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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000334

TO ALL INTERESTED PERSONS: Petitioner: ERIKA VERONICA VELASQUEZ filed a petition with this court for a decree changing names as follows: ERIKA VERONICA VELASQUEZ to ERIKA VERONICA NAGAMOTO. 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
07/18/2024,
1:30 p.m., L74
REMOTE

Lamoreaux Justice Center
341 The City Drive South
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: Independent
Date: 03/25/2024
Judge Eric J. Wersching
Judge of the Superior Court
Independent
4/17,24,5/1,8/24-141331

NOTICE OF TRUSTEE'S SALE TS No. 0137-068 APN: 070-744-49 YOU ARE IN DEFAULT UNDER A LIEN FOR DELINQUENT ASSESSMENTS RECORDED ON 11/10/2021. 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. NOTICE is hereby given that, LAW OFFICE OF TARY C. LOOMIS-THERRIEN, TARY C. LOOMIS-THERRIEN, as duly appointed trustee pursuant to the Notice Of Delinquent Assessment Lien dated 11/08/2021 and recorded 11/10/2021, as Instrument No. 2021-000693879 of Official Records in the County Recorder of ORANGE, State of California, on behalf of the PARKDALE TOWN HOMES OWNERS ASSOCIATION pursuant to the terms of those certain covenants, conditions and restrictions

recorded on December 13, 1972, as Instrument No. 10971 WILL SELL AT PUBLIC AUCTION ON 05/22/2024 AT 01:30 P.M., to the highest bidder for cash, payable at the time of sale in lawful money of the United States, all right, title and interest in the real property purportedly owned at the time of said lien by LEAH M. BAXTER, the real property situated in ORANGE County, California and purportedly described with the street address or common address as: 2690 W. PLUM TREE LANE, ANAHEIM, CA 92801. The Sale will be held At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 The property heretofore described is being sold "as is". The

sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said lien. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$14,940.95. Accrued assessments, interest and additional costs, expenses and advances, if any, will increase the foregoing amount prior to Sale. THIS OFFICE IS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE

Pursuant to California Civil Code Section 5715, the property is being sold subject to a right of redemption. The redemption period within which the property may be redeemed from the foreclosure sale ends ninety (90) days after the 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

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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 nationwideposting.com using the file number assigned to this case 0137-068. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916) 939-0772, or visit this internet website nationwideposting.com, using the file number assigned to this case 0137-068 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. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, secured party retains the rights under the security instrument, including the right to foreclose its lien. Dated: 03/20/2024

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TARY C. LOOMIS-THERRIEN Law Office of Tary C. Loomis-Therrien Trustee for Parkdale Town Homes Owners Association 23272 Mill Creek Dr., Ste 130, Laguna Hills California, 92653 Phone: (949) 459-0906 By: Tary C. Loomis-Therrien **SALE INFORMATION CAN BE OBTAINED ON LINE AT nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL:** Nationwide Posting AT (916) 939-0772 **THIS OFFICE IS A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE NPP0458968 To: INDEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-141901**

TSG No.: 170369714-CAM S I T S N o.: CA1700281653 APN: 135-347-05 Property Address: 3340 WEST OLINDA LANE ANAHEIM, CA 92804 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/12/2005. 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 06/11/2024 at 12:00 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/21/2005, as Instrument No. 2005000849659, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: ISMAEL ROSAS RIVERA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND ISMAEL ROSAS RUBIO, A SINGLE MAN AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'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. 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# 135-347-05 The street address and other common designation, if any, of the real property described above is purported to be: 3340 WEST OLINDA LANE, ANAHEIM, CA 92804 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

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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 \$ 746,109.44. 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 1-866-539-4173 or visit this internet website <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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 1-

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866-539-4173, or visit this internet website <https://www.hudsonandmarshall.com>, using the file number assigned to this case CA1700281653 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 Mortgagor, 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 1-866-539-4173NPP0459685 To: INDEPENDENT 05/01/2024, 05/08/2024, 05/15/2024 Independent 5/1,8,15/24-141902**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01395723

