

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIA LIZARRAGA CASE NO. 30-2026-01538458-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 MARIA LIZARRAGA.

A PETITION FOR PROBATE has been filed by CESAR FAUSTO FLORES CUEVAS in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that CESAR FAUSTO FLORES CUEVAS 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: 07/23/26 at 1:30PM in Dept. CM07 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) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting you 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
JUAN F DOTSON - SBN 232438
OSUNA & DOTSON LAW FIRM
13333 PARAMOUNT BLVD.
SOUTH GATE CA 90280
Telephone (562) 991-5600
6/26, 7/3, 7/10/26
CNS-4054506#
BUENA PARK INDEPENDENT
Buena Park Independent 6/26,7/3,10/2026-164620

File No. 48260684

Notice of Trustee's Sale
You Are In Default Under A Deed Of Trust Dated April 3, 2020. 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: Katherine Dao and Alex Nguyen, Wife and Husband as Community Property With Right of Survivorship Duly Appointed Trustee: IDEA Law Group, PC Recorded April 9, 2020 as Instrument No. 2020000161960 of Official Records in the office of the Recorder of Orange County, California. Street Address or other common designation of real property: 542 S Covered Wagon Trl Anaheim, CA 92807 A.P.N.: 363-282-16 Date of Sale: July 22, 2026 at 03:00 PM Place of Sale: Front Steps To Entrance Of Civic Center 300 East Chapman Avenue, Orange Amount of unpaid balance and other charges: \$474,076.49. Estimated. The undersigned Trustee disclaims any liability

for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48260684. 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 may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48260684 to find the

date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. If you think you may qualify as 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: June 18, 2026 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com Davit Azizyan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99

Buena Park Independent 6/26,7/3,10/2026-164641

DV-130 Restraining Order After Hearing (Order of Protection) Original Order Case Number: 23V002689

Superior Court of California, County of : Orange Lamoreaux Justice Center, 341 The City Drive, Orange, CA 92868-3205

1. Protected Person: **ANAMIKA ARORA**
2. Restrained Person: **SAGAR SHARMA**, Gender: **M**, Race: **Asian**, Age: **23**, Date of Birth: **10/18/2001**, Height: **5'10"**, Weight: **175**, Hair Color: **Brown**, Eye Color: **Brown**, Relationship to person in 1: **Ex-Boyfriend**.

3. Other Protected People: In addition to the person in 1, the following persons are protected by orders as indicated in 13 through 16. Full Name: **ASHR ARORA**; Relationship to person in 1: Son; Age: 2. 4. EXPIRATION DATE: This restraining order, except the orders noted below, * end on:

(date) 11/17/2030 at (time): Midnight. -Custody, visitation, child support, and spousal support orders remain in effect after the restraining order ends. Custody, visitation, and child support orders usually end when the child is 18.

-If no date is written, the restraining order ends three years after the date of the hearing in 6a.

-If no time is written, the restraining order ends at midnight on the expiration date.

This order must be enforced throughout the United States.

6. Hearing: The hearing was on November 17, 2025 with (name of judicial officer): Judge Cheri Pham. These people attended the hearing: The person in 1. 7. Court's Decision: In making this order, the court has considered

whether failure to make any of the orders requested might risk the safety of the person in or any children listed on form DV-105. If child or spousal support was requested, the court has considered whether failure to make support orders would risk the safety of the person in or any children listed on form DV-105.

To the Person in : 2 7 31 The court has granted a long-term restraining order. See through . If you do not obey these orders, you can be charged with a crime, go to jail or prison, or pay a fine. It is a felony to take or hide a child in violation of this order.

8. No Firearms (Guns), Firearm Parts, or Ammunition a. You cannot own, possess, have, buy or try to buy, receive or try to receive, or in any other way get any prohibited item listed below in b. b. Prohibited items are: (1) Firearms; (2) Firearm parts, meaning receivers, frames, and any item that may be used as or easily turned into a receiver or frame (see Pen. Code, § 16531); and (3) Ammunition. c. Within 24 hours of receiving this order, you must sell to or store with a licensed gun dealer, or turn in to law enforcement, any prohibited items you have in your immediate possession or control. d. If law enforcement asks you for your prohibited items, you must turn them over immediately. e. Within 48 hours of receiving this order, you must file a receipt with the court that proves all prohibited items have been turned in, sold, or stored. (You may use form DV-800/JV-270, Receipt for Firearms, Firearm Parts, and Ammunition.) If law enforcement served you with the restraining order, you must give a copy of the receipt to that law enforcement agency.

