#### Legals-IND

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

24FL001320 TO ALL INTERESTED PERSONS: Petitioner: PETER EHAB WADEA ROSTOM and MONICA HORWAT DAMIAN SAWERS on behalf of GLORY CANDY G L O R Y C A N D Y ROSTOM, a minor, filed a petition with this court for a decree changing names as follows: GLORY CANDY ROSTOM to GLORY GRACE G L O R Y G R A C E ROSTOM. 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

03/20/2025 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)

A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition per of general circulation, printed in this county: Buena Park/Anaheim In-

dependent Date: 12/06/2024

Judge Eric J. Werschind Judge of the Superior Court

Buena Park Independ-ent 12/13,20,27/24,1/3/25-148469

SUMMONS (FAMILY LAW) (CITACION Derecho familiar) CASE NUMBER (Numero del Caso) 23D001496 NOTICE TO **RESPONDENT:** (Aviso al demandado) DESIRE J. SERAFIN YOU ARE BEING SUED PETITIONER'S NAME IS: (Nobre del

demandante): GENO S GUTIERREZ JR. NOTICE! You have been sued. Read the informa-

tion below. You have 30 calendar days after this summons and petition are served on vou to file a response orm FL-120) at the court on the petitioner. A letter, phone call, or court ap-pearance will not protect you. If you do not file your response on time, the court may make orders at the fecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawver immediately. Get help finding a lawyer at the California Courts Online Self-Help t e n e (*www.courts.ca.gov/self-help*), at the California

Deputy (Asistente) STANDARD FAMILY LAW RE-STRAINING ORDERS arting immed buse or dom

Legal Services website (www.lawhelpca.org), or (www.lawneipca.org), of by contacting your local county bar association. NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining or-ders are effective against both spouses or domestic both spouses or domestic partners until the petition is dismissed, a judgment is enterd, or the court makes further orders. They are enforceable anywhere in California by any law en-forcement officer who has received or seen a copy of

Legals-IND

them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or

the other party. AVISO! Lo han de-mandado. Lea la informacion a continuacion. Tiene 30 dias de calen-dario despues de haber

recibido la entrega legal de esta Citacion y Peti-cion para presentar una Respuesta (formulario FL-120) ante la corte y efectu-ar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareia de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos le-gales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las California Cortes de (www.sucorte.ca.gov), en el sitio web de los Servi-cios Legales de California (www.lawhelpca.org) o (www.lawneipca.org) o Poniendose en contacto con el colegio de abogados de su condado. AVISO-LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PACINA 2: La ordeneo PAGINA 2. Las ordenes de restriccion estan en vigencia en cuanto a ambos convuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agen-cia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de Califor-

EXENCION DE CUOTOS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas v costos de la corte previamente exentos a peticion de usted o de la otra parte.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Orange, 341 The City Drive South, Orange, CA 92868, Orange. Lamoreaux Justice Center. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attor-ney, is (El nombre, dirección v el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): GENO S, GUTIERREZ JR, 118 N. CORNELL, FULLERTON, CA 92831. TEL: 562-293-5874

Date: 03/07/2023 David H. Yamasaki Clerk of the Court Clerk, by (Secretario): MG. Salvado

ately, you and your

strained from 1. removing the minor children of the parties from the state or apply-ing for a new or replacement pass-port for those minor children without port for those minor children without the prior written consent of the oth-er party or an order of the court; 2. cashing, borrowing against, can-celing, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, includ-ing life, health, automobile, and dising life, health, automobile, and dis-ability, held for the benefit of the parties and their minor children; 3. transferring, encumbering, hypo-thecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of busi-ness or for the necessities of life; and

Legals-IND

creating a nonprobate transfer or 4. creating a nonprobate transfer in modifying a nonprobate transfer in a manner that affects the disposi-tion of property subject to the trans-fer, without the written consent of the other party or an order of the court. Before revocation of a non-probate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the oth-er party.

