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#### Legals-IND

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

30-2025-01477192

TO ALL INTERESTED PERSONS: Petitioner: VICTOR WEI WANG filed a petition with this court for a decree changing names as follows: VICTOR WEI WANG to WEI WANG. 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. If no written objection is timely filed, the court may grant the petition without a hearing.

##### NOTICE OF HEARING

06/25/2025

1:30 p.m. D100

REMOTE

Superior Court of California  
County of Orange  
700 Civic Center Drive  
West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause 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, printed in this county: Buena Park/Anaheim Independent  
Date: 04/23/2025  
Judge David J. Hesseltine  
Judge of the Superior Court  
**Buena Park Independent - 5/2,9,16,23/25-152600**

##### ORDER TO SHOW CAUSE FOR

#### Legals-IND

##### CHANGE OF NAME CASE NO.

25FL000182

TO ALL INTERESTED PERSONS: Petitioner: AMANDA BAILEY on behalf of LOURDES ROSE BAILEY, a minor, filed a petition with this court for a decree changing names as follows: LOURDES ROSE BAILEY to LOURDES ROSE BERRY. 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

05/29/2025

1:30 p.m. L74

REMOTE

Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper, printed in this county: Buena Park Independent  
Date: 02/27/2025  
Judge Julie A. Palafox  
Judge of the Superior Court  
**Buena Park Independent 5/2,9,16,23/25-152606**

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

30-2025-01478198

#### Legals-IND

TO ALL INTERESTED PERSONS: Petitioner: BRUCE LEE filed a petition with this court for a decree changing names as follows: BRUCE LEE to BRUCE LEEKIM. 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

06/26/2025

1:30 p.m. D100

REMOTE

Superior Court of California  
County of Orange Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause 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, printed in this county: Buena Park Independent  
Date: 04/28/2025  
Judge David J. Hesseltine  
Judge of the Superior Court  
**Buena Park Independent - 5/9,16,23,30/25-152745**

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

30-2025-01480123

TO ALL INTERESTED PERSONS: Petitioner:

#### Legals-IND

JUN KUL PAK filed a petition with this court for a decree changing names as follows: JUN KUL PAK to JAMES JUN KUL PAK. 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

07/08/2025

1:30 p.m. D100

REMOTE

Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
A copy of this Order to Show Cause 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, printed in this county: Buena Park/Anaheim Independent  
Date: 05/05/2025  
Judge Thomas S. McConville  
Judge of the Superior Court  
**Buena Park Independent - 5/9,16,23,30/25-152849**

T.S. No.: 250110029  
Notice of Trustee's Sale  
Loan No.: 10882 Chapman Ave Order No. 95530738 APN: 089-253-01 Property Address: 10882 Chapman Avenue Garden Grove, CA 92840 You Are In Default Under A Deed Of Trust Dated

#### Legals-IND

6/21/2024. 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 Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or 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 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, 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Hau T. Nguyen, a single man Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 7/2/2024 as Instrument No. 2024000165792 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/4/2025 at 3:00 PM Place of Sale: on the front steps to the entrance of the Orange Civic Center, 300 East Chapman Avenue, Orange, CA Amount of unpaid balance and other charges: \$845,387.00 Street Address or other

#### Legals-IND

common designation of real property: 10882 Chapman Avenue Garden Grove, CA 92840 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no 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. 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

#### Legals-IND

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 (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250110029. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250110029 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should con-



**Legals-IND**

consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/2/2025  
**Total Lender Solutions, Inc**  
 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Lot 52 Of Tract No. 1640, In The City Of Garden Grove, County Of Orange, State Of California As Per Map Recorded November 7, 1952 In Book 48, Page(S) 33, Of Miscellaneous Maps In The Office Of The County Recorder Of Said County.  
**Buena Park Independent 5/9,16,23/2025-152872**

T.S. No.: 250115045  
 Notice of Trustee's Sale  
 Loan No.: 16419 Order No. 95530766-APN: 098-024-04 Property Address: 13457 Pepperdine Lane, Garden Grove, CA 92844 You Are In Default Under A Deed Of Trust Dated 9/1/2022. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or 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 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, 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Tin T. Vo and Janey Truong, husband and wife and Dong V. Vo, a married man as his sole and separate property, all as joint tenants Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 9/16/2022 as Instrument No. 2022000309089 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 6/4/2025 at 3:00 PM Place of Sale: on the front steps to the entrance of the Orange Civic Center, 3300 East Chapman Avenue, Orange, CA Amount of unpaid balance and other charges: \$830,186.75 Street Address or other common designation of real property: 13457 Pepperdine Lane Garden Grove, CA 92844 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common

**Legals-IND**

designation, if any, shown above. If no 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. 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 (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250115045. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250115045 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

