Legals-IND

ORDER TO OHDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2025-01452623-CUPT-CJC
TO ALL INTERESTED

PERSONS: Petitioner: LESLIE MARIE GARBERDING filed a petition with this court for a decree changing names as follows: LESLIE MAR-IE GARBERDING to LESLIE MARIE OLSON.

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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 gran-ted. Any person objecting to the name changes de-scribed above must file a written objection that in-cludes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hear-

ing to show cause why the

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

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

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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 newspaper of general circulation, printed in this county:
Buena Park/Anaheim Independent

dependent Date: 01/14/2025
Judge David J. Hesseltine
Judge of the Superior Court

Buena Park Independent 1/24,31,2/7,14/25-149503

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ORDER TO

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2025-014521068
TO ALL INTERESTED
PERSONS: Petitioner:
ANGEL RAY RAMIREZ
filed a petition with this
court for a decree changing names as follows:
ANGEL RAY RAMIREZ to

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A R T H U R R A Y MEDRANO. 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 reastion that includes the reasons for the objection at least two court days be-fore the matter is scheduled to be heard and must

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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
02/20/2025
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

Legals-IND

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

about how to do so on the court's website. To find

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 Independent Date: 01/08/2025 Judge Layne Melzer Judge of the Superior

Buena Park Independent 1/24,31,2/7,14/25-149506

NOTICE OF PETITION TO ADMINISTER ES-TATE OF: MARIE E. FORAN

CASE NO. 30-2025

01453826-PR-PW-CMC

To all heirs, beneficiaries,

creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of MARIE E. FORAN. E. FORAN. A PETITION FOR PRO-BATE has been filed by GREGORY J. BORDEAU in the Superior Court of California, County of OR-

PETITION FOR PROBATE requests that GREGORY J. BORDEAU be appointed as personal representative to administer the estate of the de-THE PETITION requests the decedent's lost WILL

the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administrate the authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without ob-taining court approval. Be-fore taking certain very important actions, however, the personal representat-ive will be required to give notice to interested persons unless they have waived notice or consen have 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 petition will be held in this court as follows: 03/06/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA NOTICE IN PROBATE ASES

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 hearings and for remote hear-

ing 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

granting of the petition. you should appear at the hearing and state your objections or file written objections with the court be-fore the hearing. Your ap-pearance may be in person or by your attorney.

IF YOU ARE A CREDIT
OR or a contingent creditor of the decedent, you must file your claim with

to the personal represent ative 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 Probáte 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Basis at of the California Probate Other California statutes

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and legal authority may af fect your rights as a credit-or. You may want to con-sult with an attorney know-ledgeable 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

JAMES DREW LAWSON, ESQ. - SBN 170710 426 W. CARSON ST. NO. CARSON CA 90745 Telephone (310) 533-6977 1/31, 2/7, 2/14/25 CNS-3890268# BUENA PARK INDE-PENDENT Buena Park Independ-ent 1/31,2/7,14/25-149638 PARK INDE-

available from the court

ORDER TO

SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01454986

TO ALL INTERESTED PERSONS: Petitioner: MARIE VICTORIA MATA filed a petition with this court for a decree changing names as follows: MARIE VICTORIA MATA VICTORIA MARIE TA. THE COURT OR-MATA. THE COURT OR-DERS that all persons in-terested in this matter shall appear before this court at the hearing indicated be-low to show cause, if any, why the petition for change of name should not be granted. Any person ob-jecting to the name jecting 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 earing.
NOTICE OF HEARING

03/18/2025 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/findmy-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: uena Park/Anaheim Independent Date: 01/24/2025 Judge Daniel J. Hesseltine Judge of the Superior

Court Buena Park Independent 1/31,2/7,14,21/25-149710

NOTICE OF PETITION TO ADMINISTER

ESTATE OF: ROSHAN RAMESH SHAH CASE NO. 30-2025-01452802 To all heirs, beneficiaries, creditors, contingent creditors, and persons who

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may otherwise be interested in the will or estate or both, of RAMESH SI of ROSHAN SHAH. A Petition for PROBATE has been filed by: NEEMA R. SHAH, in the Superior Court of California, County of ORANGE The Petition for Probate requests that NEEMA R

SHAH 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 taining 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

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 FEBRUARY 19, 2025 at

administration authority

will be granted unless an

1:30 PM in Dept. CM08 Costa Mesa Justice Complex 3390 Harbor Blvd

Costa Mesa, CA 92626 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to our 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 representation. general personal representative as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailng or personal delivery to you of a notice under secyou of a notice under section 9052 of the California Probate Code Other Cali-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

Petitioner: NEEMA R. SHAH, 1541 FINEGROVE A V E, HACIENDA HEIGHTS, CA 91745. PH: 323-422-7051.