er party. You must notify each other of any proposed extraordinary expendit-ures at least five business days pri-or to incurring these extraordinary expenditures and account to the expenditures and account to the court for all extraordinary expendit-ures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an at-torney to help you or to pay court costs. costs. ÓRDENES DE RESTRICCIÓN ESTÁNDAR DE DERECHO FA-

MILIAR En forma inmediata, usted y cónyuge o pareja de hecho tie prohibido: MILIAR

prohibido: 1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de repuesto para los hijos menores, sin el consentimiento previo por es-crito de la otra parte o sin una or-den de la corte; 2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cu-alquier seguro u otro tipo de cober-tura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijlo(s) menor(es); 3. transferir, gravar, hipotecar, ocul-tar o deshacerse de cualquier man-era de cualquier propiedad, in-mueble o personal, ya sea comunit-aria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, vidades personales y comerciales o para satisfacer las necesidades de la vida; y 4. crear o modificar una transferen-cia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. Antes de que se pueda elim-inar la revocación de una transfer-ncia no testamentaria, se debe presentar ante la corte un aviso del a dorta parte o una entrega legal de dicho aviso a la otra parte. Cada parte tiene que notificar a la torta shabiles antes de realiz-arlo, y rendir cuenta a la corte de totra sobre cualquier gasto ex-trado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ay-ude o para pagar los costos de la corte.

NOTICE—ACCESS TO AFFORD ABLE HEALTH INSURANCE: Do ABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay to-wards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506.

AVISO—ACCESO A SEGURO DE SALUD MÁS ECONÓMICO: ¿Ne-

SALUD MÁS ECONÓMICO: ¿Ne-cesita seguro de salud a un costo asequible, ya sea para usted o al-guien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered Cali-fornia lo puede ayudar a reducir el costo que paga por seguro de sa-lud asequible y de alta calidad. Para obtener más información, vis-ite www.coveredca.com. O llame a Covered California al 1-800-300-0213

0213 WARNING—IMPORTANT IN-FORMATION California law provides that, for purposes of divi-sion of property upon dissolution of a marriage or domestic partnership or upon legal separation, property a marriage or domestic partnership or upon legal separation, property acquired by the parties during mar-riage or domestic partnership in joint form is presumed to be com-munity property. If either party to this action should die before the jointly held community property is divided, the language in the deed (i.e., joint tenancy, tenants in com-mon, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property ir sou want the to the property.

title to the property. **ADVERTENCIA—IMFORMACIÓN IMPORTANTE** De acuerdo a la ley **IMPORTANTE** De acuerdo a la ley de California, las propiedades ad-quiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a falle-cer antes de que se divida la propiedad comunitaria de tenencia

### Legals-IND

**Buena Park Independ-**12/20,27/24,1/3,10/25 ent - 148673

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001363

TO ALL INTERESTED PERSONS: Petitioner: AMIR SOHRAB TAGHARI DINANI and SHAPARAK BIGDELI on behalf of AMIR SAMYAR TAGHAVI DINANI, a minor, filed a petition with this court for a decree changing names as follows: AMIR SAM-YAR TAGHAVI DINANI to SAMYAR DINANI. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing in-dicated below to show cause, if any, why the peti-ion 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

# 03/20/2025

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)

week for four successive weeks prior to the date set for hearing on the petition per of general circulation, printed in this county: Buena Park/Anaheim Independent

Date: 12/16/2024 Judge Julie A. Palafox Judge of the Superior Court Buena Park Independ-ent 12/20,27/24,1/3,10/25-

148696

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

CASE NO. 30-2024-01431796-CU-PT-CJC TO ALL INTERESTED PERSONS: Petitioner: LEYLA FATOURECHI filed a petition with this court for a decree chan-ging names as follows: ging names as follows: LEYLA FATOURECHI to LEYLA FATOURECHI MCGREGOR. THE COURT ORDERS that all persons interested in this . matter shall appear before this court at the hearing in-dicated 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 be fore the matter is sched uled 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

