

**Legals-OCN**

NOTICE OF TRUSTEE'S SALE T.S. No. 24-20347-SP-CA Title No. 2406633 46-CA-VOI A.P.N. 099-016-03 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/19/2006. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all

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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 below. The 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 remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Amphon Bunkrongkiat, and Ampha Mallawong, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 10/26/2006 as In-

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strument No. 2006000722346 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 05/22/2025 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$501,644.66 Street Address or other common designation of real property: 10176 Emerson Ave, Garden Grove, CA 92843-1053 A.P.N.: 099-016-03 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the

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Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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

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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 resched-

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uled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 24-20347-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: 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 a "representative of all eligible tenant buyers" you may be able to 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

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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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 24-20347-SP-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 so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the Cali-

California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 04/02/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales One 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4839538 04/25/2025, 05/02/2025, 05/09/2025

**Orange County News 4/25,5/2,9/2025-152165**

T.S. No. 131012-CA APN: 930-17-461 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/2/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 5/22/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/6/2021 as Instrument No. 2021000498315 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JOHNNY TRAN, A SINGLE MAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 12836 PALM STREET UNIT 3, GARDEN GROVE, CA 92840 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 held, but without covenant or warranty, expressed or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$537,817.73 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid

to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 131012-CA. 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: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 131012-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 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 SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

**Orange County News 5/2,9,16/2025-152248**

**STORAGE TREASURES AUCTION**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. **10741 Dale Ave Stanton, CA 90680 May 20, 2025 11:00AM** Luis Garcia Turner Charles Damaris Vazquez Kenneth Berry Kenneth Berry Kevin Segura Robert Andrew Vargas Joel Jobelius Grace C. G. Labrador John Gouger The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/2/25 **CNS-3918735# ORANGE COUNTY NEWS Orange County News 5/2/25-152303**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on May 21st, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **1705 S State College Blvd Anaheim, Ca 92806 (714) 308-1789 2:00 PM** Leni Siqueiros Darlene Leonard Marco Padilla Fariba Tizhoush Maria Gaytan Paul Hernandez Arlene Carrillo Elizabeth Graves The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/2/25 **CNS-3919210# ORANGE COUNTY NEWS Orange County News 5/2/25-152397**

DATED 07/05/2018. 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 & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/20/2018 as Instrument No. 2018000265438 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: DAVID JUAREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND OSCAR URRUTIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND MARLON SAN ROMAN, A SINGLE MAN AND MARIA E. MONJARAZ, A SINGLE WOMAN AS JOINT TENANTS, 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: 06/23/2025 TIME OF SALE: 9:00 AM PLACE OF SALE: Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868. 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 using the file number assigned to this case 00000008694663 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 BARRETT DAFFIN FRAPPIER TREDER & 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 & WEISS, LLP as Trustee 3990 E. Concorso Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 04/24/2025 A-4841461

05/02/2025, 05/09/2025, 05/16/2025 **Orange County News 5/2,9,16/2025-152509**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on **May 21st, 2025**. Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations: **480 W Crowther Ave Placentia CA 92870 714.524.7552 11:00am** Kenneth Webb Jon Derak Junelle Aquino Marlene Ortega Jon Derak Breanna Landry Judy Negrete Trevor MacCharles The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/2/25 **CNS-3920866# ORANGE COUNTY NEWS Orange County News 5/2/25-152574**

Title Order No.: 2585399CAD Trustee Sale No.: 87861 Loan No.: 399512934 APN: 100-346-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/19/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 5/23/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/24/2024 as Instrument No. 2024000102696 in book // //, page // // of official records in the Office of the Recorder of Orange County, California, executed by: WILLIE KHUYEN DANG AND OANH NGUYEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as TruStor LNN CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 149 OF TRACT NO. 2083, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 44 THROUGH 46, IN-

CLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 11812 BANNER DRIVE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$351,801.80 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 and more than three months have elapsed since such recordation. DATE: 4/25/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87861. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87861 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. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided to the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the

