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T.S. No. 24-71484APN: 066-201-18 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/7/2010. 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 drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, 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. Trustor: EZEQUIEL C. YEPEZ, A

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MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND VICENTE ORTIZ, AN UNMARRIED MAN, AS JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 7/15/2010, as Instrument No. 2010000337779, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 12/8/2025 at 9:00 AM Place of Sale: Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 Estimated amount of unpaid balance and other charges: \$185,545.61 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 8202 TAYLOR STREET BUENA PARK, CALIFORNIA 90621 Described as follows: As more fully described in said Deed of Trust A.P.N. #: 066-201-18 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

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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) 976-3916 or visit this internet website www.auction.com, using the 24-71484. Information about postponements that are very short in duration or that occur close in time

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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 (855) 976-3916, or visit this internet website www.auction.com, using the 24-71484 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. Dated: 11/6/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale In-

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formation, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 45803 Pub Dates 11/14, 11/21, 11/28/2025 Buena Park Independent 11/14,21,28/2025-158241

Trustee Sale No. 1271939 Notice of Trustee's Sale Loan No. 910010628536 Title Order No. APN 082-356-06 TRA No. You Are In Default Under A Deed Of Trust Dated 11/03/2022. 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 Proceedings Against You, You Should Contact A Lawyer. On 12/10/2025 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on November 8, 2022 as Document Number 2022000358251 of official records in the Office of the Recorder of Orange County, California, executed by: Nikjoo LLC, as Trustor, First-Citizens Bank & Trust 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

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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: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA., 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 115 Of Tract No. 2205, In The City Of Anaheim, County Of Orange, State Of California, As Per Map Recorded In Book 64, Pages 33, 34 And 35, Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County 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: 705 South State College Blvd, Anaheim, CA 92806. 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: \$1,004,410.75 (Estimated) Accrued interest and addi-

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tional 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. 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

oned one or more by the mortgagee, beneficiary, trustee, or a pursuant to Section of the California Code. The law requires that information trustee sale postments be made available to you and to the public as a courtesy to those present at the sale. If wish to learn whether a sale date has been oned, and, if applicable, the rescheduled time date for the sale of property, you may visit the website below using the number assigned in case. Information postponements that very short in duration occur close in time scheduled sale may immediately be reflected in the Internet Website. The best way to verify postponement information is to attend the scheduled sale.

show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
12/16/2025
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)
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: 10/20/2025
Judge David J. Hesseltine
Judge of the Superior Court
Buena Park Independent 11/14,21,28,12/5/25-158320

30-2025-01525150
TO ALL INTERESTED
PERSONS: Petitioner:
JUAN REYNOSO filed a
petition with this court for
a decree changing names
as follows: JUAN REYN-
OSO to JOHN NAVARRO
REYNOSO. THE COURT
ORDERS that all persons
interested in this matter
appear before this court at
the hearing indicated be-
low to show cause, if any,
why the petition for change
of name should not be
granted. Any person ob-
jecting to the name
changes described above
must file a written objec-
tion that includes the rea-
sons for the objection at
least two court days be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the peti-
tion should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.

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)

30-2025-01519652
ALL INTERESTED
PERSONS: Petitioner:
JUSTIN CHI DANG
NGUYEN filed a petition
with this court for a de-
ree changing names as
follows: AUSTIN CHI
DANG NGUYEN to AUS-
TIN CHI DANG. THE
COURT ORDERS that all
persons interested in this
matter appear before this
court at the hearing indi-
cated below to show cause,
if any, why the petition for
change of name should
not be granted. Any per-
son objecting to the name
changes described above
must file a written objec-
tion that includes the rea-
sons for the objection at
least two court days be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to