Legals-IND

### 02/04/2025 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) vour court's website

my-court.htm) A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 12/11/2024 Judge Erick L. Larsh

Judge of the Superior

Court Buena Park Independ-

e n t 1/2/27/24,1/3,10,17/25-148770

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHARLENE D. MITCHELL CASE NO 30-2024-01447069-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent cred-itors, and persons who may otherwise be interestéd in the will or estate, or both, of CHARLENE D. MITCHELL. A Petition for PROBATE

has been filed by: CAM'RON AMIR MITCHELL in the Superior Court of California, County of ORANGE. The Petition for Probate requests that CAM'RON AMIR MITCHELL be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without obtaining court approval. Be-fore taking certain very im-portant actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consen-ted 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 peti-tion will be held in this court as follows: FEB 06, 2025 at 1:30 PM in Dept. CM07, 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 court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-inge and 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 ap-pear in-person, you can appear in the department on the day/time set for your hearing. If you object to the grant-ing of the petition, you

should appear at the hear-ing and state your objec-tions or file written objecvou tions with the court before the hearing. Your appear-ance may be in person or by your attorney. If you are a creditor or a

### Legals-IND

contingent creditor of the decedent, you must file your claim with the court and mail a copy to the pe sonal representative a ap pointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal repres-entative, as defined in sec-tion 58(b) of the California Probate Code or (2) 60 days from the date of mailing or personal delivery to vou 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-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

clerk. Attorney for petitioner: STEPHANIE COOK, ESQ; VARELA LAW, PC (DBA: THE WAGON LEGACY) 1277 E. IMPERIAL HIGH-WAY, PLACENTIA, CA 92870. (714) 451-5766 BSC 226221

Buena Park/Anaheim Independen 12/2724,1/1,1/3/25 48871

## AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO

CASE NO. 30-2024-01446698 TO ALL INTERESTED PERSONS: Petitioner: CHIN HSING CHEN filed a petition with this court for a decree changing names as follows: CHIN HSING CHEN to JIMMY CHINHSING 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 sched-uled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted. If no written objection is timely filed, the court may grant the petition without a

### hearing. NOTICE OF HEARING 02/05/2025 8:30 a.m. D100

Central Justice Center 700 West 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)

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-per of general circulation, printed in this county Buena Park/Anaheim In-

dependent Date: 12/20/2024

Judge Layne Melzer Judge of the Superior Court Buena Park Independ-

ent 12/27/24,1/3,10,17/25-148896

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. Legals-IND

30-2024-01447672 TO ALL INTERESTED PERSONS: Petitioner ANAKATRINA GENEVA WALTZ-ARIAS filed a petition with this court for a decree changing names as follows: ANAKATRINA GENEVA WALTZ-ARIAS to ANAKATRINA GENEVA WALTZ. THE COURT OR-DERS that all persons in-terested in this matter shall appear before this court at the hearing indicated below to show cause, if any why the petition for change why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objec-tion that includes the rece tion 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

#### NOTICE OF HEARING 02/18/2025

8:30 a.m. D100 REMOTE Central Justice Center 700 West Civic Center

200 West 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) 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-per of general circulation printed in this county: Buena Park/Anaheim In-

dependent Date: 12/23/2024

Judge Lavne Melzer Judge of the Superior

Court Buena Park Independ-ent 12/27/24,1/3,10,17/25-148904

TS No: CA07000797-24-1 APN: 263-572-05 TO No 8793339 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 ves-ted owner(s) only, pursu-ant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED April 16, 2019 UNLESS YOU TAKE AC TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G S AGAINST YOU, YOU SHOULD CONTACT A LAWYER, On January 27 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 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 recorded on April 22, 2019 as Instrument No 2019000129010. of official records in the Office of the Recorder of Orange the Recorder of Orange County, California, ex-ecuted by BYUNG HO HA AND MYUNG JA HA HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS TEMS, INC., as Benefi-ciary, as nominee for LIBERTY HOME EQUITY SOLUTIONS, INC. as Be-neficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER

