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- Quick Closing
- No Realtor Fees
- No House Repairs
- Simple Home Sale
- Convenient Closing Date



**Liz Buys**  
H O U S E S

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T.S. No.: 2512041056  
Notice of Trustee's Sale  
Loan No.: 10610 Order  
No. 95532840 APN: 072-  
453-72 Property Address:  
216 N Brookhurst St Ana-  
heim, CA 92801 You Are  
In Default Under A Deed  
Of Trust Dated  
11/21/2023. 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 Pro-  
ceeding 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 Finan-  
cial Code and authorized  
to do business in this state  
will be held by the duly ap-

pointed 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 pursu-  
ant to a Deed of Trust de-  
scribed 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 there-  
on, as provided in the  
note(s), advances, under  
the terms of the Deed of  
Trust, interest thereon,  
fees, charges and expen-  
ses 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. No cash-  
ier's checks older than 60  
days from the day of sale  
will be accepted. Trustor:  
Golden Way Investments  
LLC, a California limited li-

ability company Duly Ap-  
pointed Trustee: Fortra  
Law Recorded 11/27/2023  
as Instrument No. 2023000293835 in book  
N/A, page N/A of Official  
Records in the office of the  
Recorder of Orange  
County, California, Date of  
Sale: 4/22/2026 at 3:00  
PM Place of Sale: on the  
front steps to the entrance  
of the Orange Civic Cen-  
ter, 300 East Chapman  
Avenue, Orange, CA  
Amount of unpaid balance  
and other charges:  
\$865,920.40 Street Ad-  
dress or other common  
designation of real prop-  
erty: 216 N Brookhurst St  
Anaheim, CA 92801 Legal  
Description: Please See  
Attached Exhibit "A" The  
undersigned Trustee dis-  
claims any liability for any  
incorrectness of the street  
address or other common  
designation, if any, shown  
above. If no street ad-  
dress or other common  
designation is shown, di-  
rections to the location of  
the property may be ob-  
tained by sending a writ-

ten request to the benefi-  
ciary within 10 days of the  
date of first publication of  
this Notice of Sale. Notice  
To Potential Bidders: If  
you are considering bid-  
ding on this property lien,  
you should understand  
that there are risks in-  
volved in bidding at a trust-  
ee auction. You will be bid-  
ding on a lien, not on the  
property itself. Placing the  
highest bid at a trustee  
auction does not automati-  
cally entitle you to free  
and clear ownership of the  
property. You should also  
be aware that the lien be-  
ing auctioned off may be a  
junior lien. If you are the  
highest bidder at the auc-  
tion, you are or may be re-  
sponsible for paying off all  
liens senior to the lien be-  
ing 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 informa-  
tion. 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 Prop-  
erty 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 (877) 440-4460 or  
visit this Internet website  
www.mkconsultantsinc.co  
m, using the file number  
assigned to this case  
2512041056. 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 in-  
formation or on the Inter-  
net Web site. The best  
way to verify postpone-  
ment information is to at-  
tend the scheduled sale.  
Notice To Tenant: You  
may have a right to pur-  
chase this property after  
the trustee auction pursu-  
ant to Section 2924m of  
the California Civil Code.  
If you are an "eligible ten-  
ant buyer," you can pur-  
chase 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 prop-  
erty if you exceed the last  
and highest bid placed at  
the trustee auction. There  
are three steps to exercis-  
ing 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.mkconsult-

antsinc.com, using the file  
number assigned to this  
case 2512041056 to find  
the date on which the  
trustee's sale was held,  
the amount of the last and  
highest bid, and the ad-  
dress 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 Ac-  
count". If you think you  
may qualify as an "eligible  
tenant buyer" or "eligible  
bidder," you should con-  
sider contacting an attor-  
ney or appropriate real es-  
tate professional immedi-  
ately for advice regard-  
ing this potential right to  
purchase. Please be advised  
that the trustee may re-  
quire entity or trust bid-

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ders 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 transferees 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/irre-faqs#D\\_5](https://www.fincen.gov/irre-faqs#D_5) Date: 3/19/2026

