Buena Park, CA 90621 prior to the meeting. Further information may be obtained by contacting Harald Luna, Senior Planner, at (714) 562-3618 or [hluna@buenapark.com](mailto:hluna@buenapark.com). Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the Planning Division at (714) 562-3620. If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the Planning Division at (714) 562-3620, 48-hours prior to the meeting. Further information may be obtained from the Planning Division at (714) 562-3620. Swati Meshram, Ph.D., AICP, LEED AP Planning Manager  
Buena Park Independent 11/29/2024-148242

01/08/2025  
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: 11/12/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
Buena Park Independent 11/15,22,29,12/6/24-147857

**SUMMONS (CITACION JUDICIAL)**

**CASE NUMBER (Numero del Caso) CIVSB2226419**  
**NOTICE TO DEFENDANT: (Aviso al Demandado): GERARDO NICHOLAS NUNEZ II; VICTOR MANUEL CASTRO II YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) NATIONWIDE MUTUAL INSURANCE COMPANY, an Ohio corporation**  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the

For all public notices, call us for information: 310-329-6351

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- 4 Butcher's Cut Top Sirloins (5 oz.)
- 4 Air-Chilled Boneless Chicken Breasts (4 oz.)
- 4 Boneless Pork Chops (5 oz.)
- 4 Individual Scalloped Potatoes (3.8 oz.)
- 4 Caramel Apple Tartlets (4 oz.)
- 1 Omaha Steaks Seasoning (3 oz.)
- 8 FREE PureGround™ Filet Mignon Burgers (6 oz.)**

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**8 FREE BURGERS (A \$37 VALUE)**



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court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte.

Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o mas de val-

or recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO, 247 WEST THIRD STREET, SAN BERNARDINO, CALIFORNIA 92415-0210

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): JAY W. SMITH, ESQ., LAW OFFICES OF JAY W. SMITH, ESQ. SBN 150113 and NANCY A. YOUNG, ESQ. SBN 183328, 6644 VALJEAN AVE #200, VAN NUYS, CA 91406. (T): 818-709-2556, (F): 818-709-2513.

Date: 03/18/2023 Clerk, by Stephanie Paniagua Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served as an individual de-

pendent. Buena Park Independent 11/22,29,12/6,13/24-147940

**NOTICE OF PUBLIC SALES: The following two self-storage units' contents containing used Miscellaneous product and equipment (Unit C1) will be sold via online public auction to satisfy liens on Mon 12/2/24 at 9am. Unit C1: Manageable LLC Located at 15300 Valley View Ave. La Mirada, CA 90638. Auctions will take place online at: [www.storage-treasures.com](http://www.storage-treasures.com). Buena Park/Anaheim Independent 11/22,29/2024-147962**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01440047**  
TO ALL INTERESTED PERSONS: Petitioner: ALBINO MANCILLA filed a petition with this court for a decree changing names as follows: ALBINO MANCILLA to ELY ALBY MANCILLA. 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,

#### BID ADVERTISEMENT

1. Notice is hereby given that the governing board ("Board") of the Centralia School District ("District") will receive sealed bids for the:

**2025 San Marino and Miller Window Replacement Project, CEWP #N01/2024-25 ("Project")**

2. The Project consists of: Replacement of all campus windows with dual pane aluminum frame storefront window systems with tinted glass, and associated hazardous material abatement of existing "hot" putty/glazing materials. Each area to be boarded up between demo and new install. Miscellaneous work includes removing and reinstalling televisions and window blinds blocking window frames at some rooms. The Project Budget is \$375,000 for San Marino and \$475,000 for Miller.

3. Sealed Bids will be received until 10:00am, on Thursday, December 19, 2024, at the District Office, located at 6625 La Palma Avenue, Buena Park, CA 90620, at or after which time the bids will be opened and publicly read aloud. Any bid that is submitted after this time shall be non-responsive and returned to the bidder.

