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<p>T.S. No. 132777-CA APN: 263-531-16 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/6/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF</p>	<p>THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 6/22/2026 AT 9:00 AM, CLEAR RECON CORP, AS DULY APPOINTED TRUSTEE UNDER AND PURSUANT TO DEED OF TRUST RECORDED 1/9/2023 AS INSTRUMENT NO. 202300004714 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA EXECUTED BY: SIDONIO GUZMAN, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN</p>	<p>ON A STATE OR NATIONAL BANK, 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; Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton – 100 The City Drive, Orange, CA 92868 all right, title and interest conveyed to and</p>	<p>now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 6871 SHOSHONEE WAY, BUENA PARK, CA 90620 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 held, but without</p>	<p>covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$696,768.69 If the Trust-</p>	<p>ee 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 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the</p>	<p>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 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</p>

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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132777-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 Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, 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 (855) 313-3319, or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132777-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. 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. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Buena Park Independent 5/29,6/5,12/2026-163651

LEY DE VIVIENDA ES-TATAL)
CASE NUMBER: 30-2026-01546372-CU-PT-CJC
NOTICE TO DEFENDANT:
(Aviso al Demandado):
Richard L. Forsyth, an individual; and DOES 1-25
YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
CITY OF BUENA PARK, a California Municipal Corporation

You have 10 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 or 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. as the person sued under the fictitious name of (specify): Tiene 10 DIAS DE CAL- ENDARIO 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 más 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 más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé 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 más 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 ó más 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 desecher el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CALIFORNIA 92701. 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): TIFFANY M. DARDEN, SBN 361763, JONES MAYER, 3777 N. HARBOR BLVD., FULLERTON, CA 92835, 714-446-1400. Date: 02/10/2026 David H. Yamasaki, Clerk of the Court, by (Secretario) T. Wojnar, Deputy Clerk (Adjunto)

NOTICE TO THE PERSON SERVED: You are served
Buena Park Independent 5/22,29,6/5,12/26-163753

Trustee Sale No. 1296131 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated 1/31/2025. 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 Proceedings Against You, You Should Contact A Lawyer. On 6/24/2026 at 3:00pm, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on February 7, 2025 as Document Number 2025000048696 of official records in the Office of the Recorder of Orange County, California, executed by: Romanov Group LLC, a Delaware limited liability company, as Trustor, Mizrahi Tefahot Bank LTD., Los Angeles Branch, as Beneficiary, Will Sell At Public Auction To The Highest Bidder 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 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). At: front steps to entrance of Civic Center, 300 East Chapman Avenue, Orange, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached

hereto and incorporated by reference herein The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 18180 - 18380 Yorba Linda Blvd., Yorba Linda, CA 92886. 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$28,479,879.79 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to 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 Election 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 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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement informa-

tion 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 (858) 410-2154, or visit this internet website (See Link Below), using the file number assigned to this case [TS 1296131] 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. For information on sale dates please visit our website at: <http://www.firstam.com/title/commercial/foreclosure/> Date: 5/22/26 First American Title Insurance Company 9255 Towne Center Drive Suite 200 San Diego, CA 92121 (858) 410-2154 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel A As Shown On Lot Line Adjustment No. 2011-01, As Evidenced By Document Recorded February 02, 2011 As Instrument No. 2011-60358 Of Official Records, Being More Particularly Described As Follows: Being All Of Parcel Of Parcel Map No. P.M. 87-292, In The City Of Yorba Linda, County Of Orange, State Of California, Per Map Filed In Book 268, Pages 9 Through 11, Inclusive, Of Parcel Maps, Records Of Said County. Excepting A Portion Of Said Parcel 1, Described As Follows: Beginning At The Northwest Terminus Of A Line With A Bearing And Distance Of North 74° 44' 03" West 528.27 Feet; Thence Continuing North 74° 44' 03" West 64.74 Feet; Thence North 15° 15' 57" East 25.00 Feet; Thence South 74° 44' 03" East 4.60 Feet To The Beginning Of A Tangent Curve Concaved Southwesterly Having A Radius Of 80.00 Feet; Thence Southeasterly Along Said Curve 53.35 Feet Through A Central Angle Of 38° 12' 22" To A Point Of Reverse Curve Concave Northeasterly Having A Radius Of 210.00 Feet, A Radial Line Through Said Point Bears North 53° 28' 19" East; Thence Southeasterly Along Said Curve 13.25 Feet Through A Central Angle Of 3° 36' 58" To A Non-Tangent Line And The Point Of Beginning. Also Excepting Therefrom All Minerals, Oil, Gases And Other Hydrocarbon Substances In Or Under Various Portions Of Said Land, Without, However, The Right Of Surface Entry, As Reserved In The Following Instruments; By The State Of California In Deed Recorded In Book 6867, Page 849; By Gilbert E. Percifield And Gwen S. Percifield In Deed Recor-

