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T.S. No.: 2025-05048
APN: 263-301-03 TRA
No.: 16-020 NOTICE OF
TRUSTEE'S SALE YOU
ARE IN DEFAULT UN-
DER A DEED OF TRUST
DATED 1/11/2019. UN-
LESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A PUB-
LIC SALE. IF YOU NEED
AN EXPLANATION OF
THE NATURE OF THE
P R O C E E D I N G S
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. A public auc-
tion sale to the highest bid-
der 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 feder-
al credit union, or a check
drawn by a state or feder-
al savings and loan asso-
ciation, savings associ-
ation, or savings bank spe-
cified 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. The sale
will be made, but without
covenant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with inter-
est and late charges thereon,
as provided in the
note(s), advances, under
the terms of the Deed of
Trust, interest thereon,
fees, charges and ex-
penses of the Trustee for
the total amount (at the
time of the initial publica-

tion of the Notice of Sale)
reasonably estimated to
be set forth below. The
amount may be greater on
the day of sale. Trustor:
ERIC ESPINOZA AND
ANA ESPINOZA, HUS-
BAND AND WIFE AS
JOINT TENANTS Benefi-
ciary Name: Pacific Trans-
portation Federal Credit
Union Duly Appointed
Trustee: Integrated Lender
Services Inc., a Delaware
Corporation and pursuant
to Deed of Trust recorded
1/16/2019 as Instrument
No. 2019000015791 in
book ---, page --- of Offi-
cial Records in the office
of the Recorder of Orange
County, California, Date of
Sale: 3/26/2026 at 9:00
AM Place of Sale: On the
front steps to the entrance
of the Orange Civic Cen-
ter located at 300 East
Chapman, Orange, CA
92866 Amount of unpaid

balance and other
charges: \$46,589.89 The
property heretofore is be-
ing sold "as is." The street
Address or other common
designation of real prop-
erty is purported to be:
5021 SHARON DR, LA
PALMA, CA 90623 Legal
Description: As more fully
described on said Deed of
Trust. A.P.N.: 263-301-03
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 send-
ing a written request to the
beneficiary within 10 days
of the date of first publica-
tion of this Notice of 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 Elec-
tion 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 con-
sidering 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. Plac-
ing 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 re-
ceive clear title to the
property. You are encour-
aged to investigate the ex-
istence, 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. NO-
TICE 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, pursu-
ant to Section 2924g of the
California Civil Code. The
law requires that informa-
tion 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 resched-
uled time and date for the
sale of this property, you
may call 1-844-477-7869
or visit this Internet Web
site <http://www.stoxposting.com/sales-calendar>.
using the file number as-
signed to this case 2025-
05048. Information about
postponements that are
very short in duration or
that occur close in time to
the scheduled sale may
not immediately be reflec-

ted 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 1-844-477-7869 or visit this internet website site <http://www.stoxposting.com/sales-calendar>, using the file number assigned to this case 2025-05048 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. "NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "INTEGRATED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED". THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date: 2/23/2026 Integrated Lender Services Inc., a Delaware Corporation, as Trustee 1551 N. Tustin Avenue, Suite 840 Santa Ana, California 92705 (800) 232-8787 For Sale Information please call: 1-844-477-7869 MICHAEL REAGAN, TRUSTEE SALES OFFICER

Buena Park Independent 3/6,13,20/2026-161126

SUMMONS (CITACION JUDICIAL) CASE NUMBER: 25VEC00780 NOTICE TO DEFENDANT: (Aviso al Demandado): BRUCE CORNETT MASONRY, a California business entity, form unknown; HABA TECHNOLOGIES INC. a. k. a. SKY HIGH TECHNOLOGIES, INC., a California corporation; CAS - BUILDING SPECIALISTS, INC. dba CONCRETE ASPHALT SPECIALISTS, INC., a California Corporation; GO AIR INC., a California Corporation; JGN PLUMBING INC., a California Corporation; WATERTIGHT WATER-PROOFING INC. dba WATERTIGHT, a California Corporation; ROJAS GENERAL CONSTRUCTION INC., California Corporation; SIDING PROS CORPORATION, A California Corporation; H & S CUSTOM INSTALLATIONS, a California business entity, form unknown; and DOES 1-60, inclusive YOU ARE BEING SUED

