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| <p><b>NOTICE OF PETITION TO ADMINISTER ESTATE OF: ADA VENERANDA CONAWAY</b><br/><b>CASE NO. 30-2025-01525778-PR-PW-CMC</b></p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ADA VENERANDA CONAWAY.</p> <p>A Petition for probate has been filed by: ROBERT DEAN CONAWAY in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ROBERT DEAN CONAWAY 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.</p> <p>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.</p> <p>A hearing on the petition will be held in this court as follows:</p> <p><b>JANUARY 14, 2026 at 1:30 PM in Dept. CM08 Costa Mesa Justice Complex</b><br/><b>3390 Harbor Blvd Costa Mesa, CA 92626</b></p> <p>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) 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 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.</p> <p>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.</p> <p>If you are a creditor or a contingent creditor of the</p> | <p>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.</p> <p>Attorney for Petitioner: SHEELA A. STARK, ESQ., 1461 FORD STREET, SUITE 203, REDLANDS, CA 92373. TEL: (909) 767-3890.</p> <p><b>Buena Park Independent 11/28,12/5,12/25-158765</b></p> | <p><b>NOTICE OF PETITION TO ADMINISTER ESTATE OF: PATRICIA MARIAN GANER</b><br/><b>CASE NO. 30-2025-01527325-PR-LA-CMC</b></p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PATRICIA MARIAN GANER.</p> <p>A PETITION FOR PROBATE has been filed by PAMELA A. KAHN in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that PAMELA A. KAHN 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.</p> <p>A HEARING on the petition will be held in this</p> | <p>court as follows: 01/28/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626-1554</p> <p><b>NOTICE IN PROBATE CASES</b></p> <p>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) 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 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.</p> <p><b>IF YOU OBJECT</b> 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.</p> <p><b>IF YOU ARE A CREDITOR</b> 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.</p> <p>Attorney for Petitioner ALEXANDRIA M. CAMARELLA - SBN 333138 VARNER &amp; BRANDT LLP 3237 EAST GUASTI ROAD, SUITE 220 ONTARIO CA 91761 Telephone (909) 931-0879 12/5, 12/12, 12/19/25</p> <p><b>CNS-3990526#</b><br/><b>BUENA PARK INDEPENDENT</b><br/><b>Buena Park Independent 12/5,12,19/25-158840</b></p> | <p>A Deed Of Trust Dated 09/12/2018. 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 Proceedings Against You, You Should Contact A Lawyer. On 12/31/2025 at 03:00PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on September 12, 2018 as Document Number 2018000334679, which was subsequently modified as set forth in that Modification of Deed of Trust recorded October 22, 2024 as Document Number 2024000275144 of official records in the Office of the Recorder of Orange County, California, executed by: Cantor Group II, LLC, as Trustor, Nano Bank, 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 front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, 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: See Exhibit "A" attached hereto and incorporated by reference herein 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: 9618-9622 Garden Grove Blvd, Garden Grove, CA 92844. 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: \$4,695,310.95 (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 under-</p> | <p>signed 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 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 website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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</p> | <p>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 (858) 410-2154, or visit this internet website [iSee Link Below], using the file number assigned to this case [TS 1255461] 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 information on sale dates please visit our website at: <a href="https://foreclosure.firstam.com/#/foreclosure">https://foreclosure.firstam.com/#/foreclosure</a> Date: 11/26/25 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel A: Parcel 1 Of Parcel Map No. 2003-172, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Filed In Book 361, Pages 23 Through 26 Inclusive Of Parcel Maps, In The Office Of The County Recorder Of Said County. Parcel B: An Easement For Driveway, To Be Used In Common With Others, Over The Southerly 488.00 Feet Of The Northerly 538.00 Feet Of The Easterly 12.50 Feet Of The West Half Of The Northeast Quarter Of The Northeast Quarter Of The Northwest Quarter Of Section 6, Township 5 South, Range 10 West, San Bernardino Base And Meridian, In The City Of Garden Grove, County Of Orange, State Of California.</p> <p><b>Buena Park Independent 12/5,12,19/2025-158893</b></p> | <p>2018 as Document Number 2018000353696, which was subsequently modified as set forth in that Modification of Deed of Trust recorded October 22, 2024 as Document Number 2024000275145 of official records in the Office of the Recorder of Orange County, California, executed by: Cantor Group II, LLC, as Trustor, Nano Bank, 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 front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, 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: See Exhibit "A" attached hereto and incorporated by reference herein 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: 9618-9622 Garden Grove Blvd., Garden Grove, CA 92844. 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: \$10,166,752.39 (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. Notice To Potential Bidders: If you are considering bidding on this prop-</p> |

# CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(310) 329-6351

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erty 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 website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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 (858) 410-2154, or visit this internet website [See Link Below], using the file number assigned to this case [TS 1255460] 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 information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 11/26/25 First American Title Insurance Company 9255 Town Center Drive

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Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel A: Parcel 1 Of Parcel Map No. 2003-172, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Filed In Book 361, Pages 23 Through 26 Inclusive Of Parcel Maps, In The Office Of The County Recorder Of Said County. Parcel B: An Easement For Driveway, To Be Used In Common With Others, Over The Southerly 488.00 Feet Of The Northerly 538.00 Feet Of The Easterly 12.50 Feet Of The West Half Of The Northeast Quarter Of The Northeast Quarter Of The Northwest Quarter Of Section 6, Township 5 South, Range 10 West, San Bernardino Base And Meridian, In The City Of Garden Grove, County Of Orange, State Of California.