Buena Park Independent 1/31,2/7,14/2025-149732 APN: 017-381-04 TS No.

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24-08292CA TSG Order No.: 240429730 NOTICE No.: 240429730 NOTICE OF TRUSTEE SALE UN DER DEED OF TRUST DER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEM-BER 16, 2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF OU NEED AN EXPLAN ATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, unde and pursuant to the power of sale contained in that certain Deed of Trust Re-corded December 20, 2019 as Document No. 2019000535110 of Official Records in the office of the Recorder of Orange Recorder of Orange County, California, ex-ecuted by: Terrence E Lappin, a widower, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank. check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, 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 it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: February 3, 2025 Sale Time: 9:00 AM PLEASE NOTE: Original sale date has been postponed to a future date Sale Location Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 2 File No.:24-08292CA The street address and other common designation, if any, of the real property described above is purported to be: 1400 Fallenleaf Street, La Habra, CA 90631. The un-dersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the re-maining 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, to-wit: \$374,213.71 (Estimated).

Accrued interest and addi-

increase this figure prior to sale. It is possible that at the time of sale the open-ing bid may be less than the total indebtedness

due. NOTICE TO POTEN-TIAL 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. Pla-

cing the highest bid at a trustee auction does not

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

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free and clear ownership

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monies paid to the Trust-ee and the successful bid-

der shall have no further recourse. For Pre Sale In-formation Log On To:

www.auction.com or Call

(800) 280-2832 For Post Sale Results please visit

www.affiniadefault.com o

2024 By: Omar Solorzano

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01455876-CU-

PERSONS: Petitioner

THE COURT ORDERS that all persons interested

in this matter shall appear

show cause, if any, why

the petition for change of name should not be gran-ted. Any person objecting

to the name changes de

scribed above must file a written objection that in-

cludes the reasons for the

obiection at least two court

scheduled to be heard and

must appear at the hear-ing to show cause why the petition should not be granted. If no written ob-

jection is timely filed, the court may grant the peti-tion without a hearing. NOTICE OF HEARING

03/19/2025 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)

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

week for four successive

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-

Judge of the Superior

days before the matter

TO ALL

PT-CJC INTERESTED

Call (866) 932-0360 Dated: December 17, off, before you can re-ceive clear title to the Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite property. You are encouraged to investigate the ex-1720 Long Beach, CA 90802 (833) 290-7452 NPP0468959 To: BUENA PARK / ANAHEIM INDE-PENDENT 02/07/2025, istence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title 02/14/2025, 02/21/2025 Buena Park/Anaheim Ininsurance company, either of which may charge you a fee for this information. If dependent 2/7,14,21/25you 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. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the MANUEL BRYCE LUJAN filed a petition with this mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The court for a decree changing names as follows MANUEL BRYCE LUJAN law requires that informato BRYCE JOHN LUJAN tion about trustee sale available to you and to the before this court at the hearing indicated below to

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 uled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08292CA. Information are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the teléphone information or on the inter-net website. The best way to verify postponement in-formation is to attend the scheduled sale. NOTICE TO TENANT: You may

this property after the trustee auction pursuant to Section 2924m of the Cali fornia Civil Code. If you are an "eligible tenant buy-er," you can purchase the er, you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com,

trustee. Second. vou must send a written notice of in-

tent to place a bid so that

the trustee receives it no more than 15 days after the trustee's sale. Third,

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 or appro-priate real estate profes-

sional immediately for ad-

vice regarding this potential right to purchase. 3 File No.:24-08292CA If the

Trustee is unable to con-

vey title for any reason, the successful bidder's

sole and exclusive rem-

edy shall be the return of

have a right to purchase

Buena Park Independent - 2/7,14,21,28/25-149970 using the file number assigned to this case 24-08292CA 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

Court

dependent

Date: 01/28/2025

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25FL000097
TO ALL INTERESTED
PERSONS: Petitioner:
KENIA CASTRO on behalf of AUDRINA BAILEY MARTINEZ, a minor, filed a petition with this court for a decree changing names as follows: AUDRINA BAILEY MARTINEZ to AUDRINA BAILEY CASTRO. THE COURT ORDERS that all persons interested in this matter. 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 reas-

ons for the objection at

fore 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 Йearing NOTICE OF HEARING 04/11/2025 8:30 a.m. L52 Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (To appear remotely check in advance of the hearing for information

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about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-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: 01/30/2025 Judge Julie A Palafox Judge of the Superior Court Buena Park Independent - 2/7,14,21,28/25-149971