**Legals-IND**

the trustee receives it no more than 45 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/2/2025  
**Total Lender Solutions, Inc.**  
 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Parcel 1: Lot 4 Of Tract No. 10146, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Recorded In Book 430, Pages 49 And 50 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Excepting All Rights To Underground Water, Without The Right Of Surface Entry, As Dedicated To The City Of Garden Grove By Indorsement Of The Map Of Said Tract. Parcel 2: An Easement For The Use And Enjoyment Of The Common Area, Being Lot 41 Of Said Tract No. 10146, As Set Forth In The Covenants, Conditions And Restrictions Recorded In Book 12913, Page 1568 Of Official Records, Records Of Orange County, California.  
**Buena Park Independent 5/9,16,23/2025-152873**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01477051**  
 TO ALL INTERESTED PERSONS: Petitioner: NATANIA JANDET VALDEZ filed a petition with this court for a decree changing names as follows: NATANIA JANDET VALDEZ to NATANIA JANDET SOLIS. 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**  
 06/24/2025  
 1:30 p.m. D100 REMOTE  
 Central Justice Center  
 700 Civic Center Drive West  
 Santa Ana, CA 92701  
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
 A copy of this Order to Show Cause 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  
 Date: 04/22/2025  
 Judge David J. Hesseltine  
 Judge of the Superior Court

**Legals-IND**

**Buena Park Independent - 5/16,23,30,6/6/25-153104**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000410**  
 TO ALL INTERESTED PERSONS: Petitioner: ERICA STEPHANIE GONZALEZ and RUDY PATRICK ARELLANO on behalf of RAUL EDUARDO ORTIZ, a minor, filed a petition with this court for a decree changing names as follows: RAUL EDUARDO ORTIZ to EDDIE BRYANT ARELLANO. 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**  
 06/13/2025  
 8:45 a.m. L68  
 Lamoreaux Justice Center  
 341 The City Drive South  
 Orange, CA 92868  
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
 A copy of this Order to Show Cause 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  
 Date: 04/28/2025  
 Judge Eric J. Wersching  
 Judge of the Superior Court  
**Buena Park Independent - 5/16,23,30,6/6/25-153111**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01476830**  
 TO ALL INTERESTED PERSONS: Petitioner: ANNE MINH ANH NHAT TRAN filed a petition with this court for a decree changing names as follows: ANNE MINH ANH NHAT TRAN to MINH ANH NHAT TRAN. 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**  
 06/18/2025  
 1:30 p.m. D100 REMOTE  
 Central Justice Center  
 700 Civic Center Drive West  
 Santa Ana, CA 92701  
 (To appear remotely, check in advance of the

**Legals-IND**

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: Buena Park/Anaheim Independent  
 Date: 04/21/2025  
 Judge David J. Hesseltine  
 Judge of the Superior Court  
**Buena Park Independent - 5/16,23,30,6/6/25-153174**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KENNETH G. WALKER CASE NO. 30-2025-01479423-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 KENNETH G. WALKER. A PETITION FOR PROBATE has been filed by FARMERS AND MERCHANTS TRUST COMPANY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that FARMERS AND MERCHANTS TRUST COMPANY be appointed as personal representative to administer the estate of the decedent. THE PETITION requests 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 administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/25/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626  
**NOTICE IN PROBATE CASES**  
 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDI

**Legals-IND**

OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner GREGORY J. BURNIGHT, ESQ. - SBN 155320 CURTIS & BURNIGHT 13001 SEAL BEACH BLVD., SUITE 205 SEAL BEACH CA 90740 Telephone (562) 435-7471 5/23, 5/30, 6/6/25  
**CNS-3928502#**  
**BUENA PARK INDEPENDENT**  
**Buena Park Independent 5/23,30,6/6/25-153230**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL DAVID MARCHESE CASE NO. 30-2025-01476848-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 MICHAEL DAVID MARCHESE. A PETITION FOR PROBATE has been filed by TERESA L. MARCHESE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that

Project Name: Anaheim Union High School District HVAC Upgrades Phase 2  
 Bids Due: May 30th, 2025  
 Bids Delivered to: Email to [Bidding@apconstructiongroup.com](mailto:Bidding@apconstructiongroup.com)

Owner: Anaheim Union High School District  
 LLB Contractor : AP Construction Group  
 Estimator: Dave Djouzaie  
 Email: [bidding@apconstructiongroup.com](mailto:bidding@apconstructiongroup.com)  
 Phone: (818) 780-8855

Description: **PREVAILING WAGE**  
 AP Construction Group has been selected as a lease-leaseback contractor for the Anaheim Union High School District HVAC Upgrades Phase 2 Project at Loara HS & Ball JHS. The scope includes the replacement and upgrade of HVAC systems and related work such as but not limited to Demolition, Insulation, Air Balance, Roofing, Electrical, and Structural Steel.