TO ALL INTERESTED PERSONS: Petitioner: ERLINDA GARCIA aka ERLINDA MARIE GARCIA ALMODOVA filed a petition with this court for a decree changing names as follows: ERLINDA GARCIA aka ERLINDA MARIE GARCIA ALMODOVA. 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 06/26/2024 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: Buena Park/Anaheim Independent Date: 04/25/2024 Judge Layne H. Melzer Judge of the Superior Court

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Buena Park Independent 5/8,15,22,29/24-142086

NOTICE OF PUBLIC SALE PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ.) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON MAY 23rd, 2024. THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

LOCATED AT:
STORAGE ETC ANAHEIM 900 E. ORANGETHORPE AVE ANAHEIM, CA 92801 714-992-2874 TIME: 12:00 P.M. THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGE TREASURES.COM PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOLLOWING PERSONS:

- "KATHLEEN LOUISE AGUIRRE"
- "ELENA HUEZO"
- "JOSE MONTEMAYOR"
- "SERGIO MUERRIETA"
- "MARIUS VASILIE"
- "ALYSIA SAVA"

ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE. DATED THIS **MAY 3rd, 2024** BY STORAGE ETC PROPERTY MANAGEMENT, LLC. 2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039, (323) 852-1400, 05/8/2024 **Anaheim Independent 5/8/2024-142141**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000503

TO ALL INTERESTED PERSONS: Petitioner: SHUNXIANG ZHANG, BO GUAN on behalf of WENZ ZHANG, a minor, filed a petition with this court for a decree changing names as follows: WENZ ZHANG to JACK WENZ ZHANG. 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 09/05/2024 1:30 p.m. Dept: L74 REMOTE** Family Law Court Operations 341 The City Drive Orange, CA 92863 (To appear remotely,

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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: 05/06/2024 Judge Eric J. Wersching Judge of the Superior Court **Anaheim Independent 5/8,15,22,29/24-142233**

NOTICE OF PETITION TO ADMINISTER ESTATE OF CAROLYN K. TAYLOR aka CAROLYN TAYLOR

Case No. 30-2024-01394842-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 CAROLYN K. TAYLOR aka CAROLYN TAYLOR A PETITION FOR PROBATE has been filed by Tammy Larson-Boyles in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Tammy Larson-Boyles 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 on June 27, 2024 at 1:30 PM in Dept. No. CM08 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 within the later of either (1) four months from the date of first issuance of letters to a general person-

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al 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: JAMES L LEESTMA ESQ SBN 207311 LAW OFFICE OF JAMES L AMBERT LEESTMA 7301 TOPANGA CYN BL STE 202 CANOGA PARK CA 91303 CN106349 TAYLOR May 3,8,10, 2024 Buena Park/Anaheim Independent 5/3,8,10/2024-142032**

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 2489-SC Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made of personal property hereinafter described. The name(s) and business address(es) of the seller(s) are: MIN SONG KIM, 7212 ORANGETHORPE AVENUE, STE 5, BUENA PARK, CA 90621. The location in California of the chief executive office of the Seller is: 7212 ORANGETHORPE AVENUE, STE 5, BUENA PARK, CA 90621. The name(s) and business address(es) of the Buyer(s) are: MIA LEE, 113 ACORN CIRCLE, BREA, CA 92821. The location and general description of the assets to be sold are: FURNITURE, FIXTURES & EQUIPMENT, COVENANT NOT TO COMPETE, GOODWILL, TRADE-NAME, LEASE, LEASEHOLD IMPROVEMENTS of that certain business known as DEBORAH KIM BEAUTY SALON located at: 7212 ORANGETHORPE AVENUE, STE 5, BUENA PARK, CA 90621. The anticipated date of the bulk sale is MAY 24, 2024, at the office of 2390 EAST ORANGEWOOD AVENUE, SUITE 450, ANAHEIM, CA 92806 Escrow No. 2489-SC, Escrow Officer: SARAH CHOE

This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2 of the. If so subject, the name and address of the person with whom claims may be filed is: CENTERSTONE ESCROW, 2390 EAST ORANGEWOOD AVENUE, SUITE 450, ANAHEIM, CA 92806 Escrow No. 2489-SC, Escrow Officer: SARAH CHOE The last day for filing claims shall be: MAY 23, 2024 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: TRANSFEREES: MIA LEE 2322888-PP INDEPENDENT 5/8/24 **Independent 5/8/2024-142198**