

**Legals-IND**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 30-2023-0306876-CU-PO-CJC**

**NOTICE TO DEFENDANT:**  
(Aviso al Demandado): **ELVA GUTIERREZ, an individual; RAUL TRUJILLO, an individual; PARK STANTON PLACE, LLP, a business organization; APERTO PROPERTY MANAGEMENT, a business organization; MOSS MANAGEMENT COMPANY, a business organization; DOE 3: TOLISE A. WILLIS; and DOES 1 through 50, inclusive.**

**YOU ARE BEING SUED BY PLAINTIFF:**  
(Lo esta demandando el demandante)

**MAXIMINO ESQUIVEL, an individual**

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association.

**NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un

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formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.

**AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): SUPERIOR COURT OF CA, COUNTY OF ORANGE, CENTRAL JUSTICE CENTER, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701.

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): OCTAVIO LOPEZ, LOPEZ LAW GROUP APLC, 5601 E. SLAUSON AVENUE, SUITE 110, COMMERCE, CA 90040, 323-722-2228, [info@lopezlawgrp.com](mailto:info@lopezlawgrp.com). Date: 02/09/2023

Clerk, by David H. Yamasaki Clerk of the Court Deputy (Adjunto) A. Gill

**NOTICE TO THE PERSON SERVED:** You are served.

**Anaheim Independent 12/25/24, 1/1, 8, 15/25-148713**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001385**

TO ALL INTERESTED PERSONS: Petitioner: ANOUSHEH ASHOURI on behalf of AZIN ASHOURI-VEYSI, a minor, filed a petition with this court for a decree changing names as follows: AZIN ASHOURI-VEYSI to AZIN ASHOURI. 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 objec-

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tion that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
02/03/2025  
8:30 a.m. L64  
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](http://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: 12/19/2024  
Judge Julie A. Palafox  
Judge of the Superior Court

**Anaheim Independent 12/25/24, 1/1, 8, 15/25-148891**

APN: 255-092-01 TS No: CA08000957-24-1 TO No: 240486972-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made 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 December 28, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 27, 2025 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 January 5, 2005 as Instrument No. 2005000008804, and that said Deed of Trust was modified by Modification Agreement and recorded November 4, 2020 as Instrument Number 2020000630377, of official records in the Office of the Recorder of Orange County, California, executed by JAMES E MORRIS JR, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" A Portion Of Vineyard Lot "C-7", In The City Of Anaheim, County Of Orange, State Of California, As Shown On A Map Thereof Recorded In Book 4 Page(s) 629 And 630 Deeds, Records Of Los Angeles County, California, Described As Fol-

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lows: Beginning At The Northwest Corner Of Said Lot "C-7"; Thence Along The Northerly Line Of Said Lot "C-7" And The Southerly Line Of West Sycamore Street, North 74° 47' East 156.25 Feet; Thence Entering Said Lot "C-7" South 15° 19' 30" East 107.45 Feet; Thence South 74° 54' 45" West, 156.75 Feet, More Or Less, To The Westerly Line Of Said Lot "C-7" And The Easterly Line Of North West Street, North 15° 05' 15" West 107.00 Feet To The Point Of Beginning. Except Therefrom The Easterly 51 Feet Thereof; Also Except Therefrom The Northerly 7.0 Feet And Westerly 5.0 Feet Of Said Land, As Conveyed To The City Of Anaheim For The Widening Of West Sycamore Street And North West Street, By Deed Recorded September 28, 1951 In Book 2235, Page 419, Official Records, In The Office Of The County Recorder Of Said Orange County. Also Except The Easterly 4 Feet, Conveyed By A Deed Recorded May 4, 1955 In Book 3054, Page 124, Official Records. Note: Said Land Is Shown On A Map Of Survey Recorded In Book 14, Page 42, Record Of Surveys, In The Office Of The County Recorder Of Said Orange County. 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: 1024 WEST SYCAMORE STREET, ANAHEIM, CA 92805 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 \$421,096.47 (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 bid-

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der'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 visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000957-24-1. 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 NOTICE TO TENANT FOR FORECLOSURE 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](http://www.nationwideposting.com), using the file number assigned to this case CA08000957-24-1 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

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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: December 20, 2024 MTC Financial Inc. dba Trustee C o r p s T S N o . CA08000957-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0469268 TO: INDEPENDENT 01/01/2025, 01/08/2025, 01/15/2025 **Independent 1/1, 8, 15/25-148920**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01449252**

TO ALL INTERESTED PERSONS: Petitioner: DA HYE CHOI filed a petition with this court for a decree changing names as follows: DA HYE CHOI to DAHYE DENA CHOI. 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**  
02/18/2025  
8:30 a.m. D100  
REMOTE  
Central Justice Center  
700 West Civic Center Drive  
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](http://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: 12/31/2024  
Judge Andre De La Cruz  
Judge of the Superior Court

**Anaheim Independent 1/8, 15, 22, 29/25-149036**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000387**

TO ALL INTERESTED PERSONS: Petitioner: ANTONCE CLARK on behalf of RASHAD LANDON MOORE, a minor, filed a petition with this court for a decree changing names as follows: RASHAD LANDON MOORE to LANDON BRYAN CLARK. THE COURT ORDERS that all persons interested in this

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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**  
04/17/2025  
8:30 a.m. L74  
REMOTE

Lamoreaux Justice Center  
341 The City Dr S  
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](http://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: 12/20/2024  
Judge Julie A. Palafox  
Judge of the Superior Court

**Anaheim Independent 1/15, 22, 29, 2/5/25-149190**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001396**

TO ALL INTERESTED PERSONS: Petitioner: CAITLIN ELIZABETH BARTZ and NICOLAS STEPHEN BARTZ on behalf of SCARLETT ROSE CARLISLE-BARTZ, a minor, filed a petition with this court for a decree changing names as follows: SCARLETT ROSE CARLISLE-BARTZ to SCARLETT ROSE BARTZ. 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**  
04/17/2025  
8:30 a.m. L74  
REMOTE

Lamoreaux Justice Center  
341 The City Dr S  
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](http://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: 01/08/2025  
Judge Julie A. Palafox  
Judge of the Superior Court

**Anaheim Independent 1/15, 22, 29, 2/5/25-149307**