

T.S. No.: 24-31036 A.P.N.: 244-216-10 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/29/1998. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Elbert Kelley And Roberta Torrance Kelley, Husband And Wife As Joint Tenants Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 6/17/1998 as Instrument No. 19980382521 in book , page of Official Records in the office of the Recorder of Orange County, California , Described as follows: As more fully described in said Deed of Trust Date of Sale: 9/5/2024 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: \$57,675.20 (Estimated) Street Address or other common designation of real property: 9638 BLOOMFIELD ST CYPRESS, CA 90630 A.P.N.: 244-216-10 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, dir-

ections 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record

may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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, pursu-

ant 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com , using the file number assigned to this case 24-31036. 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. For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 24-31036 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: 08/02/2024 Carrington Foreclosure Services, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Vanessa Pessina, Trustee Sale Specialist
Event News 8/14,21,28/2024-144933

pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2). YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 26, 2016. 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. On September 4, 2024 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on February 2, 2016 as Instrument No. 2016000044830, of official records in the Office of the Recorder of Orange County, California, executed by HELEN F. STRESNAK, AN UNMARRIED PERSON, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SYNERGY ONE LENDING, INC. DBA: RETIREMENT FUNDING SOLUTIONS as Beneficiary, WILL SELL AT PUBLIC AUCTION TO



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Call today! (866) 896-0992

Legals-NE

THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 8166 LAGUNA COURT, STANTON, CA 90680 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$327,065.95 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07000238-24-1. 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 FOR FORECLOSURES AFTER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000238-24-1 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: July 3, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000238-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION

PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0462665 To: THE EVENT NEWS 08/14/2024, 08/21/2024, 08/28/2024 **Event News 8/14,21,28/2024-145026**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01416196
TO ALL INTERESTED PERSONS: Petitioner: CHAMPABEN ANIL RAMESHBHAI filed for a petition with this court for a decree changing names as follows: CHAMPABEN ANIL RAMESHBHAI to CHAMPA BHULLA NARSAI. THE COURT ORDERS that all persons interested in this matter shall 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
09/24/2024
8:30 a.m., D-100 REMOTE
Central Justice Center
700 Civic Center Drive
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Event Newspapers
DATE: 08/02/2024
Judge Deborah C. Servino
Judge of the Superior Court
Event Newspaper 8/14,21,28,9/4/2024-145007

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01417469
TO ALL INTERESTED PERSONS: Petitioner: MARY CATHERINE CLARE filed for a petition with this court for a decree changing names as follows: MARY CATHERINE CLARE to MARY CATHERINE BERRY. THE COURT ORDERS that all persons interested in this matter shall 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
10/01/2024
8:30 a.m., D-100 REMOTE

Central Justice Center
700 Civic Center Drive
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Event Newspapers
DATE: 08/08/2024
Judge Layne H. Melzer
Judge of the Superior Court
Event Newspapers 8/14,21,28,9/4/2024-145107

NOTICE OF PETITION TO ADMINISTER ESTATE OF: YVONNE CASTANOS CASE NO. 30-2024-01418029-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, of YVONNE CASTANOS. A Petition for PROBATE has been filed by: ELIZABETH VAN IMMELEN in the Superior Court of California, County of ORANGE. The Petition for Probate requests that ELIZABETH VAN IMMELEN 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:
OCT 09, 2024 at 1:30 PM in Dept. CM08 3390 Harbor Blvd Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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 657-622-8278 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 per-

sonal 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: ZEV S. BROOKS, ESQ
LAW OFFICE OF ZEV BROOKS
18627 BROOKHURST STREET; PMB 435, FOUNTAIN VALLEY, CA 92708. (714) 965-0179 BSC225614
News Enterprise 8/21,8/28,9/4/24 - 145146

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01415926
TO ALL INTERESTED PERSONS: Petitioner: ELEANOR OLIVIA KIM filed for a petition with this court for a decree changing names as follows: ELEANOR OLIVIA KIM to ELEANOR OLIVIA CHO. THE COURT ORDERS that all persons interested in this matter shall 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
09/19/2024
8:30 a.m., D-100 REMOTE
Central Justice Center
700 Civic Center Drive
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Event Newspapers
DATE: 08/01/2024
Judge Deborah C. Servino
Judge of the Superior Court
Event Newspapers 8/21,28,9/4,11/2024-145170