ded May 16, 1978 In Book 12676, Page 232; By Lynn H. Wilson And Others In Deed Recorded December 13, 1968 In Book 8814, Pages 833, 846, 859, 888, 901, 914, 927, 940, 953, 966, 979 And In Book 8815, Page 1; And By Southern Pacific Land Company, A California Corporation, In Deed Recorded December 15, 1982 As Instrument No. 82-438658, All Of Official Records.

Buena Park Independent 5/29,6/5,12/2026-163873

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.
30-2026-01572351

TO ALL INTERESTED PERSONS: Petitioner: LILIAN LOU filed a petition with this court for a decree changing names as follows: LILIAN LOU to YINLIAN ZHAO. 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
07/01/2026
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: 05/27/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 5/29,6/5,12,19/26-163951

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.
30-2026-01570717

TO ALL INTERESTED PERSONS: Petitioner: CHULALUXANA DHANAKOSES PAK filed a petition with this court for a decree changing names as follows: CHULALUXANA DHANAKOSES PAK to CHULALUXANA DHANAKOSES PAK. 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 peti-

tion without a hearing.
NOTICE OF HEARING
07/07/2026
1:30 p.m. #20
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: 05/19/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 5/29,6/5,12,19/26-163953

T.S. No.: 2026-05070
APN: 263-531-16 ; 071-292-02 TRA No.: 14-002 & 01-029 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/18/2024. 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 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 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. 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: SIDONIO GUZMAN, AN UNMARRIED MAN AND TERESA MOLINA CRUZ, A SINGLE WOMAN AS JOINT TENANTS AFFECTS PARCEL 1 ; SIDONIO GUZMAN, A SINGLE MAN, AFFECTS PARCEL 2 Beneficiary Name: TIFFANY HUANG, A MARRIED WOMAN \$100,000.00 AS TO AN UNDIVIDED 83.33% INTEREST AND CONNIE ZHANG, A MARRIED WOMAN \$20,000.00 AS TO AN UNDIVIDED 16.67% INTEREST Duly Appointed Trustee: INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION and pursuant to Deed of Trust recorded 12/24/2024 as Instrument No. 2024000334254 in book ---, page --- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/2/2026 at 9:00 AM

Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866. Amount of unpaid balance and other charges: \$129,788.23 The property heretofore is being sold "as is." The street Address or other common designation of real property is purported to be: 6871 SHOSHONEE WAY, BUENA PARK, CA 90620, 2561 WEST GRAMERCY AVENUE, ANAHEIM, CA 92801 Legal Description: As more fully described on said Deed of Trust, A.P.N.: 263-531-16 ; 071-292-02 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. 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 Election 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 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 1-844-477-7869 or visit this Internet Web site <http://www.stoxposting.com/sales-calendar>, using the file number assigned to this case 2026-05070. 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 1-844-477-7869 or visit this internet website <http://www.stoxposting.com/sales-calendar>, using the file number assigned to this case 2026-05070 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. Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the 3rd party purchaser, prior to receiving the Trustees Deed, must provide all information and documentation necessary to complete and file the FinCEN Report. If this is a reportable transfer, the 3rd party purchaser will be receiving an email from our FinCEN Report vender and will be required to provide the information being requested. Additional information regarding FinCEN's reporting requirements is available at <https://www.fincen.gov/rre/>. **"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: 5/27/2026 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 REGAN, TRUSTEE SALES OFFICER