A copy of this Order to Show Cause shall be pub-lished at least once each

NOTICE OF HEARING 1:30 p.m. L74 REMOTE

#### Legals-IND

in lawful money of the United States, all payable at the time of sale, that certain property situated in cald County Collifornia do said County, California de-scribing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is be-ing sold "as is". The street address and other common designation, if any, of property described above is purpor-ted to be: 6194 ROBIN BUENA PARK, CA 0-1301 The under-90620-1301 signed Trustee disclaims any liability for any incor-rectness of the street ad-dress and other common designation, if any, shown herein. Said sale will be herein. Said sale will be made without covenant or warranty, express or im-plied, regarding title, pos-session, or encumbrances, to pay the remaining principal sum of the Note secured by said Deed sum of the Note(s) Trust, with interest thereas provided in said e(s), advances if any, the terms of the under Deed of Trust, estimated fees, charges and ex penses 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 sold and reasonable estimated costs, ex-penses and advances at the time of the initial pub-lication of this Notice of Trustee's Sale is estimated to be \$431.675.09 stimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiarv's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accashier's check 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 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 re-ceiver, if applicable. If the Trustee is unable to con-vey title for any reason, the successful bidder's sole and exclusive remshall 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 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 re-ceive clear title to the property. You are encouraged to investigate the ex-istence, 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

#### Legals-IND

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 prop-erty. 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, pursu-ant to Section 2924g of the California Civil Code. The law requires that informa-tion 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 visit the Internet Website address www.nation-wideposting.com or call Nationwide Posting & Pub-lication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000797-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 Inter-net Website. The best way to verify postponement information is to attend the scheduled sale.  Notice to Tenant NOTICE TO TENANT FOR FORE-CLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursu-ant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase 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 916.939.0772, or visit this internet web-site www.nationwideposting.com, using the file number assigned to this case CA07000797-24-1 to find the date on which the trustee's sale was held. the amount of the last and highest bid, and the ad-dress 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 contact-ing an attorney ing an attorney or appro-priate real estate professional immediately for advice regarding this poten-tial right to purchase. Date: November 26, 2024 MTC Financial Inc. dba Trustee C o r p s T S N o CA07000797-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252 8 3 0 0 T D D : 7 1 1 949.252.8300 By: Loan

Quema, Authorized Sig-natory SALE INFORMA-TION CAN BE OB-TAINED ONLINE IAINED ONLINE AI www.nationwideposting.co m FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nation-wide Posting & Publica-tion AT 916.939.0772 NPP0468347 To: BUENA PARK / ANAHEIM INDE-PENDENT 01/03/2025, 01/10/2025, 01/17/2025

Legals-IND Buena Park/Anaheim In-

dependent 1/3.10.17/25-148914

NOTICE OF PUBLIC SALES: The following two self-storage units' contents containing used Miscellaneous product and equipment (Unit W1) will be sold via online public auction to online public auction to satisfy liens on Mon 1/6/25 at 9am. Unit W1: AMI Designs LLC Loc-ated at 15300 Valley View Ave. La Mirada, CA 90638. Auctions will take place online at: www.storagetreasures.c

<u>om.</u> Buena Park/Anaheim Ind e p e n d e n t 12/27/24,1/3/25-148875

NOTICE OF PUBLIC SALE: Self-storage cube contents of the following customers containing household and other household and other goods will be sold for cash by CubeSmart Management, LLC 4200 N. Har-bor Blvd Fullerton CA. 92835 to satisfy a lien on January 23, 2025, at the approximate 1:00pm at www.storagetreasures.co m : 03251965 Eddie Rios. Tony J. Zavala, Linda Ro-jas, Johnny Carden, Jenie-flor Gonzalez, Faith Malimba, Javonne Cortez, Pedro Jesus Gonzalez 1/3/25