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ERNESTO MARIN HERNANDEZ

CASE NO. 30-2024-01418321-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, of ERNESTO MARIN HERNANDEZ. A Petition for PROBATE has been filed by: WENDIE HERNANDEZ in the Superior Court of California, County of ORANGE. The Petition for Probate requests that WENDIE HERNANDEZ 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 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:
OCT 17, 2024 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 657-622-8278 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 pe-

tion or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner: MATTHEW AGREN, ESQ
AGREN LAW FIRM, PC
2600 MICHELSON, STE 770, IRVINE, CA 92612
(949) 752-8999
BSC 225629
Event Newspapers 8/21,8/28,9/4/24 - 145219

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN that in accordance with the California Civil Code Section 798.56a and California Commercial Code Section 7209 and 7210, the mobile home described as:
TRADE NAME: CAVCO
H.C.D. DECAL NO. LBC8667
SERIAL NO. CAVAZLP0112001U/CAVAZLP0112001X will be sold at a public auction on, **Friday, September 6, 2024 at 8:30 a.m., at the following location**
Lincoln Center Mobile Home Park
9080 Bloomfield Ave.,
Space 165
Cypress CA 90630
THE PARTIES BELIEVED TO CLAIM AN INTEREST, Sharyn Lipke-Anderson and James W. Anderson, have been given notice and the time specified for payment in the notice has expired. The undersigned is entitled to a warehouse lien against said mobile home to satisfy the lien, storage, and other related charges incurred including reasonable charges of notice, advertisement, and sale.
SHARYN LIPKE-ANDERSON AND JAMES W. ANDERSON, Registered Owners, Legal Owners, Interested Parties, please take further notice that, in order to prevent the Mobile home from being sold at the noticed sale, the following amount must be paid to Lincoln Center MHP Associates, LP dba Lincoln Center Mobile home Park prior to the sale: total claim to date of **\$26,697.90** (additional amounts incurred shall be added to this amount as provided in the Commercial Code). Bidders are required to show proof of cashier's check(s)/money order(s) in an amount equal to the claim to date amount prior to bidding. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobile home must be removed from the Premises.
The current location of the subject property is: 9080 Bloomfield Ave., Sp. 165, Cypress CA 90630
The public auction will also be made to satisfy the lien for storage of the above-described property that was deposited by **SHARYN LIPKE-ANDERSON AND JAMES W. ANDERSON,** to Lincoln Center Mobile home Park
The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is **\$26,697.90.** The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Date: August 21, 2024
/s/ Airene Williamson
Airene Williamson, Esq.
Authorized Agent for Lincoln Center Mobile home Park
Event Newspapers 8/28,9/4/2024-145289

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01418793

TO ALL INTERESTED PERSONS: Petitioner: HANNA N CHAO LIU filed for a petition with this court for a decree changing names as follows: HANNA N CHAO LIU to HANNA N CHAO. THE COURT ORDERS that all persons interested in this matter shall 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

10/17/2024
8:30 a.m., D-100
REMOTE
Central Justice Center
700 Civic Center Drive
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Event Newspapers
DATE: 08/16/2024
Judge Erick L. Larsh
Judge of the
Superior Court
Event Newspapers
8/28,9/4,11,18/2024-145312

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01418776

TO ALL INTERESTED PERSONS: Petitioner: JANE SHIM filed for a petition with this court for a decree changing names as follows: JANE SHIM to JONG SOON SHIM. THE COURT ORDERS that all persons interested in this matter shall 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

10/15/2024
8:30 a.m., D-100
REMOTE
Central Justice Center
700 Civic Center Drive
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Event Newspapers
DATE: 08/16/2024
Judge Erick L. Larsh
Judge of the
Superior Court

**Event Newspapers
8/28,9/4,11,18/2024-145315**

NOTICE OF SALE OF ABANDONED PROPERTY

Notice Is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, RightSpace Storage - Cypress, 8882 Watson St., Cypress, CA, 90630 Will Sell By Competitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Wednesday September 04, 2024 at 12:00 pm and closing on or after Wednesday September 11, 2024 at 12:00 pm