**Orange County News**  
5/2,9,16/2025-152577

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NO. 25FL000319

TO ALL INTERESTED PERSONS: Petitioner: JACQUELINE A LOZANO on behalf of JAYDEN RENTERIA, a minor, filed a petition with this court for a decree changing names as follows: JAYDEN RENTERIA to JAYDEN LOZANO RENTERIA. 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 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**  
07/10/2025  
8:30 a.m. L74  
REMOTE

Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868-3205

(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 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:  
**Orange County News**  
Date: 04/04/2025  
Judge Julie A. Palafox  
Judge of the Superior Court

**Orange County News**  
4/11,18,25,5/2/25-151960

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on **May 21st, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

**1761 W Katella Ave**  
**Anaheim CA, 92804**  
**714.922.3019**  
**11:00 AM**  
Gary Seibel  
Brenda Rodriguez  
Christi Jones  
Christopher Kupris  
Christopher Kupris

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the

personal property.  
5/2/25  
**CNS-3921506#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/2/25-152608

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at **4200 Westminster Ave Santa Ana, CA 92703** intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on **05/22/2025 at 1 pm** or after. Contents include personal property described below belonging to those individuals listed below.

Unit B006 - Adriana Lopez Mendoza - Shoes, Totes, Chair  
Unit B057 - Gregoria Lorenzo Adame - Boxes, Cabinets, Blankets  
Unit G038 - Marouane Ben Salem Baya - Boxes, Flooring Tile, Door Frames  
Unit G046 - Marouane Ben Salem Baya - Stove, Lamp Post, Rug  
Unit G048 - Marouane Ben Salem Baya - Washer, Dryer, Refrigerator  
Unit J010 - Jerson M Lopez - Bags, Clothing, Tools  
Unit J049 - Miguel D Jr Valdivinos Mendiola - Flooring, Dewalt Bag, Rug  
Unit J050 - Giang Dinh Vo - Boxes, Totes, Speakers  
Unit M025 - Carliene Michelle SmithKelley - Boxes, Totes, Clothing  
Unit M070 - Susan Marie Berg - Luggage, Clothing, Boxes  
Unit O022 - Miguel Angel Peña - Kid Toys, Tupperware, Boxes  
Unit O04647 - Rasul Davi - Boxes, Paper  
Unit O05253 - Jacquelyn Jean Johnson - Boxes, Cat Crate, Clothing  
Unit D031 - Alex Schulga - Baby Toys, Boxes, Fan  
Unit E01213 - Alex Schulga - Boxes, Furniture, Vacuum  
Unit E024 - Alex Schulga - Boxes, Totes, Buckets  
Unit E02829 - Alex Schulga - Chairs, Buckets, Boxes  
Unit G023 - Alexander George Schulga - Trash Bin, Boxes, Buckets  
Unit H00405 - Alex Schulga - Shelves, Baby Stroller, Boxes  
Unit P03760 - Alex Schulga - Buckets, Boxes, Kid Items

Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (714)874-3667  
**Orange County News**  
5/2/2025-152679

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Steven Duran
- Javier Contreras
- David A Perez
- April Marie Cabrera
- Edward Korducki
- Selena Strouse

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorageTreasures.com](http://www.StorageTreasures.com). The sale ends at 2:00 PM on the 21st of May 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to

cancellation in the event of settlement between owner and obligated party  
5/2, 5/9/25  
**CNS-3921934#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/2,9/25-152712

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SANDRA MAE HINES CASE NO. 30-2025-01478511-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SANDRA MAE HINES.

A PETITION FOR PROBATE has been filed by JUDY LABELLE in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that JUDY LABELLE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **JUN 18, 2025 at 1:30 PM in Dept. CM08**

**3390 Harbor Blvd, Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://The Superior Court of California - County of Orange (occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the

file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JENNIFER N. SAWDAY; TREDWAY, LUMSDAINE & DOYLE LLP, 3900 KILROY AIRPORT WAY, STE 240, LONG BEACH, CA 90806. (562) 923-0971 BSC 226790  
**Orange County News**  
5/2,5/7,5/9/2025-152728

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEVEN EMIL BAYER, aka STEVEN E. BAYER and STEVEN BAYER CASE NO. 30-2025-01478567-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STEVEN EMIL BAYER, aka STEVE E. BAYER and STEVEN BAYER.