BY PLAINTIFF: (Lo esta demandando el demandante) METRO DEVELOPMENT HOMES

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un

abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF THE STATE OF CALIFORNIA, 1725 MAIN STREET, SANTA MONICA, CA 90401-3299. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): CHRISTIAN LAMOND (SBN: 175540) KOLETSKY MANCINI FELDMAN LLP, 3460 WILSHIRE BOULEVARD, 8TH FLOOR, LOS ANGELES, CA 90010, 213-427-2350. Date: 02/13/2025 David W. Slayton, Executive Officer/Clerk of the Court Clerk, by (Secretario) M. ESTORGA Deputy Clerk (Adjunto) **NOTICE TO THE PERSON SERVED: You are served Buena Park Independent 3/13,20,27,4/3/26-161498**

NOTICE INVITING BIDS BUENA PARK SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Buena Park School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **Thursday, April 2, 2026, at 1:00 PM**, sealed bids for the award of a contract for the following:

BID #252610 BPSD-Warehouse Roof-03132026

All bids shall be made and presented only on the forms presented by the District. Bids shall be received at the District Office located at **6885 Orangethorpe Avenue, Buena Park, California 90620**, and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened. There will be a mandatory job walk and conference at the District Office (meet at the flagpole) 6885 Orangethorpe Ave, Buena Park, CA 90620 on March 23, 2026, at 10:00 AM. Any bidder failing to attend the entire job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened. Project Documents are on file at Maintenance & Operations Office, 6885 Orangethorpe Ave, Buena Park, CA 90620 on March 13, 2026.

In accordance with the provisions of Business and Professions Code Section 7028.15 and Public Contract Code Section 3300, the DISTRICT requires that bidders possess a valid and active **Class C-39** California contractor's license at the time the bid is submitted and throughout the duration of the Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal. Any bidder not properly licensed at the time of bid opening will be rejected as nonresponsive.

Each bid shall be accompanied by bid security in the form of cash, certified check, cashier's check, or bid bond in an amount not less than **ten percent (10%)** of the total bid price, payable to the DISTRICT. Time is of the essence.

The California Department of Industrial Relations has determined the general prevailing rates of per diem wages for the locality in which the work is to be performed. Copies of these wage rate determinations, entitled Prevaling Wage Scale, are available at www.dir.ca.gov. It shall be mandatory upon the successful bidder to whom the contract is awarded to pay not less than the said specified rates to all workers employed by them. As of April 1, 2015, all contractors and subcontractors must be registered with the DIR (Department of Industrial Relations).

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the DISTRICT to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow. The DISTRICT reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

Miscellaneous Information

Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code Section 7028.15 and Public Contract Code Section 3300 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 bid. Any bidder not so licensed at the time of the bid opening will be rejected as non-responsive.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding. Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents. Each bid must strictly conform with and be responsive to the Contract Documents as defined herein.

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

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

It is each bidder's sole responsibility to ensure its bid is delivered timely 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. The purpose of this Request for Bid is to provide the District with a qualified contractor, hereinafter referred to as the Contractor, who can meet the current and future roofing needs for the District in the most cost-effective manner. Each bidder must submit both a signed hard copy and a digital PDF version (on a USB pen drive) to the District Office located at 6885 Orangethorpe Ave., Buena Park, CA 90620.

Each bid must conform and be responsive to the bid documents, copies of which may be obtained on or after March 13, 2026, from the District website at: <https://www.bpsd.us/requests>. Prospective bidders may also request a bid via email at manderson@bpsd.us. All bids shall be provided in both hard copy and Digital PDF format (on a USB pen drive). Both formats must be sent to the address listed above

by the specified deadline. Each bid must strictly conform with and be responsive to this notice, the Instructions for Vendors, and other bid documents. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bid. Any bid received after the specified date and time will not be opened nor viewed. Late submissions will be deemed unresponsive. No submitter may withdraw a bid for a period of sixty (60) calendar days after the opening of the bids. All bidders must honor their bids, as submitted, after the date bids are opened by the District. All bids received before the deadline will be opened and read in an open session at the District Office.