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. RightSpace Storage - Cypress, Reserves the Right to Retract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Henry Hernandez Cazares
Nicholas Barner
Antonio Mckee
Edmundo Orea
Brian Fritz
Event News 8/28/2024-145396

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)
Escrow No. NB-L-11662-24

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: T OHAYON SERVICES, INC., 5104 SAN JOAQUIN PLAZA, NEWPORT BEACH, CA 92660

(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE

(4) The names and business address of the Buyer(s) are: ALI SADEGHI M.D., INC., 3225 RAMBLA PACIFICO STREET, MALIBU, CA 90265

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 326 MARINE AVENUE #A, NEWPORT BEACH, CA 92662 AND 224 MAIN STREET, #201, SEAL BEACH, CA 90740

(6) The business name used by the seller(s) at said location is: PHARMACIOPIY

(7) The anticipated date of the bulk sale is SEPTEMBER 17, 2024 at the office

of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-11662-24, Escrow Officer: LISA EVANS

(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: SEPTEMBER 16, 2024.

(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

Dated: AUGUST 19, 2024
TRANSFEREES: ALI SADEGHI M.D., INC., A CALIFORNIA CORPORATION

ORD-2625299-2 THE EVENT 8/28/24

Event News 8/28/2024-145439

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HENRY GORDON PROCTOR

CASE NO. 30-2024-01420341-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, of HENRY GORDON PROCTOR.

A Petition for PROBATE has been filed by: JOCELYN PARKS in the Superior Court of California, County of ORANGE. The Petition for Probate requests that JOCELYN PARKS 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.

NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA SURPLUS LAND ACT (GOV. CODE, § 54220 ET SEQ.)

NOTICE IS HEREBY GIVEN pursuant to paragraph (4) of subdivision (b) of Government Code Section 54221 that the City of La Palma hereby declares that the property indicated below ("Property") is exempt surplus land not necessary for the City's use pursuant to subparagraph (B) of paragraph (1) of subdivision (f) of Government Code Section 54221.

PROPERTY SUBJECT TO NOTICE AND DECLARATION: Approximately Three Thousand (3,000) square feet of real property located at 5410-14 La Palma Avenue, in the City of La Palma, California 90623 depicted below.



SURPLUS LAND ACT FINDINGS: The City of La Palma hereby finds and declares that the Property is exempt surplus pursuant to subparagraph (B) of paragraph (1) of subdivision (f) of Government Code Section 54221 because the Property is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

This Notice of Exemption shall be provided to all housing sponsors identified in subdivision (a) of Government Code Section 54222 and published in the Event News Enterprise.

The comment period for matters contained in this Notice shall be for thirty (30) days from publication. Persons wishing to comment on this Notice may send comments to Ryan Hallett, Assistant City Manager, at rhallett@cityoflapalma.org or by mail to his attention at the address below:

City of La Palma
7822 Walker Street
La Palma, CA 90623

August 28, 2024 _____/S/

Kimberly Kenney, CMC
City Clerk
Event News Enterprise 8/28/2024-145579

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:

OCT 23, 2024 at 1:30 PM in Dept. CM08 3390 Harbor Blvd Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) 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 657-622-8278 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: ERIN M. ANDERSON, ESQ.
LAW OFFICE OF ERIN M. ANDERSON
5152 KATELLA AVE., #104, LOS ALAMITOS, CA 90720. (562) 546-2128
BSC 225684
Event Newspapers
8/28,9/4,9/11/24 - 145541

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000930

TO ALL INTERESTED PERSONS: Petitioner: SOOJAE CHO and HYE YUN PARK on behalf of YIDAM CHO, a minor, filed for a petition with this court for a decree changing names as follows: YIDAM CHO to IRENE YIDAM CHO. THE COURT ORDERS that all persons interested in this matter shall 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

12/19/2024
1:30p.m. L74
REMOTE

Lamoreaux Justice Center
341 The City Drive
Orange, CA 92868

(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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Event Newspapers
DATE: 08/22/2024
Judge Julie A. Palafox
Judge of the
Superior Court