**Fortra Law by Total Lender Solutions, Inc.**  
10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (949) 954-6092 Sale Line: (877) 440-4460 By: Max Newman, Trustee Sale Officer Exhibit "A" Legal Description Parcel 1: Lot 6 Of Tract No. 1851, In The City Of Anaheim, County Of Orange, State Of California, As Per Map Recorded In Book 56, Page 26 Of Miscellaneous Maps, Records Of Said Orange County, California. Except The Westerly 20 Feet Of Said Lot 6 Thereof, Lying Within Brookhurst Street. And Reserving Therefrom Said Lot 6 An Easement For Ingress And Egress Purposes Described As Follows: Beginning At A Point On The South Line Of Said Lot 5, Said Point Being 20 Feet East Of The Southwest Corner Of Said Lot; S 89°31'00" E Along The South Line Of Said Lot 87.00 Feet To The Southeast Corner Of Said Lot; Thence S 0°16'00" E Along The East Line Of Said Lot 6, 6.00 Feet; Thence N 89°31'00" W Parallel To The North Line Of Said Lot 6, 77.31 Feet; Thence S 64°02'20" W 10.75 Feet To A Point On The East Line Of The Westerly 20 Feet Of Said Lot; Thence N 0°16'10" W Parallel To The West Line Of Said Lot 10.79 Feet To The Point Of Beginning. Parcel 2: An Easement For Ingress And Egress Purposes Over A Portion Of Lot 5 Of Said Tract Described As Follows: Beginning At A Point On The South Line Of Said Lot 5, Said Point Being 20 Feet East Of The Southwest Corner Of Said Lot; Thence N 0°16'10" W Parallel To The West Line Of Said Lot 15.20 Feet; Thence S 58°05'00" E 9.97 Feet; Thence S 89°31'00" E Parallel To The South Line Of Said Lot 78.56 Feet To The East Line Of Said Lot; Thence S 0°16'10" E Along The East Line Of Said Lot 10.00 Feet To The Southeast Corner Of Said Lot; Thence N 89°31'00" W Along The South Line Of Said Lot 87.00 Feet To The Point Of Beginning.

**Buena Park Independent 3/27,4/3,10/2026-162037**

T.S. No. 25-75543 APN: 263-222-08 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/8/2023. 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

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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. 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: ANGELICA ONG UBUNGEN, A SINGLE WOMAN AND JOHN CHEN, A SINGLE MAN AND LISA ANDERSON, A SINGLE WOMAN, AS JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/12/2023, as Instrument No. 2023000221929, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/29/2026 at 3:00 PM Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$878,226.81 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 5836 TRINIDAD WAY BUENA PARK, CALIFORNIA 90620 Described as follows: As more fully described in said Deed of Trust A.P.N. #: 263-222-08 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

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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. IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10)-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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 (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-75543. 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 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 (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-75543 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 in-

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tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 3/25/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 47353 Pub Dates 04/03, 04/10, 04/17/2026

**Buena Park Independent 4/3,10,17/2026-162138**

**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](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: 03/10/2026 Judge David J. Hesselstine Judge of the Superior Court

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

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01555244**

TO ALL INTERESTED PERSONS: Petitioner: TABITHA SOFIA FUENTES ARCHULETA

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filed a petition with this court for a decree changing names as follows: TABITHA SOFIA FUENTES ARCHULETA to TABITHA SOFIA MOLERA. 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 05/19/2026 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))

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01559261**

TO ALL INTERESTED PERSONS: Petitioner: MOHAMMAD KHAZANI filed a petition with this court for a decree changing names as follows: MOHAMMAD KHAZANI to ARYA KHAZANI. 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 05/26/2026 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: 04/03/2026

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Judge David J. Hesselstine Judge of the Superior Court

**Buena Park Independent 4/10,17,24,5/1/26-162432**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIA LUISA CARLOS CASE NO. 30-2026-01547961**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARIA LUISA CARLOS.

A Petition for probate has been filed by: SALVADOR CARLOS ALVAREZ in the Superior Court of California, County of ORANGE. The Petition for Probate requests that SALVADOR CARLOS ALVAREZ be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

**JUNE 18, 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](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file

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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.

Petitioner: SALVADOR CARLOS ALVAREZ, 11364 BRIDGEWAY DR., RIVERSIDE, CA 92505, 951-662-5612.

**Buena Park/ Anaheim Independent 4/10,17,24/26-162518**

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

**04/28/26, 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.

**UNIT FIRST NAME LAST NAME**

00425 Melissa S Rizzo  
00613 Anthony Joseph Ili Espinoza  
00624 Andrew Avelar  
00725 Aaron Mortez Fowler  
00817 Erika Renee Almaraz  
01003 David Michael Kirchner  
0210B J Guadalupe Diaz Rodarte  
0906N Karina Seashia Ortizruiz  
0909C J Guadalupe Diaz Rodarte  
0913C J Guadalupe Diaz Rodarte  
0924E Ruben Calderon

The auction will be listed and advertised on the website [www.storage-treasures.com](http://www.storage-treasures.com), and all rules, terms and conditions stated on that website, and not inconsistent with this notice, shall apply. Bids may be made on-line starting 10 days before the date of the on-line auction. The winning bid amount must be paid in cash only at the above-referenced facility within 48 hours after the auction close time. The on-line auction sale of the contents of the storage unit shall be deemed "completed" only upon receipt by the above-named company holding the on-line auction sale of the cash, in full, from the winning bidder. In the event the winning bidder has not submitted payment of the amount of the winning bid within 48 hours of the auction close time, sale of the contents of the storage unit will be offered to the next highest bidder, and so on. In the event any lock installed on the storage unit by the winning bidder remains on the unit more than 72 hours after the winning bidder has paid the winning bid amount, the company which held the auction may remove such lock and all items of personal property remaining in the storage unit shall be deemed legally "abandoned" under California law and, without any notice to the winning bidder being legally required, may be disposed of by the company which held the auction in any way as it may choose.

**Buena Park Independent 4/10/2026-162367**