CNS-3880189# BUENA PARK INDE-PENDENT Buena Park Independent 1/03/25-148622

NOTICE OF PUBLIC SALE: Self storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Manageby Cubesmart Manage-ment, LLC 1628 S Ana-heim way, Anaheim CA, 92805 to satisfy a lien on January 22, 2025 at ap-proximately 2:00 pm at www.storagetreasures.co m: m. Katrina Gonzalez, Michelle

Garcia, Kaylee Callahan, Anthony Contreras, Amber Mendoza, Alex

Robinson, Mary Lopez, Taryn Calkum, Michael Talili, Karina fletcher, Rodolfo Marin, Bobby Robinson,

Nancy Acosta, Noemy Zamarripa, Stacy Simmons, Saldna Handal, Erika Guillen, Guillermo

Valencia, Candy Keys, Mildred Smith

CNS-3883078# BUENA PARK INDE-PENDENT Buena Park Independent 1/03/25-148951

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HANSON PAO-SANG WONG

CASE NO. 30-2024-01448930-PR-PL-CMC

To all heirs, beneficiaries, creditors, contingent cred-itors, and persons who may otherwise be interested in the will or estate. or both, of HANSON PAO-SANG WONG.

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

decedent's will and codi-cils, if any, be admit ted to probate. The will and any codicils are available for examination in the file kept

#### Legals-IND

by the court. The petition requests authority to administer the estate under the Inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without obtaining court approval. Be-fore taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consen-ted 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

arant the authority A hearing on the peti-tion will be held in this court as follows: FEB 19, 2025 at 1:30 PM in Dept. 3390 Harbor Blvd, **CM08** Costa Mesa, CA 92626. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hearngs and for remote hear-ng 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 ap-pear in-person, you can appear in the department on the day/time set for

our hearing. f you object to the granting of the petition, you should appear at the hear-ing and state your objec-tions or file written objections with the court before the hearing. Your appear-ance 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 per-sonal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal repres-entative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under sec-tion 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 knowledge-able 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-tition or account as provided in Probate Code

## CITY OF BUENA PARK PUBLIC MEETING NOTICE

Grant (CDBG) Committee will hold a public meeting in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, on **Tuesday, Janu-**ary 21, 2025, at 6:00 p.m., or as soon thereafter as can be heard, to discuss activity funding for the upcoming 2025-2026 CDBG program year.

should call the City Clerk at (714) 562-3750.

Clerk

Legals-IND section 1250. A Request for Special Notice form is

available from the court clerk

Attorney for petitioner: CHARLES K. MILLS, ESQ ATTORNEY AT LAW 5440 TRABUCO RD, IRVINE, CA 92620. (949) 585-9333 BSC 226251 Buena Park/Anaheim

Independent 1/3,1/8,1/10/2025-149002

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 15147-JF

Escrow No. 15147-JP NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business ad-dress(es) to the Seller(s) are: JOOEUN CORPORA-TION, 510 W. CHAPMAN AVENUE, PLACENTIA, CA 92870

Doing Business as: FANTASY BURGER All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

Seller(s), is/are: The name(s) and address of the Buyer(s) is/are: CHRIS HALKIDIS AND GHOLWAN MECHAMMIL, AND OR ASSIGNEE, 510 W. CHAPMAN AVENUE, PLACENTIA, CA 92870 The assets to be sold are described in general as FURNITURE, FIXTURES EQUIPMENT, TRAD NAME, GOODWILL TRADE NAME, GOUDA PROVEMENTS AND COVENANT NOT TO COMPETE and are loc-ated at: 510 W. CHAPated at: 510 W. CHAP-MAN AVENUE, PLACEN-