A PETITION FOR PROBATE has been filed by STACEY HAFT in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that STACEY HAFT be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **JUN 25, 2025 at 1:30 PM in Dept. CM08**

**3390 Harbor Blvd, Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [The Superior Court of California - County of Orange \(occourts.org\)](http://The Superior Court of California - County of Orange (occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court 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 Cali-

fornia Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: CYNTHIA V. ROEHL, ESQ & KATHERINE F. BILADASZ KHAMIS, ESQ; ROEHL LAW GROUP, P.C., 25910 ACERO, STE 150, MISSION VIEJO, CA 92691. (949) 484-8001 BSC 226792  
**Orange County News**  
5/2,5/7,5/9/2025-152729

**NOTICE CALLING FOR BIDS**

DISTRICT: Garden Grove Unified School District  
BID NUMBER: 2418 Northcutt ES Roofing Replacement Project  
PROJECT LOCATION: Northcutt Elementary School  
BID DEADLINE: May 21st, 2025 at 2:00PM  
PLACE OF RECEIPT: Facilities Department  
Garden Grove Unified School District  
11700 Knott Avenue building C, Garden Grove, CA 92841

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above stated bid deadline, sealed bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD  
Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid Form") and must otherwise comply with the requirements set forth in the document entitled "Information for Bidders" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified cashier's check payable to the District, or a "Bid Bond" in the form attached hereto; (2) a completed "Non-collusion Affidavit"; (3) "Designation of Subcontractors" all of which must be on the forms attached hereto.

The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement 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. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

**The District will conduct a mandatory informational job walk** and conference relative to the Project. The location of that job walk and conference shall start at Northcutt Elementary School, 11303 Sandstone Ave, Fountain Valley, CA 92708. Meet at the flag pole in front of the site. The job walk and conference will commence promptly Tuesday May 6th, 2025 at 07:00AM. Failure to attend or tardiness will render bid ineligible.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Bid Package No.	Description	License
Bid No. 2418	Roofing Project	C39

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The "Project Documents" (as defined in the Information for Bidders) are on file at the following location: ARC Planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("Plans and Specifications").

Option 1: View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions:  
[https://order.e-arc.com/arcEOC/x\\_project.asp?de=BFAA94EC-4B1A-43E2-B078-2745FC787B7C](https://order.e-arc.com/arcEOC/x_project.asp?de=BFAA94EC-4B1A-43E2-B078-2745FC787B7C)

Option 2: <https://www.ggusd.us/departments/purchasing>

Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: **Mrs. Laura Zamora, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us.**

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date").

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.

Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to [facilities@ggusd.us](mailto:facilities@ggusd.us) no later than May 8th, 2025 at 2:00PM. Answers to these questions will be posted online as an addendum at [www.ggusd.us](http://www.ggusd.us) on or before May 14th, 2025 at 5:00PM.

Date of this Notice: April 25th, 2025  
Garden Grove Unified School District  
By: \_\_\_\_\_ Kevin Heerschap  
Director of Facilities  
Publication Dates: April 25th and May 2nd, 2025  
**Orange County News 4/25,5/2/2025-152453**

**FICTITIOUS BUSINESS NAME STATEMENT**  
NO. 20256711039

**THE SUNDAY SAUCE**  
located at: 275 KRAEMER CIRCLE #435, BREA, CA 92821. County: Orange. This is a New Statement. Registrant/s/ KRISTIN FOLK, 275 KRAEMER CIRCLE #435, BREA, CA 92821 & HEATHER LANE, 208 MALVERN AVE, FULLERTON, CA 92832. This business is conducted by: JOINT VENTURE. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ KRISTIN FOLK, CO-OWNER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 03/10/2025.  
**Orange County News**  
4/18,25,5/2,9/2025-152214

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on **May 21, 2025**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations:

**155 S. Adams St**  
**Anaheim CA 92802**  
**(714)-563-0388**  
**12:00 PM**  
Jose Romero

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
5/2/25  
**CNS-3919670#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/2/25-152447