DATED May 30, 2023.
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 December 22, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92668, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on May 31, 2023 as Instrument No. 2023000128374, of official records in the Office of the Recorder of Orange County, California, executed by PAUL SAMUELS AND NATASHA MAYLOR, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for STG MORTGAGE INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" The Land Referred To In This Guarantee Is Situated In The State Of California, City Of La Habra , County Of Orange And Is Described As Follows: A Condominium Composed Of The Following: Parcel One Unit No. 25 Consisting Of Certain Air Space And Elements As Described In The Condominium Plan Phase 4 Module, For Phase 4 Of The Project, Recorded On July 8, 2022 As Instrument No. 2022000240528 Of Official Records Of Orange County, California ("Condominium Plan"). Parcel Two An Undivided One-Twentieth (1/20) Interest As A Tenant In Common In The Common Area Of Module 4 As Shown On The Condominium Plan Phase 4 Recorded On July 8, 2022 As Instrument No. 2022000240528 Against A Portion Of Lot 1 Of Tract No. 18168, In The City Of La Habra, County Of Orange, State Of California, As Per Map Filed In Book 993 Pages 3 Through 7 Inclusive Of Maps In The Office Of The County Recorder Of Orange County. Excepting Therefrom All Oil, Gas, Minerals And Other Hydrocarbon Substances Below A Depth Of 500 Feet, But Without The Right Of Surface Entry To Remove Or Recover Same, As Reserved In Deed Recorded July 1, 1955 In Book 3125, Page 220, Official Records. Excepting Therefrom, Nonexclusive Easements For Enjoyment, Ingress, Egress, Encroachment, Pedestrian Walkway, General Recreation Purposes, Maintenance, Repair, Drainage, Support And For Other Purposes, All As Described In The Declaration Referred To Below. Also Excepting Therefrom, Nonexclusive Easements Over The Common Areas And Units To The Association To Discharge Its Obligations As Described In The Declaration Referred To Below. Parcel Three An Exclusive Easement For All Uses And Purposes Of A Balcony Area Appurtenant To Parcel One And Parcel Two Above, Designated As "B25" On The

Above-Referenced Condominium Plan. Parcel Four An Exclusive Easement For All Uses And Purposes Of A Patio/Porch Area Appurtenant To Parcel One And Parcel Two Above, Designated As "P25" On The Above-Referenced Condominium Plan. Parcel Five An Exclusive Easement For All Uses And Purposes Of An Air Conditioner Compressor Pad Appurtenant To Parcel One And Two Above, Designated "Ac25". On The Above-Referenced Condominium Plan.

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: 203 S PAIGE LN, LA HABRA, CA 90631. 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 without covenant or warranty, express 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.

The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$778,842.89 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 visit the Internet Website www.Auction.com or call 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA09000116-25-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000116-25-1 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. Date: November 12, 2025 MTC Financial Inc. dba Trustee Corps T S N o. CA09000116-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR

AUTOMATED SALES INFORMATION PLEASE
CALL: Auction.com at
8 0 0 . 2 8 0 . 2 8 3 2
NPP0481235 To: BUENA
PARK / ANAHEIM INDE
PENDENT 11/21/2025
11/28/2025, 12/05/2025
Buena Park/Anaheim Inde
p e n d e n t
11/21.28.12/5/25-158490

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **November 24th 2025** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at

STORED BY THE FOLLOWING PERSONS:

All sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022.
Buena Park/Anaheim Independent 11/21/2025-158391

30-2025-01526356
TO ALL INTERESTED PERSONS: Petitioner ANGIE BRECKENRIDGE A.K.A ANGIE POLK filed a petition with this court for a decree changing names as follows: ANGIE BRECKENRIDGE A.K.A ANGIE POLK to ANGIE FRANCESCA BRECKENRIDGE. 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.

NOTICE IS HEREBY GIVEN that the City of Buena Park is currently accepting applications for eligible Community Development Block Grant (CDBG) funded activities for Fiscal Year (FY) 2026-2027. The City anticipates receiving approximately \$751,000 in CDBG funds from the Department of Housing and Urban Development (HUD). Fifteen percent (15%) or approximately \$112,650 of the City's CDBG allocation may be granted and distributed to public service activities that benefit Buena Park residents. Proposed activities must meet at least one of the following HUD national objectives:

The CDBG program guidelines and application will be available on the City's website www.buenapark.com/cdbg or may be emailed upon request as of November 21, 2025. Applications must be submitted via U.S. Mail or in person at the Buena Park City Hall Economic Development Division office by December 18, 2025, at 5:00 p.m. Applications will not be accepted after the deadline.

Adria M. Jimenez, MMC
Director of Government and Community Relations/City
Clerk
Buena Park Independent 11/21/2025-158511

If no written objection is timely filed, the court may grant the petition without a hearing.

01/20/2026
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive
Santa Ana, CA 92701

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause 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: 11/17/2025
Judge David J. Hesseltine
Judge of the Superior Court
**Buena Park Independent-
11/21,28,12/5,12/25-
158536**

Notice is hereby given per Section 21700 et seq. 551 Carnes Cir, Redlands, CA 92374 Of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct an online public lien sale on StorageTreasures.com of the personal Property described below at 10:30 a.m. On December 9th, 2025. The undersigned will accept bids to satisfy a Lien sale for past due rent, collections efforts and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items.

Name of Account Space Number
Elizabeth Vazquez B247
Gina Valverde B257
Gina Valverde B264
Gabriel Haro B297
Gisela Garcia U290
11/21, 11/28/25
CNS-3988380#
BUENA PARK INDEPENDENT
Buena Park Independent 11/21,28/25-158556