

# In schools to encourage healing.

As if dealing with his mom's death wasn't hard enough, Sean had to adjust to a new home and new school. It was a lot to handle, so he struggled emotionally and academically. Lee from Communities In Schools helped Sean develop coping skills by finding positive outlets for his feelings. As his attitude improved, his grades followed—going from D's to B's. Now, he's focused on football and a promising future. There are millions of at-risk kids like Sean who need a caring adult to help them stay in school and succeed in life.

**See how we help all kids succeed.**  
**CommunitiesInSchools.org**



## Legals-IND

**EVERGREEN STORAGE**, wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **February 17, 2026 12:00 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, appliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the following units:

107 Patricia Corsey  
142c Del Smith  
257 Willis Lamille  
264 Santos Maribel Hernandez  
284 Patricia Corsey  
294 Margarita Maldonado  
354 Danine Muniz  
370 Guido Castellanes Jr.  
532 Art Sicat  
598 Thomas Elmore  
Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is/where is condition must be removed at the time of sale. Sale subject to cancellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRIEN Auctioneer Bond #146637300172, 951-681-4113.

**BP/ANA Independent**  
February 6, 2026 and  
February 13, 2026-  
160190

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01541767

TO ALL INTERESTED PERSONS: Petitioner: MALA BASIM HAMDAN filed a petition with this court for a decree changing names as follows: MALA BASIM HAMDAN to MALA MOHAMAD HAMDAN. THE COURT ORDERS that all persons interested in this matter ap-

## Legals-IND

pear 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

03/10/2026  
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](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: 01/23/2026

David J. Hesseltine  
Judge of the Superior Court

**Buena Park Independent** 1/30, 2/6, 13, 20/26-160213

**NOTICE OF TRUSTEE'S SALE** Title No. 8792710 ALS No. 2024-4434 YOU ARE IN DEFAULT OF A LIEN, DATED 05/14/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 02/25/2026, at 1:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 05/15/2024, as instrument number 2024000120711, of the official records of Orange County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: At

## Legals-IND

the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701. The street address and other common designations, if any, of the real property described above is purported to be: 7731 Meadowbrook Way #493, Stanton, California 90680 Assessor's Parcel No. 937-675-50 The owner(s) of the real property is purported to be: Bruins International LLC, A Wyoming Limited Liability Company The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$14,799.54. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the 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

## Legals-IND

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 the 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 (916) 939-0772 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case 2024-4434. 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 schedule 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 (916) 939-0772 (Nationwide Posting and Publication), or visit

## Legals-IND

this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-4434 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 fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (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. The beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 01/16/2026 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: B. Gladous, Trustee Officer NPP0484225 To: BUENA PARK / ANAHEIM INDEPENDENT 01/30/2026, 02/06/2026, 02/13/2026

**Buena Park/Anaheim Independent** 1/30, 2/6, 13, 20/26-160302

## Legals-IND

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: Kimberly Osborne, An Unmarried Woman Duly Appointed Trustee: SOKOLOF REMTULLA Recorded 7/17/2015 as Instrument No. 2015000374125 in book --, page -- The subject Deed of Trust was modified by Loan Modification Recorded on 10/29/2021 as Instrument No. 2021000658301. of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 3/2/2026 at 9:00 AM Place of Sale: Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$366,670.55 Street Address or other common designation of real property: 6314 San Ruben Cir Buena Park, CA 90620 A.P.N.: 260-063-38 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 (800) 793-6107 or visit this internet website [www.auction.com](http://www.auction.com) OR [www.sokrem.com](http://www.sokrem.com) using the file number assigned to this case 2025-00936. 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 TENANTS: 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 (916) 939-0772 (Nationwide Posting and Publication), or visit

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#### BUENA PARK/Anaheim Independent 2/6,13,20/2026-160599

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000070

TO ALL INTERESTED PERSONS: Petitioner: JAI RONG TSAI AND THONG NGUYEN ON BEHALF OF ADELINE YILAN NGUYEN AND EVELYN YILING NGUYEN, MINORS, filed a petition with this court for a decree changing names as follows: ADELINE YILAN NGUYEN to ADELINE YILAN NGUYEN-TSAI and EVELYN YILING NGUYEN to EVELYN YILING NGUYEN-TSAI. 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

03/27/2026  
8:30 a.m. Dept. C14  
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](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: 01/20/2026

Judge Eric J. Wersching

Judge of the Superior Court

BUENA PARK INDEPENDENT

Date: 01/23/2026

Judge Eric J. Wersching

Judge of the Superior Court

BUENA PARK INDEPENDENT

1/30/2026, 2/6,13,20/2026-160327

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01547015

TO ALL INTERESTED PERSONS: Petitioner: SYNG WAN KO filed a petition with this court for a decree changing names as follows: SYNG WAN KO to SYNGWAN KO. 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

03/05/2026  
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](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: 01/20/2026

David J. Hesseltine

Judge of the Superior Court

BUENA PARK INDEPENDENT 1/23,30,2/6,13/26-160061

Notice of Public Sale of Personal Property pursuant to the California Self-Service Storage Facility Act (CA Bus. & Prof. Code §21700, et seq.). EZ Storage of Buena Park, L.P. will hold an on-line public auction to sell personal property described below belonging to those individuals listed below at the following facility location: 8251 Orangethorpe Ave., Buena Park CA 90621

03-03-26, at 9:00 AM

the contents of the following spaces which include

boxes, household items,

furniture, appliances,

clothing and other miscellaneous items. Facility phone # is (714) 994-4231.

Notice of Public Sale of Personal Property pursuant to the California Self-Service Storage Facility Act (CA Bus. & Prof. Code §21700, et seq.). EZ Storage of Buena Park, L.P. will hold an on-line public auction to sell personal property described below belonging to those individuals listed below at the following facility location: 8251 Orangethorpe Ave., Buena Park CA 90621

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