14. Order to Not Abuse: You must not do the following things to the person in and any person listed in : 1 3 Harass, attack, strike, threaten, assault (sexually or otherwise), hit, follow, stalk, molest, destroy personal property, keep under surveillance, impersonate (on the internet, electronically, or otherwise), block movements, annoy by phone or other electronic means (including repeated contact), or disturb the peace. 15 "Disturb the peace" means to destroy someone's mental or emotional calm. This can be done directly or indirectly, such as through someone else. This can also be done in any way, such as by phone, over text, or online. Disturbing the peace includes coercive control. "Coercive control" means a number of acts that unreasonably limit the free will and individual rights of any person protected by this restraining order. Examples include isolating them from friends, relatives, or other support; keeping them from food or basic needs; controlling or keeping track of them, including their movements, contacts, actions, money, or access to services; and making them do something by force, threat, or intimidation, including threats based on actual or suspected immigration status. Coercive control includes reproductive coercion meaning controlling someone's reproductive choices, such as

using force, threat, or intimidation to pressure someone to be or not be pregnant, and to control or interfere with someone's contraception, birth control, pregnancy, or access to health information.

15. No-Contact Order a. You must not contact the person in 1, the persons in 3, 3 directly or indirectly, by any means, including by telephone, mail, email, or other electronic means. c. Peaceful written contact through a lawyer or process server or another person for service of legal papers related to a court case is allowed and does not violate this order.

16. Stay-Away Order a. You must stay at least (specify): 100 yards away from (check all that apply): Person in 1. School of person in 1. Home of person in 1. Persons in 3. Job or workplace of person in 1. Children's school or child care. Vehicle of person in 1.

19. Child Custody and Visitation Order: The judge has granted orders regarding minor children. The orders are included on form DV-140.

23. Record Communications: The person in 1 may record communications made by the person in 2 that violate this order.

32. Service (check a, b, or c) b. 2 The person in 2 was not present. Proof of service of form DV-109 and form DV-110 (if issued) was presented to the court. (Check all that apply): (1) (2) This order can be served by mail. The judge's orders in this form are the same as in form DV-110 except for the expiration date. The person in must be served, either by mail or in person.

34. Attached Pages: a. Number of pages attached to this 11-page form: 4. b. Attachments include forms (check all that apply): DV-140 Judge's Signature: /s/ Cheri Pham Date: 11/17/2025 Clerk, by David H. Yamasaki Deputy S. Batres

DV-140 Child Custody and Visitation Order Case Number: 23V002689

This form is attached to: DV-130

1. Name of Protected Person: Anamika Arora, Relationship to children: Parent 2. Name of Restrained Person: Sagar Sharma, Relationship to children: parent

3. Children Under 18 Years Old: a. Name: Ashr Sharma, Date of birth: 2/14/2023.

5. Stop Access to Children's School, Health, and Other Information:

a. The person in 2 must not access or have access to the records or information for: All the children listed in 3.

b. From the following: Medical, dental, and mental health providers, School and daycare providers.

7. Child Custody: a. Legal Custody (The person that makes decisions about the child's health, education, and welfare): Sole to Person in 1. b. Physical Custody (The person that the child regularly lives with): Sole to Person in 1.

8. Person in 2 must have no visitation with children until further order of the court.

14. Country of Habitual Residence: The country of habitual residence of the child or children in this

case is: The United States. **Buena Park Independent - 6/26,7/3,10,17/2026-164661**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01571326

TO ALL INTERESTED PERSONS: Petitioner: ANA ELIZABETH GALVEZ filed a petition with this court for a decree changing names as follows: ANA ELIZABETH LOPEZ to ANA ELIZABETH GALVEZ. 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

08/04/2026
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: 06/11/2026
Judge Thomas S. McConville

Judge of the Superior Court

Buena Park Independent 6/19,26,7/3,10/26-164579

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01579529

TO ALL INTERESTED PERSONS: Petitioner: DUSTIN ALLEN HAMAKER filed a petition with this court for a decree changing names as follows: DUSTIN ALLEN HAMAKER to DUSTIN ALLEN O'CONNOR. 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

07/30/2026
1:30 p.m. D100

For all public notices, call us for information: 310-329-6351

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: 06/25/2026
Judge Gassia Apkarian
Judge of the Superior Court
Buena Park Independent 7/3,10,17,24/26-164952