Buena Park Independent

ent 6/12,19,26/2026-163959

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01569028-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: CASSANDRA CHRISTINE OLDHAM filed a petition with this court for a decree changing names as follows: CASSANDRA CHRISTINE OLDHAM to CASSANDRA CHRISTINE RIZER. 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: 05/12/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 5/22,29,6/5,12/26-163683

First Published
NOTICE INVITING BIDS MAGNOLIA SCHOOL DISTRICT NOTICE IS HEREBY GIVEN that the Magnolia School District, acting by and through its Governing Board, hereinafter referred to as "District", will receive prior to **2:30 p.m. on the 26th day of June, 2026**, sealed bids for the award of a Contract for each of the following:

Lease or Purchase of Portable or Temporary Structures, Value Added Equipment and Services BS2025/26-44 All bids shall be made and presented only on the forms presented by the District. Bids shall be received in the Administration Office of the Magnolia School District at 2705 W. Orange Avenue, Anaheim, California 92804, and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above shall be returned unopened. There will be a Mandatory Pre-Bid Conference on June 19, 2026 at 6:30 a.m. sharp, beginning at Walt Disney School 2323 W. Orange Ave, Anaheim, CA 92804. Meet in the main parking lot. Any bidder bidding on any of the Projects who fails to attend the entire Mandatory PreBid Conference will be deemed a non-responsive bidder and will have its bid returned

unopened. The bid documents will be available at the Mandatory Pre-Bid Conference on June 19, 2026, and will be available afterwards for review and purchase at the District Administration Office for seventy-five dollars (\$75.00), per school Project. Please bring the exact dollar amount or check as the district can't make change. This fee is not refundable. No partial sets will be available. As a condition of submitting a bid for this Project, and in accordance with California Public Contract Code section 20111.6, prospective bidders and mechanical, electrical or plumbing ("MEP") subcontractors (contractors that hold C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 licenses), must be prequalified by the District. Prequalification questionnaires will be available via email from Matt Sumner at Magnolia School District beginning on June 3, 2026. Contact prequalification@magnoliasd.org to obtain a copy. Time is of the essence. 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. The award of any contract, if made by the District, will be by the action of the Governing Board, to the lowest responsive and responsible bidder(s). Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code, and be licensed to perform the work called for in the Project Documents. The successful bidder must possess a valid and active Class B License at the time of award and throughout the duration of the Contract. In accordance with California Public Contract Code section 22300, the District will permit the substitution of securities for any moneys withheld by the District to ensure performance under the Contract. Each bidder's bid must be accompanied by one of the following forms of bidder's security: (1) cash; (2) a cashier's check made payable to the District; (3) a certified check made payable to the District; or (4) a bidder's bond executed by a California admitted surety as defined in Code of Civil Procedure section 995.120, made payable to the District in the form set forth in the Project Documents. Such bidder's security must be in an amount not less than ten percent (10%) of the maximum amount of bid as a guarantee that the bidder will enter into the proposed Contract, if the same is awarded to such bidder. In the event of failure to enter into said Contract or provide the necessary documents, said security will be forfeited. The District has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the District, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code section 1720 et seq., it shall be mandatory upon the Contractor to whom the Con-

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01574048

TO ALL INTERESTED PERSONS: Petitioner: KIMBERLY DIANE BAHENA filed a petition with this court for a decree changing names as follows: KIMBERLY DIANE BAHENA to DIEAN ELIJAH BAHENA. 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
07/29/2026
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: 06/01/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 6/12,19,26,7/3/26-164340

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01572102

TO ALL INTERESTED PERSONS: Petitioner: HOLLISTER VU NGUYEN filed a petition with this court for a decree changing names as follows: HOLLISTER VU NGUYEN to VICTOR VU NGUYEN. 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 objec-

tion 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
07/09/2026
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

Buena Park Independent 6/5,12,19/26-164105

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01572102

TO ALL INTERESTED PERSONS: Petitioner: HOLLISTER VU NGUYEN filed a petition with this court for a decree changing names as follows: HOLLISTER VU NGUYEN to VICTOR VU NGUYEN. 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.