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01455560 ALL INTERESTED

PERSONS: Petitioner CECILIA PONCE filed a petition with this court for a decree changing names as follows: CECILIA PONCE to CECILIA BAJENIO PONCE. THE COURT ORDERS that all persons interested in this matter shall appear before 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 before 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 03/11/2025 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/findmy-court.htm) A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive 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 Independent

Court Buena Park Independent - 2/7,14,21,28/25-149973

Date: 01/27/2025 Judge David J. Hesseltine

Judge of the Superior

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01452479 O ALL INTERESTED PERSONS: Petitioner YAN SIM filed a petition with this court for a de-cree changing names as follows: YAN SIM to YAN SIM KIM. THE COURT

Legals-IND ORDERS that all persons interested in this matter appear before this court at the hearing indicated be-low 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

ons 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 peti-

tion should not be granted

If no written objection is timely filed, the court may grant the petition without a notice of HEARING 03/05/2025

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

your court's website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Buena Park/Anaheim Independent

dependent Date: 01/14/2025 Judge David J. Hesseltine

Judge David 7. Hesselline Judge of the Superior Court Buena Park Independ-ent - 2/7,14,21,28/25-150027

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

CHANGE OF NAME
CASE NO.
30-2024-01438692
TO ALL INTERESTED
PERSONS: Petitioner:
JUVENTINA MARIA
CASTRO filed a petition
with this court for a decree changing names as
follows: JUVENTINA
MARIA CASTRO to MAYA
JUVENTINA CASTRO.
THE COURT ORDERS
that all persons interested
in this matter 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 deto the name changes de-scribed above must file a written objection that in-cludes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hear-ing to show cause why the petition should not be granted. If no written ob-itaction is timely filed, the jection is timely filed, the court may grant the peti-

tion without a hearing.
NOTICE OF HEARING 03/11/2025 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive

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)

my-court.htm)
A copy of this Order to
Show Cause must be pub-lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent

Date: 01/27/2025 Judge David J. Hesseltine Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-150031

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Uniform Commercial

Code. At any time before

the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the

California Uniform Commercial Code, by tendering the estimated amount

of \$ 168, 170.18 in payment of the unpaid balance of the obligation, se-

ance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be

the foreclosure. It will be necessary to contact the agent for updated figures

after the date of this no-

tice. Such tender must be in the form of cash, certi-

in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or

Irvine, California 92614, or

at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will

Be Used For That Purpose. The sale date shown on the attached notice of

sale may be postponed one or more times by the mortgagee, beneficiary,

trustee, or a court. The law requires that information about trustee sale post-

ponements be made avail-

able to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and

date for the sale of this property, you may call (877) 440-4460 or visit this

Internet Website address

Internet Website address www.mkconsultantsinc.co m, using the file number assigned to this case 0099-6369. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflec-

not immediately be reflected in the telephone in-formation or on the Inter-net Website. The best way

to verify postponement in-formation is to attend the scheduled sale. Dated:

February 5, 2025 21st Mortgage Corporation By: /s/ Raymond Soriano Steele, LLP, as Agent Tel: (949) 222-1161

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25FL000089
TO ALL INTERESTED
PERSONS: Petitioner:
JAECHUL PARK and HONGSOON AHN on behalf of HYON PARK, a minor, filed a petition with this court for a decree changing names as fol-lows: HYON PARK to GREG HYON PARK. THE COURT ORDERS that all persons interested in this persons interested in this matter 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 ons 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 petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING

05/15/2025 8:30 a.m. L74

REMOTE

REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868
(To appear remotely,
check in advance of the
hearing for information

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 must be pub-lished at least once each week for four successive weeks before the date set weeks before the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Buena Park/Anaheim Independent

Date: 01/29/2025 Judge Julie A. Palafox Judge of the Superior Buena Park Independ-

2/7,14,21,28/25-150068

File No: 0099-6369 Notice Of Sale Of Collater-

TO: Christopher James Lovelace and Jennifer Mai Anh Doan, Notice Is Hereby Given, pursuant to Section 9610 of the Cali-fornia Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 2022 Silver-crest Mobile Home which is located at 13102 Partridge St., Space 64, Garden Grove, CA 92843 and registered with the Department of Housing and Community Develop-ment under Decal No. LBP4892 and the following Serial and Label/Insignia Number(s): Serial N u m b e r (s) 176000HA102459B 176000HA102759A Label/Insignia Number(s) N T A 2 1 0 9 3 1 4 NTA2109313 The Under-NTA2109313 The Undersigned Will Sell Said Collateral On March 12, 2025 AT 3:00 P.M., at front steps to the entrance of the Civic Center, 300 East Chapman Avenue, Orange, CA 92866.. Such sale is being made by reason of your default on September 1, 2024 under that certain Security Agreement dated September 21, 2023. between ber 21, 2023, between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said SeBuena Park Independent 2/14/2025-150160