**Buena Park Independent 12/5,12,19/2025-158894**

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

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

**NOTICE OF 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](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: 11/17/2025 Judge David J. Hesseltine Judge of the Superior Court

**Buena Park Independent 11/21,28,12/5,12/25-158536**

**NOTICE OF PETITION  
TO ADMINISTER ES-**

**TATE OF:**

**KYUNG WHA KIM LEE  
AKA KYUNG WHA LEE  
CASE NO. 30-2025-01529902-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 KYUNG WHA KIM LEE AKA KYUNG WHA LEE. A PETITION FOR PROBATE has been filed by MICHAEL SEKYUNG KIM

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in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that MICHAEL SEKYUNG KIM 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: 02/05/26 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 657-622-8452 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 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.

In Pro Per Petitioner MICHAEL SEKYUNG KIM 2050 W. WARM SPRINGS RD., UNIT 1923 HENDERSON NV 89014 Telephone (562) 256-4968 12/12, 12/19, 12/26/25

**CNS-3993006#**

**BUENA PARK INDEPENDENT**

**Buena Park Independent**

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**ent 12/12,19,26/25-159033**

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

**30-2025-01525508**

TO ALL INTERESTED PERSONS: Petitioner: JOSHUA JAHAZIELT ROMERO ESPINOZA filed a petition with this court for a decree changing names as follows: JOSHUA JAHAZIELT ROMERO ESPINOZA to JOSHUA JAHAZIELT VELASCO ESPINOZA. 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**

01/08/2026

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: 11/13/2025 Judge David J. Hesseltine Judge of the Superior Court

**Buena Park Independent 11/28,12/5,12,19/25-158734**

T.S. No.: 241119831

Notice of Trustee's Sale

Loan No.: RSG - 1069 Order

No. 95530521 APN: 930-15-806 Property Address:

8257 Saigon Place Garden Grove, CA 92844

You Are In Default Under A Deed Of Trust Dated

1/16/2023. 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 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 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

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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: Lan Uyen Le, a married woman as her sole and separate property Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 1/18/2023 as Instrument No. 2023000012927 in book N/A, page N/A, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 1/7/2026 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: \$299,943.25 Street Address or other common designation of real property: 8257 Saigon Place 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 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 241119831. 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 (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 241119831 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 consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 12/5/2025 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 A Condominium Composed Of The Following: Parcel One An Undivided One/Thirteenth (1/13) Interest As A Tenant In Common In The Common Area Of Module 2 Of Lot 1 Of Amended Tract No. 16688, In The City Of Garden Grove, County Of Orange, State Of California, As Shown On A Map Recorded In Book 893, Pages 48 To 50 Inclusive, Of Miscellaneous Maps, Records Of Orange County, California, As Defined In The Condominium Plan For The Project Recorded January 22, 2008 As Instrument No. 2008-29910 Of Official Records Of Said County ("Condominium Plan"). Excepting Therefrom, The Units (13-17, 35-42) In Module 2 As Shown And Defined On The Condominium Plan Referred To Above. Also Excepting And Reserving Therefrom Exclusive Easements For Courtyard, And Incidental Purposes, Over Those Areas So Designated On The Condominium Plan Referred To Above. Also Excepting And Reserving 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 Recorded January 22 As Instrument No. 2008-29911 Official Records, And Any Amendments Thereto. Also Reserving Therefrom Nonexclusive

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Easements Over The Common Areas And Units To The Association To Discharge Its Obligations As Described In The Declaration Referred To Below. Parcel Two Unit No. 40, In Module 2, Consisting Of Certain Air Space And Elements As Described In The Condominium Plan Mentioned Above. Parcel Three An Exclusive Easement Over The Area Shown And Defined As Exclusive Use Common Area, Appurtenant To Parcels One And Two Above, For All Uses And Purposes Of A Courtyard, And Incidental Purposes, Over And Across That Portion Of Module 2 In Lot 1 Of Amended Tract No. 16688, Designated AS CY 40 On The Above-Referenced Condominium Plan. Parcel Four A Non-Exclusive Easement Over The Area Shown And Defined As Common Area, Appurtenant To Parcels One And Two Above, For Enjoyment, Ingress, Egress, Pedestrian Walkway And General Recreation Purposes Over And Upon The Common Area In All Phases Of Amended Tract No. 16688, (Except Exclusive Use Common Areas) To All Owners, Subject To Other Provisions Of The Governing Documents.

**Buena Park Independent 12/12,19,26/2025-159106**

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

**25FL001235**

TO ALL INTERESTED PERSONS: Petitioner: JEE TAEK KIM and SOPHIA KIM on behalf of S I Y E O N K I M, GYEONGMO KIM and SIYOON KIM, minors.. filed a petition with this court for a decree changing names as follows: SIYEON KIM to SIYEON MICHELLE KIM, GYEONGMO KIM to GYEONGMO STEVE KIM, and SIYOON KIM to SIYOON ELINA KIM. 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**

04/06/2026

8:30 a.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 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 Independent Date: 12/01/2025 Judge Mary Kreber-Vari-papa Judge of the Superior Court

**Buena Park Independent 12/5,12,19,26/25-158952**