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07/29/2026
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Santa Ana, CA 92701
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Date: 06/01/2026
Judge David J. Hesselstine
Judge of the Superior Court

Buena Park Independent 6/12,19,26,7/3/26-164340

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01572102

TO ALL INTERESTED PERSONS: Petitioner: HOLLISTER VU NGUYEN filed a petition with this court for a decree changing names as follows: HOLLISTER VU NGUYEN to VICTOR VU NGUYEN. 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 objec-

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REMOTE

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Santa Ana, CA 92701
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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

NOTICE IS HEREBY GIVEN that the City Council of the City of Buena Park will hold a public hearing in the Council Chamber of City Hall, 6650 Beach Boulevard, Buena Park, California, on **Tuesday, June 23, 2026, at 6:00 p.m.** or as soon as possible thereafter as the matter can be heard to consider the following:

PROPERTY LOCATION: 5600 Beach Boulevard
ASSESSORS PARCEL NUMBERS (APNS): 066-572-08, 066-164-24, and 066-163-26
GENERAL PLAN LAND USE: Light Industrial
ZONE: ML (Light Industrial)

Project Description: A request for a General Plan Amendment (GP-25-1) to amend the existing General Plan Land Use designation from Light Industrial to High-Density Residential; a Zone Change (Z-25-1) to amend the existing zoning district from Light Industrial (ML) to Medium-Density Multi-Family Residential (RM-20); a Tentative Tract Map (TT-25-2) to subdivide the site containing approximately 13.8-acres into an approximately 13-acre lot for condominium purposes, and an approximately 0.8-acre lot for the affordable senior apartments; and a Conditional Use Permit (CU-25-5) to review and permit the proposed 281-unit residential development and associated on-site improvements.

Environmental Determination – A Mitigated Negative Declaration No. MND-25-1 was prepared and circulated for public comment from April 3, 2026 to May 4, 2026, and is recommended for certification in compliance with the California Environmental Quality Act. A copy of the Final Draft Mitigated Negative Declaration No. MND-25-1 is available for public review at: https://www.buenapark.com/city_departments/community_development/planning_division/shopoff_development.php

The project proponent is the Scott DiCesare of Shopoff Realty Investments, 18565 Jamboree Rd Suite 200, Irvine CA 92612. The property owner is 5600 Beach Blvd BP Owner, LLC, 18565 Jamboree Rd Suite 200, Irvine CA 92612

On May 18, 2026, the Planning Commission of the City of Buena Park conducted a duly noticed public hearing regarding the proposed project. At the conclusion of the public hearing, the Planning Commission voted 4-0-0-1 (4 ayes, 0 noes, 0 absent, 1 recused), recommending that the City Council approve the project as proposed and certify the completion of the Mitigated Negative Declaration No. MND-25-1.

The Airport Land Use Commission (ALUC) conducted a hearing on May 21, 2026, and found the project consistent with the Airport Environs Land Use Plan for Fullerton Municipal Airport by a unanimous vote.

Additional data and information pertaining to this matter may be obtained from the City Clerk's Office, 6650 Beach Boulevard, Buena Park, California 90621.

ALL INTERESTED PERSONS HAVE THE RIGHT TO APPEAR AND BE HEARD. If you challenge Applications Nos. GP-25-1, Z-25-1, TT-25-2, CU-25-5 or MND-25-1 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the City Clerk at (714) 562-3750.

If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the City Clerk's Office at (714) 562-3750, 48 hours prior to the meeting.

Further information may be obtained from the City Clerk, (714) 562 3750.

Adria M. Vicuña, MMC
Director of Government and Community Relations/City Clerk
Buena Park Independent 6/12/2026-164297

Date: 05/22/2026
Judge David J. Hesselstine
Judge of the Superior Court
Buena Park Independent 6/12,19,26,7/3/26-164374

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that personal property in the following units will be sold at public auction on **JULY 1, 2026 AFTER 9:30 AM**

Pursuant to the California Self-Store Facility Act the sale will be conducted at **U-Haul Moving & Storage at Orangethorpe 260 E Orangethorpe Ave Fullerton, CA 92831**

The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:

Customer Name Unit Number
DIOSDADO DIZON 0248
6/12, 6/19/26
CNS-4047811#
BUENA PARK INDEPENDENT
Buena Park Independent 6/12,19/2026-163990