

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01368954

TO ALL INTERESTED PERSONS: Petitioner: TERENCE SINJOO KIM, filed a petition with this court for a decree changing names as follows: TERENCE SINJOO KIM to SINJOO TERENCE KIM. 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

02/01/2024, 8:30 a.m.

D100 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: Anaheim Independent

Date: 12/26/2023

Judge Layne Melzer
Judge of the Superior Court

Anaheim Independent

01/13,10,17,24/2024-

138001

TS No.: 8786668 TS

No.: CA2300289179 APN:

356-574-15 Property Ad-

dress: 7698 E BIG

CANYON DRIVE ANA-

HEIM, CA 92808 NOTICE

OF TRUSTEE'S SALE

YOU ARE IN DEFAULT

UNDER A DEED OF

TRUST, DATED

02/01/2014. UNLESS

YOU TAKE ACTION TO

PROTECT YOUR PROP-

ERTY, IT MAY BE SOLD

AT A PUBLIC SALE. IF

YOU NEED AN EXPLAN-

ATION OF THE NATURE

OF THE PROCEEDING

AGAINST YOU, YOU

SHOULD CONTACT A

LAWYER. On 02/05/2024

at 01:30 P.M., First American

Title Insurance Com-

pany, as duly appointed

Trustee under and pursu-

ant to Deed of Trust recor-

ded 02/11/2014, as Instru-

ment No. 2014000054422,

in book , page , , of Offi-

cial Records in the office

of the County Recorder of

ORANGE County, State of

California. Executed by:

STUART WALLACH, AN

UNMARRIED MAN,, WILL

SELL AT PUBLIC AUC-

TION TO HIGHEST BID-

DER FOR CASH, CASH-

IER'S CHECK/CASH

EQUIVALENT or other

form of payment authorized by 2924h(b). (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 356-574-15 The street address and other common designation, if any, of the real property described above is purported to be: 7698 E BIG CANYON DRIVE, ANAHEIM, CA 92808 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, under the terms of said Deed of Trust, 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 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 \$ 629,755.19. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the 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 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2300289179 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 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2300289179 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. 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

or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0444814 To: INDEPENDENT 01/10/2024, 01/17/2024, 1/24/2024

Independent

1/10,17,24/24-138112

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2023-01369635

TO ALL INTERESTED PERSONS: Petitioner: ESTHER KWANGJIN CHUNG, filed a petition with this court for a decree changing names as follows: ESTHER KWANGJIN CHUNG to ESTHER AHN. 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

02/15/2024, 8:30 a.m.

D100 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: Anaheim Independent

Date: 12/29/2023

Judge Layne Melzer
Judge of the Superior Court

Anaheim Independent

1/10,17,24,31/2024-

138108

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000009

TO ALL INTERESTED PERSONS: Petitioner: JOHN DOUGLAS CROSS on behalf of NAJAI CROSS-WILLIAMS and SANIYA CROSS-WILLIAMS, minors, filed a petition with this court for a decree changing names as follows: NAJAI CROSS-WILLIAMS to NAJAI CROSS and SANIYA CROSS-WILLIAMS to SANIYA TAYLOR CROSS. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indic-

ated 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

02/29/2024, 8:30 a.m.

L74 REMOTE

Lamoreaux Justice Center

341 The City 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: Independent

Date: 01/04/2024

Judge Julie A Palafox
Judge of the Superior Court

Anaheim Independent

1/12,19,26,2/2/24-138261

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01353103

TO ALL INTERESTED PERSONS: Petitioner: ROLAND CESAR AENLLE filed a petition with this court for a decree changing names as follows: ROLAND CESAR AENLLE to ROLAND CAESAR DE AENLLE. 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

02/21/2024, 8:30 a.m.

D-100

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 newspa-

per of general circulation, printed in this county: Anaheim Independent
Date: 12/20/2023
Judge Layne Melzer
Judge of the Superior Court

Independent

1/17,24,31,2/7/24-138454

NOTICE OF PETITION TO ADMINISTER ESTATE OF ZENA ANDRUCHENKO aka ZINA ANDRUCHENKO

Case No. 30-2024-

01369879-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ZENA ANDRUCHENKO aka ZINA ANDRUCHENKO

A PETITION FOR PROBATE has been filed by Walter Andrushenko in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Walter Andrushenko 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 on March 6, 2024 at 1:30 PM in Dept. No. CM05 located at 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:

RICHARD A LEHN ESQ

SBN 147571

ARDIS & LEHN APC

9530 E IMPERIAL HWY

STE J

DOWNEY CA 90242-3041

CN103526 ANDRUCHEN-

KO Jan 19,24,26, 2024

Buena Park/Anaheim In-

dependent

1/19,24,26/2024-138483

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY

NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number.

The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. B106 Kerri Suzanne Wassberg, B135 John Jesus Castro Nava, C037 Damien Scott, D315 Jason M. Gardner, D349 Hector Daniel Castaneda, F005 Joaquin Ugalde

Public sale by competitive bidding on or after the 7th of February 2024 at 10:00am. The auction will be held online at Selfstorageauction.com 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left clean. Fullerton Self Storage Published January 24th, 2024 and January 31st, 2024.

Independent

1/24,31/2024-138592

CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(714) 894-2575