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2026-01579974
TO ALL INTERESTED PERSONS: Petitioner: KARLY GRACE-LORRAINE VAUGHN filed a petition with this court for a decree changing names as follows: KARLY GRACE-LORRAINE VAUGHN to KARLY GRACE LORRAINE VAUGHN. 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
08/12/2026
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr. West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Buena Park Independent
Date: 06/29/2026
Judge Thomas S. McConville
Judge of the Superior Court
Buena Park Independent 7/3,10,17,24/26-164967

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2026-01581228
TO ALL INTERESTED PERSONS: Petitioner: RAYMOND JUAREZ-MENDOZA filed a petition with this court for a decree changing names as follows: RAYMOND JUAREZ-MENDOZA to RAYMOND JUAREZ MENDOZA. 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
08/06/2026
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: 07/02/2026
Judge Thomas S. McConville
Judge of the Superior Court
Buena Park Independent 7/10,17,24,31/26-165106

Trustee Sale No. F26-00131
Notice of Trustee's Sale
Loan No. 6723285485 / 7241305551 Title Order No. LTSG2600596 APN: 354-033-22 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 10/01/2025 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. 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, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): 201 Brookside LLC, a California limited liability company Recorded: 10/06/2025 as Document No. 2025000273344 of Official Records in the office of the Recorder of Orange County, California Date of Sale: 08/05/2026 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$1,011,776.60 The purpor-

ted property address is: 201 South Brookside Court, Anaheim, CA 92808-1231 Legal Description See Exhibit "A" attached hereto and made a part hereof Personal Property Description See Exhibit "B" attached hereto and made a part hereof Assessors Parcel No. 354-033-22 The beneficiary under the 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 Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. 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

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

NOTICE TO BIDDERS

In accordance with Public Contract Code 20111, NOTICE IS HEREBY GIVEN THAT the Board of Trustees of the Anaheim Union High School District, County of Orange, State of California, will receive sealed bids up to but no later than **JULY 29, 2026, at 11:00 a.m.** The bid must be submitted and received online through the AUHSD Online Bonfire Bidding Hub: <https://auhsd.bonfirehub.com>

BID No. 2027-01 – FOOD SERVICES UTENSILS AND RELATED ITEMS

For assistance, please contact Dulce Sorto, Buyer at Sorto_d@auhsd.us or by phone at 714-999-3609.

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

Maria Rafael
Director, Purchasing and Central Services
Anaheim Union High School District
Buena Park Independent 7/3,10/2026-164985

lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F26-00131. 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, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F26-00131 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.*

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO, RESPECTIVELY, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 7/2/2026 Assured Lender Services, Inc. /s/ Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement

NOTICE IS HEREBY GIVEN that the Buena Park Library District ("District") will receive will receive electronic submission bids (as indicated below) until **10:00am on August 19, 2026** for the following public work:

**BUENA PARK LIBRARY DISTRICT
BUENA PARK LIBRARY RENOVATION PROJECT**
7150 La Palma Avenue, Buena Park, CA 90620

Buena Park Library Renovation project intends to provide maintenance corrections and architectural improvements. As part of the project, there are upgrades required for code and accessibility compliance. The size of the existing building is 42,907 sf. Work shall be completed within 250 Working Days from the Construction start date.

Procurement of Bidding Documents: Prequalification Questionnaire and Bidding Documents that contain the full description of the Work are located at: <https://vendors.planetbids.com/portal/88166/bo/bo-detail/143135> Prequalification Questionnaire (See Attachment A of Bid Documents) – Bidder must complete and submit the Prequalification Questionnaire on or before the deadline of August 14, 2026 @ 10:00am of this Notice Inviting Bids.