**Estimated Construction Start:** April 2025  
**Job Walk:** Available by Request  
**Budget:** \$1,400,000 – \$1,600,000  
 All Contractors must comply with AB 3018 - Skilled & Trained Workforce requirements. Project subject to pre-qualification, MEP subcontractors are contractors pursuant to Section 7058 of the Business and Professions Code holding an A, B, C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, or C-46 license. Drawings, Specifications, and Prequalification Documents are available by request by e-mailing [bidding@apconstructiongroup.com](mailto:bidding@apconstructiongroup.com). Pursuant to California Labor Code section 1720 et seq. it shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under such contractor, to pay not less than the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the contract, including holiday and overtime work as well as employer payments for health and welfare, pension, vacation, and similar purposes. The contractor and all subcontractors must also comply with all applicable Davis-Bacon and related acts requirements.  
**Buena Park/Anaheim Independent 5/16,23/25-153037**

**Legals-IND**

TERESA L. MARCHESE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/12/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA CA 92626  
**NOTICE IN PROBATE CASES**  
 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from



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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  
**JERRY GARCIA - SBN 131554**  
**LEWIS BRISBOIS BISGAARD & SMITH LLP**  
633 WEST 5TH STREET  
STE 4000  
LOS ANGELES CA 90071  
Telephone (213) 250-1800  
5/23, 5/30, 6/6/25  
**CNS-3929583#**  
**BUENA PARK INDEPENDENT**  
**Buena Park Independent 5/23,30,6/6/25-153328**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000455**

TO ALL INTERESTED PERSONS: Petitioner: IVANA KELLY and SCOTT KELLY on behalf of HOLDEN KELLY and MARINA KELLY, minors, filed a petition with this court for a decree changing names as follows: HOLDEN KELLY to HOLDEN KELLY PEJAKOVIC and MARINA KELLY to MARINA PEJAKOVIC. 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**  
07/24/2025  
1:30 p.m. L74  
REMOTE  
Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92668

(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:  
**Buena Park/Anaheim Independent**  
Date: 04/30/2025  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Buena Park Independent - 5/16,23,30,6/6/25-153053**

**NOTICE OF PETITION TO**

**Legals-IND**

**ADMINISTER ESTATE OF: GULNAZ DAMANI, also known as GULNAZ ABDULLAH DAMANI, Decedent**  
**CASE NO. 30-2025-01483119-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 GULNAZ DAMANI, also known as GULNAZ ABDULLAH DAMANI.

A Petition for PROBATE has been filed by: SHIRIN DAMANI, in the Superior Court of California, County of ORANGE. The Petition for Probate requests that SHIRIN DAMANI 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

**LEGAL NOTICE 2025-2026 PROPOSED LOCAL CONTROL ACCOUNTABILITY PLAN AND BUDGET FOR Buena Park School District**

The Buena Park School District will hold a public hearing on the proposed Local Control Accountability Plan (LCAP) and budget for fiscal year 2025-2026 at Buena Park School District, 6885 Orangethorpe Avenue, Buena Park, CA 90620 on Monday, June 9, 2025 at 5:00 p.m. A copy of the proposed LCAP and budget will be made available for public inspection at Buena Park School District, 6885 Orangethorpe Avenue, Buena Park, CA 90620 from Thursday, June 5, 2025 to Monday, June 9, 2025 between the hours of 8:00 a.m. and 4:00 p.m., and will also be made available electronically at [www.bpsd.us](http://www.bpsd.us). If you require assistance accessing the website, please contact Erin McPhillips at [emcphillips@bpsd.us](mailto:emcphillips@bpsd.us).  
**Buena Park Independent 5/23/2025-152149**

Project Name: Anaheim Union High School District Gymnasium HVAC Upgrades Phase 1  
Bids Due: May 30th, 2025  
Bids Delivered to: Email to [Bidding@apconstruction-group.com](mailto:Bidding@apconstruction-group.com)

Owner: Anaheim Union High School District  
LLB Contractor : AP Construction Group  
Estimator: Dave Djouzaie  
Email: [bidding@apconstructiongroup.com](mailto:bidding@apconstructiongroup.com)  
Phone: (818) 780-8855

Description: **PREVAILING WAGE**  
AP Construction Group has been selected as a lease-leaseback contractor for the Anaheim Union High School District Gymnasium HVAC Upgrades Project at Brookhurst JHS, Dale HS, & Savanna HS. The scope includes the replacement and upgrade of HVAC systems and related work such as but not limited to Demolition, Insulation, Air Balance, Roofing, Electrical, and Structural Steel.