Legals-IND

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01459309

TO ALL INTERESTED PERSONS: Petitioner: MI-CHAEL FRANCIS MAG-DANGAL filed a petition with this court for a decree changing names as follows: MICHAEL FRAN-CIS MAGDANGAL to MI-CHAEL LAXAMANA MAG-DANGAL. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated be-low 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 obiection that includes the reas-ons 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

04/03/2025 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/findwww.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause must be pub-lished at least once each week for four successive

weeks before the date set for hearing on the petition in the following newspaper of general circulation. printed in this county: Buena Park/Anaheim Independent Date: 02/11/2025 Judge David J. Hesseltine
Judge of the Superior

Bruena Park Independent - 2/14,21,28,3/7/25ent - 2/ 150264

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01457578

TO ALL INTERESTED PERSONS: Petitioner: YUN AH KIM filed a petition with this court for a decree changing names as follows: YUN AH KIM to EUNCHO KIM. THE COURT ORDERS that all

NOTICE TO PROPOSERS

NOTICE IS HEREBY GIVEN that the Buena Park

School District in California, acting by and through its Governing Board, will receive up to, but no later than, 4:00 pm PST, March 3, 2025, sealed proposals for: Expanded Learning Opportunities Program (ELO-P)
RFP#2502 BPSD-E-SPORTS-01242025R
The proposal must be submitted to the Buena Park

School District, 6885 Orangethorpe Ave. CA, 90620 - ATTN: Karina Mesa, Contract Specialist, by mail-in or drop-off no later than **4:00 pm on, March 3, 2025**, at which time the District will publicly open proposals. Proposals will not be read at the time of receipt. The District will go through the review process and post results as noted in the bid document. It is the sole responsibility of the Proposer to ensure responses are received at the proper time and location.

Proposals shall be presented in accordance with the specifications. Proposal specifications may be obtained on the district's website at: www.bpsd.us The Proposer is responsible for checking the website for any addenda related to this RFP prior to submission of their response. Any questions regarding this notice should be directed to Karina Mesa, Contract Specialist, karmesa@bpsd.us. Questions must be submitted no later than 4:00 p.m. on February 25, 2025.

The Governing Board reserves the right to reject any and all proposals and any and all items of such proposals. This RFP shall also be subject to any and all applicable love regulations and able laws, regulations, and Governing Board of the BUENA PARK SCHOOL DIS-

TRICT Publication: Buena Park Independent: Feb. 14, 2025 & Feb. 21, 2025 curity Agreement and Section 9610 of the California

persons interested in this matter 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 objec-tion 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

Legals-IND

grant the petition without a hearing.
NOTICE OF HEARING 03/25/2025 8:30 a.m. D100 REMOTE

REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
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A copy of this Order to Show Cause must be pub-

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weeks before the date set for hearing on the petition in the following newspa-per of general circulation printed in this county: Buena Park/Anaheim Independent Date: 02/03/2025 Judge David J. Hesseltine Judge of the Superior Bruena Park Independent - 2/14,21,28,3/7/25-150265

Legals-IND

week for four successive

weeks before the date set

Notice of Availability (NOA)

Draft Environmental Impact Report No. EIR-25-1

Land Use and Community Design Element and Residential Zoning Code

Update Project, Buena Park, California

State Clearinghouse #2024110035

The City of Buena Park has prepared a Draft Environmental Impact Report (DEIR) for the Land Use and Community Design Element and Residential Zoning Code Update Project to evaluate the potential environmental impacts of implementing the project. As required by the California Environmental Quality Act (CEQA), the DEIR is available for public review and comment.

able for public review and comment.

PROJECT DESCRIPTION SUMMARY AND LOCATION

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Project Background: Based on the Southern California Association of Governments (SCAG) 6th Cycle Final Regional Housing Needs Assessment (RHNA), the City has a total RHNA allocation of 8,919 housing units. In accordance with State law, the City must demonstrate that it has planned to accommodate all of its regional housing need

must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022, and was certified by the California Department of Housing and Community Development ("HCD") on February 29, 2024 The City's 2021-2029 Housing Element Update indicates that the City has the capacity to exceed its RHNA allocation and can accommodate approximately 10,322 housing units through pending projects, the City's inventory of vacant and underutilized land, accessory dwelling units (ADUs), rezoned sites, and Housing Incentive Overlays (HIO's). The 6th Cycle Housing Element identifies 410 parcels throughout the City that can accommodate the additional housing units.

