

NOTICE OF TRUSTEE'S SALE T.S. No.: 25-0066 Loan No.: *****417 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/07/2020 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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: ALA A. ABUFARIE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 11/12/2020 as Instrument No. 2020000652898 in book --, at Page -- of Official Records in the office of the Recorder of ORANGE County, California, Date of Sale: 05/27/2026 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$2,562,990.10 estimated - as of date of first publication of this Notice of Sale The purported property address is: 190 S. COBBLESTONE LANE ANAHEIM, CA 92807 A.P.N.: 361-231-24 The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's 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. NO-

TICE 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 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 25-0066. 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 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 www.nationwideposting.com, using the file number assigned to this case 25-0066 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. Date: 04/21/2026 ATTORNEY LENDER SERVICES, INC. Karen Talafus, Assistant Secretary 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for t h a t p u r p o s e . NPP0488382 To: INDEPENDENT 05/06/2026, 05/13/2026, 05/20/2026 **I n d e p e n d e n t 5/6,13,20/2026-163206**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JO ANN MEYER CASE NO. 30-2026-01568357-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JO ANN MEYER. A Petition for PROBATE has been filed by: WILLIAM OLIVO in the Superior Court of California, County of ORANGE. The Petition for Probate requests that WILLIAM OLIVO be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. 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 per-

sons 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: JULY 16, 2026 at 1:30 PM in Dept. CM07, 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 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: MICHELLE MCDONALD, ESQ / PAULA C. CHAMBERLAIN, ESQ; MERHAB ROBINSON & CLARKSON, LAW CORPORATION, 1551 N. TUSTIN AVE, STE 650, SANTA ANA, CA 92705. (714) 972-2333 BSC 228482 Buena Park/Anaheim **I n d e p e n d e n t 5/13,5/15,5/20/2026-163453**

ORDER TO SHOW CAUSE FOR

CHANGE OF NAME CASE NO.

30-2026-01568208

TO ALL INTERESTED PERSONS: Petitioner: YESEUL KIM filed a petition with this court for a decree changing names as follows: YESEUL KIM to ERIN YESEUL YOON. 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

06/25/2026

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/Anaheim Independent

Date: 05/08/2026

Judge David J. Hesselstine

Judge of the Superior Court

Anaheim Independent 5/13,20,27,6/3/26-163482

Notice Inviting Bids: Construct 1 One, Corp. (LEASE-LEASEBACK CONTRACTOR), is requesting Subcontractor and Supplier bids for the following: **Project:** Orangeview Junior High School Modernization Phase 3. **Bid Deadline:** 2:00 PM on Thursday, June 4, 2026; submitted to Construct 1 One, Corp. via email at Estimating@construct1.com. **Site Visit:** A voluntary pre-bid site visit will be held at 10:00 AM on Friday, May 29, 2026. Do not visit the site on your own. This is an active jobsite; please wear appropriate PPE. **Site Address:** 3715 W. Orange Ave., Anaheim, CA 92804. **Project Budget:** \$8,000,000. **Pre-Bid RFI's:** Direct pre-bid RFI's to Sam Reed via email - samr@construct1.com. Do not contact the district. The deadline for submitting questions is Friday, May 29, 2026, at 4:00 PM. **Bid Documents:** are available for free download by emailing estimating@construct1.com for a link.

Important Note: This phase's work will take place on an active cam-

pus populated by students with special needs. Although the work areas will be separated from the active campus, Students, Faculty, and Staff will be given priority.

Scope of Work: Building #1 - Administration and Building #11 - Gymnasium and related site improvements. **This is a Guaranteed Maximum Price (GMP) proposal.** Pricing must include all costs to deliver the full scope of work for your trade. **Prequalification:** Pursuant to Education Code Section 17406 and Public Contract Code Section 20111.6, all Mechanical, Electrical, and Plumbing contractors holding C-7, C-10, C-34, C-36, C-42, or C-43 licenses (MEP subcontractors) must be prequalified to submit as a first-tier subcontractor for this project. Prequalification documents are available from Construct 1 One, Corp. via email request to Sam Reed, SamR@construct1.com. Prequalification documents must be submitted to samr@construct1.com by Friday, May 29, 2026, at 2:00 PM. Any such bidder that submits a proposal and is not prequalified will be deemed non-responsive. **DIR Registration:** This project is subject to DIR Public Works Funding Legislation - SB 854. To bid on this Project, subcontractors and all their lower-tier subcontractors must be registered online as Public Works Contractors with the California Department of Industrial Relations. **Skilled and Trained Workforce:** This project is subject to skilled and trained workforce requirements. All Subcontractors and their subcontractors at every tier shall comply with Education Code 17407.5 and Public Contract Code Sections 2600 to 2603, skilled and trained workforce requirements. **Prevailing Wages:** This is a prevailing wage project. **Compliance Monitoring:** Subcontractors are advised that this contract is subject to monitoring by the Compliance Monitoring Unit (CMU), a Division of the Department of Industrial Relations (DIR). **Contractors' License:** Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, at the time of bid and throughout the contract, all Bidders must possess the proper Contractor's license to perform the specified work. **Payment and Performance Bonds:** Subcontracts with values over \$100,000 may require Payment and Performance Bonds. Please provide your bond rate with your proposal. All qualified bidders will receive consideration without regard to race, color, religion, sex, or national origin. Construct 1 One, Corp. offers assistance in obtaining bonding, lines of credit, insurance, necessary equipment, supplies and/or materials upon request. Subcontractors will be required to enter into

our standard Lease/Leaseback Subcontract Agreement. Construct 1 One, Corp., at its sole discretion, reserves the right to waive this requirement, permit substitute security, or alternate guarantees. DVBE Firms must possess the work category code(s) applicable to their type of work to be performed on this contract at the time of bid opening and throughout the contract. Construct 1 One Corporation's listing of a Subcontractor in its bid to the Public Agency is not to be construed as an acceptance of all of the Subcontractor's conditions or exceptions included with the Subcontractor's price quote. Construct 1 One, Corp. is a signatory to the Carpenters and Laborers Unions. Prospective subcontractors must provide Union labor for work related to these two unions. One-time agreements may be acceptable if they are in place prior to commencing work and made a part of the contract. **Anaheim Independent 5/20,27/26-163686**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01564428

TO ALL INTERESTED PERSONS: Petitioner: EBONY ELAINE ESTRADA filed a petition with this court for a decree changing names as follows: EBONY ELAINE ESTRADA to SKY DIVINE. 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

06/11/2026

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: Anaheim Independent

Date: 04/23/2026

Judge Thomas S. McConville

Judge of the Superior Court

Anaheim Independent 4/29,5/6,13,20/26-163041

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

(310) 329-6351