4. A Mandatory pre-bid conference and site visit will be held on Tuesday, December 3, 2024, at 9:00am beginning at San Marino Elementary: 6215 San Rolando Way, Buena Park, CA 90620, and will continue to Miller Elementary: 7751 Furman Road, La Palma CA 90623. All participants are required to sign in at the San Marino Administration Building. Failure to attend the entire conference or tardiness will render the Bidder ineligible to submit a bid.

5. Contract Documents will be available electronically on November 22, 2024. Contact Cindy Leighton at [cindy@schoolhausinc.com](mailto:cindy@schoolhausinc.com) to obtain bid documents via transmission of an emailed link. The bid documents will be provided to Bidders in electronic format only.

6. To bid on this Project, the Bidder is required to possess a State of California Contractor B or C-17 License.

7. Each bidder shall provide the required bid security as set forth in the bid documents, in the amount of ten percent (10%) of the total bid price.

8. The successful Bidder shall be required to furnish a 100 % Performance Bond and a 100% Payment Bond if it is awarded the contract.

9. The successful Bidder may substitute securities for any monies withheld by the District to ensure performance under the Contract, in accordance with the provisions of section 22300 of the Public Contract Code.

10. The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code.

11. All Bidders and all sub-contractors of any tier must be registered with the Department of Industrial Relations (DIR,) pursuant to Labor Code Section 1725.5.

12. The District's Board reserves the right to reject any and all bids and/or waive any irregularity in any bid received. Unless otherwise required by law, no bidder may withdraw its bid for ninety (90) days after the date of the bid opening.

END OF DOCUMENT

Publication Dates: Buena Park Independent, November 22, 2024 and November 29, 2024  
**Buena Park Independent 11/22,29/2024-147871**

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**  
01/14/2025  
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

T.S. No.: 2024-01238-CA

A.P.N.:066-421-38  
Property Address: 5353 BARRETT CIRCLE, BUENA PARK, CA 90621

**NOTICE OF TRUSTEE'S SALE**

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KEM THEO ĐÂY LÀ BẢN THƯONG BÀI TOM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/09/2006. 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.**

Trustor: Donna Chang, An Unmarried Woman  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 02/16/2006 as Instrument No. 2006000109833 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 12/18/2024 at 03:00 PM  
Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVENUE, ORANGE, CA 92866

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 314,389.75

**NOTICE OF TRUSTEE'S**

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: 11/15/2024  
Judge Layne H. Melzer  
Judge of the Superior Court  
**Buena Park Independent 11/29,12/6,13,20/24-148256**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001266**  
TO ALL INTERESTED PERSONS: Petitioner: KERRIE COLLEEN RODRIGUEZ filed a petition with this court for a decree changing names as follows: KERRIE COLLEEN RODRIGUEZ TO KERRIE COLLEEN RENDON-RODRIGUEZ. 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

SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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 as:

More fully described in said Deed of Trust.  
Street Address or other common designation of real property: 5353 BARRETT CIRCLE, BUENA PARK, CA 90621  
A.P.N.: 066-421-38

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 thereon, as provided in said note(s), advances, 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: \$ 314,389.75.

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.

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.

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**  
03/06/2025  
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 newspa-

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE OF TRUSTEE'S SALE**

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01238-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately

per of general circulation, printed in this county: Buena Park/Anaheim Independent  
Date: 11/19/2024

Judge of the Superior Court  
**Buena Park Independent 11/29,12/6,13,20/24-148261**

**NOTICE OF PUBLIC SALE: Self storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on December 19th 2024 at approximately 2:00 pm at [www.storage-treasures.com](http://www.storage-treasures.com): Ahmed Darraji, Christopher Cunha, Tamra Suzanne Muninger, Michael Horton, Melissa Melchor, Quinton Augustus, Ronnie Jeter, James Hamlin, Sandra Robles 11/29/24  
**CNS-3871832# BUENA PARK INDEPENDENT Buena Park Independent 11/29/24-147876****

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 OF TRUSTEE'S SALE**

**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2024-01238-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: November 5, 2024  
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant  
Buena Park Independent 11/15,22,29/2024-147767