On February 13, 2024, City Council approved amendments to the General Plan Land Use Map and Zoning Map to accommodate the City's shortfall of sites needed to meet its RHNA allocation.

Project Description: The proposed Project will update the Land Use and Community Design Element of the General Plan and the Residential Zoning Code to support affordable housing development consistent with the City's 2021-2029 Housing Element Key components of the Project are as follows:

1. The Project requires a General Plan Amendment (GPA) to update the text and exhibits of the Land Use and Community Design Element of the General Plan to include Goals and Policies for affordable housing, descriptions of the HIO's, incorporation of relevant State Laws, updates to the City's existing land uses, Focus Areas, and projected buildout tables, updates to the ACSP and ECSP descriptions to include the applicable HIO's, and updates to the City's focus areas to include descriptions of key design and form characteristics in the HIO's.

2. The Project will update the text of the Single-Family Zones (Division 3), Multi-Family Zones (Division 4), and Administration Section (Division 1) of the Zoning Code to streamline review of development proposals, increase heights within multi-family

streamline review of development proposals, increase heights within multi-family zones, adopt the Density Bonus Law by reference, incorporate new uses along with development standards into the permitted use table as indicated by the 6th Cycle Housing Element Update (SB-9, Supportive/Transitional Housing, etc.), reference and incorporate the HIO Objective Design and Development Standards (ODDS). Division 5 will be updated to reference and incorporate the HIO ODDS. Additionally, Division 5 will be updated to reference and incorporate the HIO ODDS. will be updated to reference and incorporate the Filo ODDS. Additionally, Division 7 will be created to include development standards for four (4) Mixed-Use zones, three (3) of which permit residential uses.

3. Though the Project itself does not include the construction and development of affordable housing, the Project's EIR studies the impact of the future construction and development of 10,322 dwelling units and 438,333 sq. ft. of commercial space redistributed across 410 parcels located within the Housing Incentive Overlay zones and the culture of the construction and development the City.

tributed across 410 parcels located within the Housing Incentive Overlay zones and throughout the City.

<u>Project Location</u>: The Project encompasses the entire City of Buena Park which is comprised of 10.3 square miles and is situated in the northwestern boundary of Orange County, California. Cities that surround the City of Buena Park include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided via Interstate 5 (I-5) which is a major north-south Interstate that passes through the central portion of the City, and State Route 91 (SR-91) which is a major east-west highway that traverses through the central portion of the City.

The DEIR examines the potential environmental impacts as a result of the Project on the following: Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials and Land Use/Planning.

PUBLIC REVIEW PERIOD

PUBLIC REVIEW PERIOD

The Draft EIR will be available for public review and comment pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 7, Section 15087. The City will accept responses and comments for 45 days, starting on Friday, February 14, 2025 to Monday, March 31, 2025. All comments must be submitted in writing either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to: ation and send your responses or comments to:

City of Buena Park, Planning Division

Attn: Matt Foulkes, Director

6650 Beach Boulevard Buena Park, CA 90621 Email: mfoulkes@buenapark.com **DOCUMENT AVAILABLE FOR REVIEW**

The DEIR is available for review at the following locations:

City of Buena Park
Planning Division
6650 Beach Boulevard
Buena Park, CA 90622
(714) 562-3500
City of Buena Park - Website:
https://www.buenapark.com/city_departments/community_development/planning_division_particles__apparates by

https://www.buenapark.com/city_departments/community_development/planning_division_notices___announcements.php
Buena Park Library
7150 La Palma Avenue
Buena Park, CA 90620
(714) 826-4100

A Community Meeting to provide information on the Draft EIR, the Draft EIR review process, and the public hearing process for the City of Buena Park Land Use and Community Design Element and Residential Code Update Project will be held at the Buena Park City Hall, 6650 Beach Boulevard, First floor, Buena Park, CA 90621, on Wednesday, March 12, 2025 at 6:30 PM. The purpose of the Community Meeting is to provide the community with information on the Draft EIR and the project hearing process - no formal decisions or actions about the project or the Draft FIR will be process - no formal decisions or actions about the project or the Draft EIR will be made at this meeting.

Further information may be obtained by contacting Matt Foulkes, Director, at (714)

562-3610 or <u>mfoulkes@buenapark.com</u>.
If you need special accommodations, pursuant to the Americans with Disabilities Act please call Community Development at (714) 562-3620.

Buena Park Independent 2/14/2025-150238

Buena Park Independent 2/14,21/2025-150271