**Estimated Construction Start:** June 2025  
**Job Walk:** Available by Request  
**Budget:** \$1,400,000 – \$1,600,000  
All Contractors must comply with AB 3018 - Skilled & Trained Workforce requirements. Project subject to pre-qualification, MEP subcontractors are contractors pursuant to Section 7058 of the Business and Professions Code holding an A, B, C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, or C-46 license. Drawings, Specifications, and Prequalification Documents are available by request by e-mailing [bidding@apconstructiongroup.com](mailto:bidding@apconstructiongroup.com). Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the contractor to whom the contract is awarded, and upon any subcontractor under such contractor, to pay not less than the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the contract, including holiday and overtime work as well as employer payments for health and welfare, pension, vacation, and similar purposes. The contractor and all subcontractors must also comply with all applicable Davis-Bacon and related acts requirements.  
**Buena Park/Anaheim Independent 5/16,23/25-153036**

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why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

**JULY 17, 2025 at 1:30 PM in Dept. CM07**  
**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 California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to

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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: MICHAEL T. SUN, ATTORNEY AT LAW, 3304 PICO BOULEVARD, SUITE D, SANTA MONICA, CA 90405. TEL: 310-581-3999.

**Buena Park Independent 5/23,30,6/6/2025-153333**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: GAYANNE CHOATE CASE NO. 30-2025-01482791-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

**REQUEST FOR BIDS**  
PUBLIC NOTICE IS HEREBY given that the Buena Park School District of Orange County, California, hereinafter referred to as the "District", will receive up to, but not later than 1:00 pm PST on June 6, 2025 bids for the award of a contract for **Bid # 2504 BPSD-Cooling Tower and Filter Service Project-05162025** referred to as the "Project".

There will be a mandatory job walk and conference at Beatty School (meet at the flag pole) 8201 Country Club Drive, Buena Park, CA 90621 on May 28, 2025 @ 10:00 AM. Any submitter failing to attend the entire job walk and conference will be deemed nonresponsive and will have their quote returned. Project Documents are on file at Maintenance & Operations Office, 6885 Orangethorpe Ave., Buena Park, CA 90620, and can be obtained on or after May 16, 2025. Bid information is available on the District's website [www.bpsd.us/requests](http://www.bpsd.us/requests).  
Published: May 16, 2025 & May 23, 2025

**Miscellaneous Information**  
Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess valid and active contractor's licenses as detailed in the requirements at the time of award and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal. Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents. Each bid must strictly conform with and be responsive to the Contract Documents as defined herein.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any monies withheld by the Owner to ensure performance under the Contract. Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.  
**Buena Park Independent 5/16,23/2025-153166**

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ested in the will or estate, or both, of GAYANNE CHOATE.

A Petition for PROBATE has been filed by: RICHARD CHOATE in the Superior Court of California, County of ORANGE. The Petition for Probate requests that GAYANNE MCDONALD be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: JUL 16, 2025 at 1:30 PM in Dept. CM08, 3390 Harbor Blvd, Costa Mesa, CA 92626.

The court is providing the

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

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal repres-

**REQUEST FOR BIDS**  
PUBLIC NOTICE IS HEREBY given that the Buena Park School District of Orange County, California, hereinafter referred to as the "District", will receive up to, but not later than 1:00 pm PST on June 6, 2025 bids for the award of a contract for **Bid # 2505 BPSD-Refrigerator and Freezer Project-05162025** referred to as the "Project".

There will be a mandatory job walk and conference starting at Emery School (meet at the flag pole) 8600 Somerset Street, Buena Park, CA 90621 on May 27, 2025 @ 9:00 AM., then continuing to Beatty School-8201 Country Club Drive, Buena Park, CA 90621, then continuing to Gilbert School-7255 8th Street, Buena Park, CA 90621, and ending at Corey School-7351 Holder Street, Buena Park, CA 90620. Any submitter failing to attend the entire job walk and conference will be deemed nonresponsive and will have their quote returned.

Project Documents are on file at Maintenance & Operations Office, 6885 Orangethorpe Ave., Buena Park, CA 90620, and can be obtained on or after May 16, 2025. Bid information is available on the District's website [www.bpsd.us/requests](http://www.bpsd.us/requests).  
Published: May 16, 2025 & May 23, 2025

**Miscellaneous Information**  
Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess valid and active contractor's licenses as detailed in the requirements at the time of award and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal.

Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined herein. In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any monies withheld by the Owner to ensure performance under the Contract.

Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.  
**Buena Park Independent 5/16,23/2025-153167**

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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 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: PATRICK McNALLY, ESQ.; LAW OFFICES OF PATRICK McNALLY, 22921 TRITON WAY, STE 231, LAGUNA HILLS, CA 92653. (714) 988-6370. BSC 226885  
**Buena Park/Anaheim Independent 5/23,5/28,5/30/2025-153342**