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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 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 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: Start-

ing 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

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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.elite-postandpub.com](http://www.elite-postandpub.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.elite-postandpub.com](http://www.elite-postandpub.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 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. 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.elite-postandpub.com](http://www.elite-postandpub.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 col-

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lect such obligation. EPP 47353 Pub Dates 04/03, 04/10, 04/17/2026  
**Buena Park Independent 4/3,10,17/2026-162138**

**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 with the court a Request

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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**

**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, 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  
Judge David J. Hesseltine  
Judge of the Superior Court

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

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO.**  
**30-2026-01560923**

**TO ALL INTERESTED PERSONS:** Petitioner: NGOC TAM DO BUI filed a petition with this court for a decree changing names as follows: NGOC TAM DO BUI to TAM DO NGOC BUI. 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**

**Legals-IND**

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))  
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: 04/10/2026  
Judge David J. Hesseltine  
Judge of the Superior Court  
**Buena Park Independent 4/17,24,5/1,8/26-162601**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**LYDIA A HOBAN**  
**CASE NO. 30-2026-01538974-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 LYDIA A HOBAN.

A PETITION FOR PROBATE has been filed by JOHNNY ERNEST DIAZ in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JOHNNY ERNEST DIAZ 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: 05/27/26 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

**NOTICE IN PROBATE CASES**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDIT-

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OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

In Pro Per Petitioner  
JOHNNY ERNEST DIAZ  
3885 WESTWOOD DRIVE  
RIVERSIDE CA 92504  
4/17, 4/24, 5/1/26  
**CNS-4033843#**

**BUENA PARK INDEPENDENT**  
**Buena Park Independent 4/17,24,5/1/2026-162633**

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

**TO ALL INTERESTED PERSONS:** Petitioner: TABITHA SOFIA FUENTES ARCHULETA 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))

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: 03/19/2026  
Judge David J. Hesseltine  
Judge of the Superior Court

**Buena Park Independent 4/10,17,24,5/1/26-162389**

**NOTICE OF PETITION TO****Legals-IND**

**ADMINISTER ESTATE OF:**  
**GERALD SAVELLANO**  
**CASE NO.**  
**30-2026-01559883-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 GERALD SAVELLANO.

A Petition for PROBATE has been filed by: PATRICIA LITTERAL in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that PATRICIA LITTERAL 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 10, 2025 at 1:30 PM in Dept. CM08, 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 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.

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Attorney for petitioner: JOAN J. BENNETT, ESQ.; LAW OFFICE OF JOAN J. BENNETT, 1740 W. KATELLA AVE STE R, ORANGE, CA 92867. (714) 628-1200

BSC 228363  
**Buena Park/Anaheim Independent 4/17,4/22,4/24/2026-162663**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO.**  
**30-2026-01560323**

**TO ALL INTERESTED PERSONS:** Petitioner: MARIAN AIESHA RAIN ORDILLANO FLORES aka MARIAN AIESHA ORDILLANO FLORES filed a petition with this court for a decree changing names as follows: MARIAN AIESHA RAIN ORDILLANO FLORES aka MARIAN AIESHA ORDILLANO FLORES to MARI RAINNE FLORES. 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**  
05/13/2026  
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: 04/08/2026  
Judge David J. Hesseltine  
Judge of the Superior Court

**Buena Park Independent 4/17,24,5/1,8/26-162536**

**NOTICE OF PUBLIC LIEN SALE**

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **April 28th 2026** personal property including but not limited to business equipment, electronics, furniture, clothing, tools and/or other miscellaneous items located at:

A - AMERICAN SELF STORAGE Via StorageAuctions.com @ **6:00 pm, at 7282 Walnut Ave Buena Park, CA 90620 714-994-2900**

STORED BY THE FOLLOWING PERSONS:  
MARLENE CELESTINO  
JOHN KIM

All sales are subject to prior cancellation. Terms, rules and regulations available at sale. By A-American Storage Management Co. Inc. (310)914-4022.  
**Buena Park/Anaheim Independent 4/17/2026-162678**