This is a public works project and the successful bidder shall comply with the provisions of the Labor Code pertaining to payment of the generally prevailing rate of wages and apprenticeships or other training programs. The Department of Industrial Relations has made available the general prevailing rate of per diem wages in the locality in which the work is to be performed for each craft, classification or type of worker needed to execute the contract, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Copies of these prevailing rates are available to any interested party upon request and are online at <http://www.dir.ca.gov/DLSR>. The Contractor and all subcontractors shall pay not less than the specified rates to all workers employed by them in the execution of the Contract. It is the Contractor's responsibility to determine any rate change. The substitution of appropriate securities in lieu of retention amounts from progress payments in accordance with Public Contract Code § 22300 is permitted.

Pursuant to Public Contract Code § 4104, each bid shall include the name, license number, and location of the place of business of each subcontractor or who shall perform work or service or fabricate or install work for the contractor in excess of one-half of one percent (0.5%) of the bid price. The bid shall describe the type of work to be performed by each listed subcontractor. **Buena Park Independent 3/13,20/2026-161652**

NOTICE OF TRUSTEE'S SALE T.S. No. 25-03070-RM-CA Title No. 92546641 APN. 136-152-15 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/10/2009. 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(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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; 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 in an "as is" condition, 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: Pastor C Yoen a married man as his sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 04/20/2009 as Instrument No. 2009000192136 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 04/23/2026 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$533,320.13 Street Address or other common designation of real property: 7437 El Verano Drive, Buena Park, CA 90620 AP.N.:136-152-15 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. 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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

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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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-03070-RM-CA. 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***: 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-03070-RM-CA 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. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE**: To the extent that the sale is subject to Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 03/05/2026 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4867799 03/20/2026, 03/27/2026, 04/03/2026

Buena Park Independent 3/20,27,4/3/2026-161692

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TSG No.: 92424585 TS No.: CA2500292332 APN: 017-094-08 Property Address: 1001 VERNON ST LA HABRA, CA 90631 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/27/2023. 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.** On 04/13/2026 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/07/2023, as Instrument No. 2023000051532, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: MARY TINGLE AND NEAL TINGLE, WIFE AND HUSBAND AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 017-094-08 The street address and other common designation, if any, of the real property described above is purported to be: 1001 VERNON ST, 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, 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, under the terms of said Deed of Trust, 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 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 \$ 112,069.58. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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

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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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rr/faqs#D5>. **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 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2500292332 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**: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, us-

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ing the file number assigned to this case CA2500292332 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 Date: FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0485945 To: BUENA PARK / ANAHEIM INDEPENDENT 03/20/2026, 03/27/2026, 04/03/2026

Buena Park/Anaheim Independent 3/20,27,4/03/2026-161703**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01549474**

TO ALL INTERESTED PERSONS: Petitioner: MICHELE TRACEY CONSTANTINE filed a petition with this court for a decree changing names as follows: MICHELE TRACEY CONSTANTINE to SAGE-MICHELE TRACEY CONSTANTINE. 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

04/14/2026
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 in the following newspaper, printed in this county: Buena Park/Anaheim Independent
Date: 02/25/2026
David J. Hesselbine
Judge of the Superior Court
Buena Park Independent 3/6,13,20,27/26-161197

Legals-IND**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000143**

TO ALL INTERESTED PERSONS: Petitioner: JACQUELEEN MARIE LUCERO on behalf of MIA JA'MAINE FOSDICK, a minor, filed a petition with this court for a decree changing names as follows: MIA JA'MAINE FOSDICK to MIA JA'MAINE LUCERO. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

06/01/2026
8:30 a.m. Dept. L74
REMOTE
Family Law Clerks
341 The City Drive South
7th Floor, Room 706
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, printed in this county: Buena Park/Anaheim Independent
Date: 02/18/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court

Buena Park Independent 2/27,3/6,13,20/26-161095

T.S. No.: 250616494
Notice of Trustee's Sale
Loan No.: TCC-0607 Order No. 95531764 APN: 262-472-35 Property Address: 5641 Lincoln Avenue Cypress, CA 90630 You Are In Default Under A Deed Of Trust Dated 7/6/2023. 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 thereon, as provided in the note(s), advances, under

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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: Rajiv Sitwala, an unmarried man Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 8/4/2023 as Instrument No. 2023000189105 in book N/A, page N/A, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/15/2026 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: \$932,014.17 Street Address or other common designation of real property: 5641 Lincoln Avenue Cypress, CA 90630 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, using the file number assigned to this case 250616494. 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 Inter-

