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System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

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on a New Cooling
and Heating System with
our Buy Back Program!

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RighTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

Legals-IND

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
SIYEON KIM, 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

Legals-IND

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)
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

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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

Legals-IND

itors, 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 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

Legals-IND

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 peti-

tion 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) 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
12/12, 19, 26/25-159033

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 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. Trustee: 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 mortgagor, 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, using the file number assigned to this case 241119831. 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

ment 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, 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 Easements Over The Common Areas And Units To The Association To Discharge Its Obligations As Described In The Declaration Referred To Be-

low. 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 Court Yard, 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, 26/25-159106

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01532212-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ZHENLONG LIU and MINGXI LI on behalf of YIHANG LI, a minor filed a petition with this court for a decree changing names as follows: YIHANG LI to ELLIOTT LI LIU. 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
01/28/2026
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr. 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

CITY OF BUENA PARK PUBLIC MEETING NOTICE

The City of Buena Park Community Development Block Grant (CDBG) Committee will hold a public meeting in the Council Chamber of City Hall, 6650 Beach Boulevard, Buena Park, CA, 90621, on **Thursday, January 22, 2026, at 6:00 p.m.**, or as soon thereafter as can be heard, to discuss activity funding for the upcoming 2026-2027 CDBG program year.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.

If you would like to participate in the public meeting and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the City Clerk's Office at (714) 562-3750, 48 hours prior to the meeting.

Further information may be obtained from the Economic Development Division, (714) 562-3591.

Adria M. Jimenez, MMC
Director of Government and Community Relations/City Clerk

Buena Park Independent 12/26/2025-159337

lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 12/08/2025 Eric J. Wersching Judge of the Superior Court

Buena Park Independent 12/26/25, 1/2, 9, 16/26-159371

NOTICE OF PUBLIC SALE: Self-Storage Cube

contents of the following customers containing household and other goods will be sold for cash by Cube Smart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on 01/15/2026 at approximately 2:00 pm at www.storage-treasures.com:
Claudia Rogel, Damian Gonzalez, Tanner Velez, Flor Salazar, Teddie Lou Yocommauk, Anabel Sanchezak, Anabel M Sanchez, Jorge Venegas, Sylvia Ortiz, Andre Nantkes, Jeremy Merrill, Michael Teague, Dawn Martini, Andrea Avalos, Bruno TUPUAI
12/26/25
CNS-3995420#
BUENA PARK INDEPENDENT
Buena Park Independent 12/26/25-159209

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001278

TO ALL INTERESTED PERSONS: Petitioner: ZHENLONG LIU and MINGXI LI on behalf of YIHANG LI, a minor filed a petition with this court for a decree changing names as follows: YIHANG LI to ELLIOTT LI LIU. 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)

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: 12/11/2025 David J. Hesseltine Judge of the Superior Court

Buena Park Independent 12/19, 26/25, 1/2, 9/26-159229

NOTICE OF PUBLIC SALE: Self-Storage Cube

contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 4200 N. Harbor Blvd. Fullerton CA. 92835 to satisfy a lien on January 14, 2026, at approx. 1:00pm at www.storage-treasures.com:
Tiffany Young-Collins, Pedro Jesus Sanchezak, Kathryn Martin, Tommy Manos, Richard Bustamante
12/26/25
CNS-3997245#
BUENA PARK INDEPENDENT
Buena Park Independent 12/26/25-159351

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 January 20, 2026, bids for the award of a contract for **Bid # 252609-Refrigerator and Freezer Project-122025** referred to as the "Project".

There will be a mandatory job walk and conference starting at Whitaker Elementary School (meet in front of the main office), 8401 Montana Ave, Buena Park, CA 90621, on January 5th, 2026, @ 9:00 AM, then continuing to Buena Park Middle School, 6931 Orangethorpe Ave, 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 the Maintenance & Operations Office, 6885 Orangethorpe Ave., Buena Park, CA 90620, and can be obtained on or after December 19, 2025.

Bid information is available on the District's website www.bpsd.us/requests.

Published: December 19, 2025 & December 26, 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 to 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 to 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). 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 12/19, 26/2025-159268