Event Newspapers
8/28,9/4,11,18/2024-145574

NOTICE INVITING ELECTRONIC BIDS HARDSCAPE MAINTENANCE IN THE CITY OF LOS ALAMITOS, CALIFORNIA

PUBLIC NOTICE IS HEREBY GIVEN that the City of Los Alamitos as AGENCY, invites electronic bids for the above stated project and will receive such bids electronically through BidNet Direct (<http://cityoflosalamitos.org/517/Bid-Opportunities>). Bids will be received up to the hour of **11:00 a.m., on September 24, 2024** and will be opened virtually at that time. If you would like to attend the virtual bid opening, it will be accessible through Microsoft Teams Meeting:

Click here to join the meeting
Meeting ID: 227 252 579 098
Passcode: VtC5cE

The Agency is seeking proposals from Contractors to provide all types of Hardscape Maintenance (asphalt concrete) and construction work. The work will be assigned throughout the fiscal year by the Agency's representative. Approximately six (6) times per fiscal year, the Agency will identify a list of miscellaneous AC repair locations ("target areas" or "isolated") to be treated.

Bids must be prepared on the approved bid forms in conformance with INSTRUCTIONS TO BIDDERS and must be submitted electronically on BidNet Direct (BidNet), accessible through the Agency's webpage at <http://cityoflosalamitos.org/517/Bid-Opportunities> where each prospective bidder must first register as a vendor through the Agency's BidNet portal. No hard copy bid packages will be accepted.

Plans, and specifications will be available for review on BidNet. All relevant materials shall be obtained from the link above. The Agency is not responsible for and accepts no liability in the event a response is late due to any network, internet or any other technical problem or interruption. The bidder is solely responsible for the "on time" submission of their electronic bid. The Agency will only consider bids that have been transmitted successfully and have been issued an e-bid confirmation number. Bidders experiencing any technical difficulties with the bid submission process may contact BidNet at (800)835-4603.

In accordance with the provisions of California Public Contract Code § 3300, and Business and Professions Code § 7028.15(e), the Agency has determined that the contractor shall possess a valid Class A contractor's license at the time that the contract is awarded. Failure to possess the specified license shall render a bidder's bid as non-responsive and shall bar award of the contract to any bidder not possessing the specified license at the time of the award.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 2600, SACRAMENTO, CA 95826. At the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material shall not be made unless and until the Registrar of Contractors verifies to the Agency that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law including, but not limited to, any appropriate disciplinary action by the Contractors' State Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder. (Public Contract Code § 20103.5)

THE BID MUST BE ACCOMPANIED BY A BID GUARANTEE IN THE AMOUNT OF 10% OF THE TOTAL BID PRIOR TO THE BID SUBMISSION DEADLINE, SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT, ATTN: PUBLIC WORKS DEPARTMENT SECRETARY, 3191 KATELLA AVENUE, LOS ALAMITOS, CA 90720. Sealed envelopes bearing the bid bond should be clearly marked with the project title and CIP number as shown on the cover sheet of these specifications. More specifically, pursuant to Public Contract Code §§ 20170 and 20171, all bids for the project shall be presented, under sealed cover and shall be accompanied by one of the following forms of bidder's security in the amount of ten percent (10%) of the bid: (a) cash; (b) a cashier's check made payable to the City of Los Alamitos; (c) a certified check made payable to the City of Los Alamitos; or (d) a bidder's bond executed by an admitted surety insurer made payable to the City of Los Alamitos. Such security shall be forfeited should the successful bidder to whom the contract is awarded fails to timely execute the contract and to deliver the necessary bonds and insurance certificates as specified in the contract documents.

To the extent applicable, at any time during the term of the Agreement for the proposed project, the successful bidder may, at its own expense, substitute securities equivalent to the amount withheld as retention (or the retained percentage) in accordance with Public Contract Code § 22300.

Pursuant to California Civil Code § 3247, a payment bond is required to be submitted for all projects estimated in excess of \$25,000.00.

The Agency has determined that the proposed project is a public works subject to the provisions of Labor Code § 1720 thereby requiring the Contractor to pay the prevailing wage rates for all work performed under the Contract.

The Agency reserves the right to reject any and all bids. Questions or Requests for Information (RFIs) or interpretations are due **September 10, 2024, at 11:00 a.m.** and shall be submitted on the BidNet portal. If you have any questions, please contact Lorry Hempe at (562)431-3538 ext. 104 or lhempe@cityoflosalamitos.org.

BY ORDER OF THE City Council of the City of Los Alamitos, California.

News Enterprise 8/28,9/4,11/2024-145395