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net 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, using the file number assigned to this case 250616494 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rr/faqs#D_5 Date: 3/11/2026 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 The East 45 Feet Of The Following Described Property: A Portion Of The Southwest Quarter Of The Southeast Quarter Of Section 9, Township 4 South, Range 11 West San Bernardino Base And Meridian, Described As Follows Beginning At A Point In The South Line Of Said Quarter Section Distant North 89 Deg. 46' 30" East 833.38 Feet From The Southwest Corner Thereof; Thence North 0 Deg. 25' West, 261.75 Feet; Thence South 89 Deg. 46' 30" West 638.97 Feet To The Northeasterly Line Of The Right Of Way Of The Pacific Electric Railway Company (100 Feet Wide); Thence Along Said Northeasterly Line South

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53 Deg. 24' 30" East 219.82 Feet; Thence North 89 Deg. 46' 30" East 208.59 Feet; Thence North 0 Deg. 13' 30" West 50 Feet; Thence North 89 Deg. 46' 30" East 50 Feet; Thence South 0 Deg. 13' 30" East 180 Feet To The South Line Of Said Section 9; Thence Along Said South Line North 89 Deg. 46' 30" East 205.28 Feet, More Or Less, To The Point Of Beginning. That Portion Of The South 40 Feet Within The Lines Of Lincoln Avenue.

Buena Park Independent 3/20,27,4/3/2026-161738

NOTICE OF SALE ABANDONED PERSONAL PROPERTY

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at www.storage-treasures.com by competitive bidding ending on 03/25/2026 at 2:30 PM. Property has been stored and is located at A-1 Self Storage, 420 E. Lambert Rd. La Habra, CA 90631. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids.

Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc.; belonging to the following:

Brett James Stovall
William Song
Daniel Maher
Auction by StorageTreasures.com
480-397-6503
3/20/26

**CNS-4023722#
BUENA PARK INDEPENDENT
Buena Park Independent 3/20/2026-161733**

NOTICE OF TRUSTEE'S SALE File No. :25-293408 A.P.N.:938-34-194 Property Address.: 6970 CRIMSON DR, BUENA PARK, CA 90621. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 23, 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 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 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. 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. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, ex-

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pressed 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 Recorded on January 24, 2023 at Instrument No 2023000016755 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 4/2/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$819,229.41 (Estimated) Street Address or other common designation of real property: 6970 CRIMSON DR, BUENA PARK, CA 90621. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. 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 BIDDER(S): 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 recorders 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(S): 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-293408. Information about postponements that are very short in duration or that occur close in time to the sched-

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uled 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-293408 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. Robertson, Anschutz, Schneid And Crane, LLP Date: 2/23/2026 By: Christine McPhatter Authorized Signatory 13010 Morris Road, Suite 500 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT WWW.SERVICELINKASAP.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A A CONDOMINIUM COMPRISED OF: PARCEL 1: A ONE-SEVENTEENTH (1/17TH) UNDIVIDED FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE COMMON AREA AS SHOWN AND DESCRIBED ON THAT CERTAIN CONDOMINIUM PLAN FOR MAGNOLIA SQUARE PHASE 8, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, ON SEPTEMBER 9, 2021 AS INSTRUMENT NO. 2021000561979, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO (COLLECTIVELY "CONDOMINIUM PLAN"), WHICH COM-