Bidders shall refer to Document 00 21 13 (Instructions to Bidders) for required documents and items to be submitted electronically via the PlanetBids portal on August 19, 2026 at 10am. All bids shall be on the form provided by the District. Each bid must conform and be responsive to all pertinent Contract Documents including, but not limited to, the Instructions to Bidders. Bids will be opened electronically on August 19, 2026 at 2:00pm and will be posted on line through the PlanetBids portal. Any bid that is submitted after that time, shall be nonresponsive and returned to the bidder. Any claim by a bidder of error in its bid must be made in compliance with section 5100, et seq., of the Public Contract Code. Mandatory Pre-Bid Site Visit: Owner will conduct a Mandatory Pre-Bid Conference and Site Visit at 10:00am on Friday, July 10, 2026, at 7150 La Palma Avenue, Buena Park, CA 90620. The Pre-Bid Conference and Site Visit will last approximately 90 minutes. There will be a 15 (fifteen) minute "grace period" from the stated start time to sign in. Failure to attend or tardiness will render bid ineligible. Contractor must complete the Site Visit Certification submitted with the Bid. Bid Preparation Cost: Bidders are solely responsible for the cost of preparing their Bids. Reservation of Rights: Owner specifically reserves the right, in its sole discretion, to reject any or all Bids, to re-bid, or to waive inconsequential defects in bidding not involving time, price or quality of the work. Owner may reject any and all Bids and waive any minor irregularities in the Bids. Pursuant to Public Contract Code section 20101, only prequalified bidders will be eligible to submit a bid for this Project. Any bid submitted by a bidder who is not prequalified shall be non-responsive and returned unopened to the bidder. Required Contractor's License(s): A California "B" contractor's license is required to bid this contract. The Bidder's license(s) must remain active and in good standing throughout the term of the Contract. Joint ventures must secure a joint venture license prior to award of this Contract. Specialty work may require a specialty contractor's license "C" held by Bidder or a listed subcontractor. Required Contractor and Subcontractor Registration: Owner shall accept Bids only from Bidders that (along with all Subcontractors listed in Document 00 43 30, Subcontractor List) are currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. Subject to Labor Code Sections 1771.1(c) and (d), any Bid not complying with paragraph 2.02A above be returned and not considered; provided that if Bidder is a joint venture (Business & Professions Code Section 7029.1) or if federal funds are involved in the Contract (Labor Code Section 1771.1(a)), Owner may, at its sole discretion, accept a non-complying Bid provided that Bidder and all listed Subcontractors are registered at the time of Contract award. Substitution of Securities: Owner will permit the successful bidder to substitute securities for any retention monies withheld to ensure performance of the contract, as set forth in Document 00 62 90 Escrow Agreement For Security Deposits In Lieu Of Retention and incorporated herein in full by this reference, in accordance with California Public Contract Code Section 22300. Prevailing Wage Laws: The Contractor and all Subcontractors under the Contractor shall pay all workers on all Work performed pursuant to this Contract not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to section 1770, et seq. of the California Labor Code. Prevailing wage rates are also available from the District or on the Internet at: <http://www.dir.ca.gov>. Prevailing Wage Monitoring: This Project is subject to labor compliance monitoring and enforcement by the Department of Industrial Relations pursuant to Labor Code section 1771.4 and subject to the requirements of Title 8 of the California Code of Regulations. The successful Bidder shall comply with all requirements of Division 2, Part 7, Chapter 1, Articles 1-5 of the Labor Code. Bid Security. A bid bond by an admitted surety insurer on the form provided by the District a cashier's check or a certified check, drawn to the order of Buena Park Library District, in the amount of ten percent (10%) of the total bid price, shall accompany the Bid Form and Proposal, as a guarantee that the Bidder will, within seven (7) calendar days after the date of the Notice of Award, enter into a contract with the District for the performance of the services as stipulated in the bid. The successful Bidder shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if it is awarded the Contract for the Work. COVID-19 Compliance: The Bidder and all Subcontractors under the Bidder shall comply with applicable federal, State, and local requirements relating to COVID-19 or other public health emergency/epidemic/pandemic protocols. Any questions must be submitted through the PlanetBids Portal.

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and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Legal Description) The Land Referred To Herein Below Is Situated In The City Of Anaheim, County Of Orange, State Of California And Is Described As Follows: Lot 129 Of Tract No. 10984, In The City Of Anaheim, County Of Orange, State Of California, As Per Map Recorded In Book 522 Pages 18 To 21 Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County.

Excepting Therefrom, All Oil, Gas And Other Hydrocarbon Substances And Minerals And All Geothermal Resources (Collectively "Minerals" Herein) Lying In And Under Or Produced From Or Through The Land, Together With The Sole And Exclusive Right Of Drilling Into, From, Under And Through The Land. Together With Such Subsurface Easements As May Be Necessary Or Convenient From Time To Time For The Prospecting For Or The Production Or Development Of Any Such Minerals By Means, Of Slant Drilling Or Other Removal Operations Conducted

From Beyond The Land Into, Under Or Through The Land To Producing Intervals Eith Within Of Beyond The Land, All Such Reserved And Excepted Rights To Be Subject, However, To The Condition That The Holder Of Any Interest In Such Mineral Rights Shall Not Have Any Right Of Entry Or Of Access To The Surface Of The Land Or To The First Five Hundred (500) Feet Of The Land Measured Vertically From The Surface There, As Reserved In The Deed Recorded October 19, 1979 In Book 13359 Page 1294, Official Records. Exhibit "B" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property.

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