TIA, CA 92870 The bulk sale is intended to be consummated at the office of: ACT ONE ES-CROW, INC., 6131 OR-ANGETHORPE AVE. STE 180-E, BUENA PARK, CA 90620 and the anticipated sale date is JANUARY 22, 2025 The bulk sale is subject to California Uniform Com-

mercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed whom claims may be filed is: ACT ONE ESCROW, INC., 6131 ORANGETH-ORPE AVE., STE 180-E, BUENA PARK, CA 90620 BUENA PARK, CA 90620 and the last date for filing claims shall be JANUARY 21, 2025, which is the business day before the sale date specified above. DATED: 12/23/24 BUYER: CHRIS HALKID-IS AND GHOLWAN MECHAMMIL 3100752-PP INDEPEND-ENT 1/3/25 Buena Park/Anaheim In-

Buena Park/Anaheim Independent 1/3/2025-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

148988

30-2024-01445190 TO ALL INTERESTED PERSONS: Petitioner:

The City of Buena Park Community Development Block

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations

If you would like to participate in the public meeting and would like translation in Chinese, Korean, Spanish, Ta-galog, 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 Econom-ic Development Division, (714) 562-3586.

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

Buena Park Independent 1/3/2025-148695

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LARISSA ERMINPOUR filed a petition with this court for a decree changing names as follows: LARISSA ERMINPOUR to LARISSA VISHNEVSKY ERMINPOUR. 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 peti-tion 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 be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the peti-

tion should not be granted. If no written objection is timely filed, the court may

grant the petition without a hearing.

NOTICE OF HEARING

01/29/2025 8:30 a.m. D100 REMOTE

Central Justice Center 700 West 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. To find your court's website, go to www.courts.ca.gov/find-

A copy of this Order to Show Cause shall be pub-

lished at least once each

week for four successive weeks prior to the date set for hearing on the petition

in the following newspa-per of general circulation,

mv-court.htm)

Public Notice of Sale of Abandoned Property Gilbert Self Storage will hold an online auction to enforce a lien imposed on said property, as de-scribed below, pursuant to the California self-service storage facility act Califor-nia business and profes-sions code 10 division 8

chapter 21700, on or after 1/22/2025 at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go www.storagetreasures.co m to register and see pho-tos of the items available

for sale. This is a cash only sale and a refund-able \$100 cash cleaning deposit is required by all winning bidders. Manage-ment 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 per-sonal property.

Unit 334 Sandra Gayle Unit 412 Craige Waddell Unit 539 Erik Rodriguez Unit 704 Anne Bonneville Unit 986 Lauri Andrews Buena Park/Anaheim Independent 1/3,10/2025-148938

#### **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 #N02/2024-25 ("Project")

The Project consists of: Replacement of all campus windows with dual pane aluminum frame storefront win-dow systems with tinted glass, and associated hazard-ous 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 \$475,000 for San Marino and \$575,000 for Miller.

3. Sealed Bids will be received until 9:00am, on Monday, January 13, 2025, at the District Office, loc-ated at 6625 La Palma Avenue, Buena Park, CA 90620, at or after which time the bids will be opened and pub-licly 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 Monday, January 6, 2025, 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 con-ference or tardiness at both sites will render the Bidder ineligible to submit a bid.

5. Contract Documents will be available electronically on December 31, 2024. Contact Cindy Leighton at <u>cindy@schoolhausinc.com</u> to obtain bid documents via transmission of an emailed link. The bid documents will be reprinted to Biddens in plotters formet arbitration. be provided to Bidders in electronic format only.

 To bid on this Project, the Bidder is required to possess a State of California Contractor <u>B or C-17</u> License
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 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 determ-ined by the Director of the Department of Industrial Re-lations, State of California, for the type of work per-formed 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.

10. 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.

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

Buena Park Independent 12/27/24,1/3/25-148869

Legals-IND printed in this county: Buena Park/Anaheim Independent dependent Date: 12/11/2024 Judge Layne Melzer Judge of the Superior Court Buena Park Independ-ent 1/3,10,17,24/25-149034