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MON AREA IS A PORTION OF LOTS 6 AND 7 OF TRACT NO. 17667, AS PER MAP RECORDED IN BOOK 986, PAGES 23 THROUGH 29, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ("MAP"). PARCEL 2: RESIDENTIAL UNIT NO. 45, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN; EXCEPTING FROM PARCELS 1 AND 2, RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSOR IN INTEREST AND ASSIGNEES, TO THE EXTENT NOT ALREADY RESERVED BY INSTRUMENTS OF RECORD: A. ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER EVER NAME KNOWN, TO ALL GEOTHERMAL HEAT AND TO ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING (COLLECTIVELY "SUBSURFACE RESOURCES"); B. THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND TO PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE RESIDENTIAL UNIT, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE RESIDENTIAL UNIT, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE RESIDENTIAL UNIT, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE RESIDENTIAL UNIT, AND TO REDRILL, RETURNEL, EQUIP, MAINTAIN, REPAIR DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OR THE UPPER FIVE HUNDRED FEET (500') OF THE SUBSURFACE OF THE RESIDENTIAL UNIT; AND C. ALL WATER AND WATER RIGHTS, IF ANY, WITHIN AND UNDERLYING THE RESIDENTIAL UNIT. RESERVING FROM PARCELS 1 AND 2, ALL EASEMENTS RESERVED IN THE DECLARATION (DEFINED BELOW), THE CONDOMINIUM PLAN, THE MAP, AND ALL OTHER EASEMENTS OF RECORD AS OF THE DATE HEREOF; PARCEL 3: AN EXCLUSIVE EASEMENT TO USE EACH PORTION OF THE ASSOCIATION PROPERTY, IF ANY, DESIGNATED IN THE CONDOMINIUM PLAN AS BEING AN EXCLUSIVE USE EASEMENT AREA APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE FOR THE PURPOSES DESCRIBED IN THE DECLARATION. PARCEL 4: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR ACCESS, INGRESS AND EGRESS, AND FOR ALL OTHER PURPOSES DESCRIBED IN THE DECLARATION, IN, TO, OVER, UNDER AND ACROSS CERTAIN PORTIONS OF THE ASSOCIATION PROPERTY DESCRIBED IN THE DECLARATION AND/OR

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SUPPLEMENTARY DECLARATION, SUBJECT TO THE LIMITATIONS SET FORTH THEREIN, WHICH EASEMENT IS APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED ABOVE. A-4866143 03/20/2026, 03/27/2026, 04/03/2026 **Buena Park Independent 3/20,27,4/3/2026-161790**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL001142

TO ALL INTERESTED PERSONS: Petitioner: NANCY ALONSO VALDEZ and BARTOLO JACOME GAMBOA on behalf of ZAMIR ALONSO, a minor, filed a petition with this court for a decree changing names as follows: ZAMIR ALONSO to BRAM ZAMIR JACOME-ALONSO. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
06/16/2026
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: 10/22/2025
Judge Eric J. Wersching
Presiding Judge
Judge of the Superior Court

Buena Park Independent 3/6,13,20,27/26-161487

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

**CONSTANCIA C PORTILLA, aka CONSTANCIA PORTILLA
CASE NO. 30-2026-01550397-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 CONSTANCIA C PORTILLA, aka CONSTANCIA PORTILLA. A Petition for probate has been filed by: JOHN PORTILLA in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that JOHN PORTILLA 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. Be-

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fore 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:

**APRIL 30, 2026 at 1:30 PM in Dept. CM07
Costa Mesa Justice Complex
3390 Harbor Blvd
Costa Mesa, CA 92626**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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

ANAHEIM UNION HIGH SCHOOL DISTRICT
501 CRESCENT WAY
ANAHEIM, CALIFORNIA 92801

LEGAL NOTICE**NOTICE TO BIDDERS**

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **APRIL 7, 2026, at 11:00 A.M. PST**. The bid must be obtained, submitted, and received online through the AUHSD Online Bonfire Procurement Portal: <https://auhsd.bonfirehub.com>

BID NO. 2026-29 LIQUID PETROLEUM GAS ONSITE FUELING SERVICES

For assistance, please contact Todd Gangnath, Senior Buyer at gangnath_t@auhdsd.us or by phone at 714-999-3599.

The Governing Board of Trustees of the Anaheim Union High School District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judges of suitability of products offered.

Anaheim Union High School District

Maria Rafael
Director, Purchasing and Central Services

Publish: March 13, 2026 and March 20, 2026
Buena Park Independent 3/13,20/2026-161661

Legals-IND

inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: SARAH M. RINELLI, ESQ., P.O. BOX 10298, SANTA ANA, CALIFORNIA 92711-0298. TEL: (949) 674-6591.

Buena Park Independent 3/20,27,4/3/26-161810

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01553129-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: KSENIA ANATOLYEVNA KULIKOVA filed a petition with this court for a decree changing names as follows: KSENIA ANATOLYEVNA KULIKOVA to KSENIA ANATOLYEVNA HAMEL. 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
04/16/2026
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 in the following newspaper of general circulation, printed in this county:

Buena Park Independent
Date: 03/10/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 3/20,27,4/3,10/26-161823