

Legals-IND

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25FL000012**

TO ALL INTERESTED PERSONS: Petitioner: SELMY LOMELI on behalf of AYLANNY DIOSDODO LOMELI, a minor, filed a petition with this court for a decree changing names as follows: AYLANNY DIOSDODO LOMELI to AYLANNY

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ARACELI LOMELI. 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 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

Legals-IND

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: 01/06/2025
Judge Julie A. Palafox
Judge of the Superior Court

Legals-IND

Buena Park Independent 1/17,24,31,2/7/25-149345

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2025-01451317**

TO ALL INTERESTED PERSONS: Petitioner: RADHWAN KAREEM ABED JUBORY filed a petition with this court for a decree changing names as follows: RADHWAN

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KAREEM ABED JUBORY to RADWAN JUBORY. 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.

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NOTICE OF HEARING
03/04/2025
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

Legals-IND

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: 01/08/2025
Judge Layne Melzer
Judge of the Superior Court

Buena Park Independent 1/17,24,31,2/7/25-149357

T.S. No.: 24-11917 Loan No.: *****7676 APN: 938-35-922 AKA : 070-080-78
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/28/2021. 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.

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 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 herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

TRUSTOR: GOALS & PROSPERITY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Duly Appointed Trustee: Prestige Default Services, LLC
Recorded 7/30/2021 as Instrument No. 2021000485154 in book , page of Official Records in the office of the Recorder of Orange County, California.

Date of Sale: 2/19/2025 at 9:00 AM
Place of Sale: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866
Amount of unpaid balance and other charges: \$622,029.53
Street Address or other common designation of real property: 7090 INDIGO WAY

BUENA PARK, CALIFORNIA 90621
A.P.N.: 938-35-922 AKA : 070-080-78

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

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common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC.

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 (949) 776-4697 or visit this Internet Website <https://prestige-postand-pub.com>, using the file number assigned to this case 24-11917. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 (949) 776-4697, or visit this internet website <https://prestige-postand-pub.com>, using the file number assigned to this case 24-11917 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: 1/14/2025 Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Patricia Sanchez Foreclosure Manager
PPP#25-000375
Anaheim Independent 1/24,31,2/7/2025-149376

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01452139

TO ALL INTERESTED PERSONS: Petitioner: HELEN HABTEMARIAM TEWELDE filed a petition with this court for a decree changing names as follows: HELEN HABTEMARIAM TEWELDE to HELEN HABTEMARIAM ARAYA. 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
03/11/2025
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: 01/13/2025
Judge David J. Hesseltine
Judge of the Superior Court
Buena Park Independent 1/17,24,31,2/7/25-149347

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01452623-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: LESLIE MARIE GARBERDING filed a petition with this court for a decree changing names as follows: LESLIE MARIE GARBERDING to LESLIE MARIE OLSON. 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
02/20/2025
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: 01/08/2025
Judge Layne Melzer
Judge of the Superior Court
Buena Park Independent 1/24,31,2/7,14/25-149506

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIE E. FORAN CASE NO. 30-2025-01453826-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who

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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
03/06/2025
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: 01/14/2025
Judge David J. Hesseltine
Judge of the Superior Court
Buena Park Independent 1/24,31,2/7,14/25-149503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-014521068

TO ALL INTERESTED PERSONS: Petitioner: ANGEL RAY RAMIREZ filed a petition with this court for a decree changing names as follows: ANGEL RAY RAMIREZ to ARTHUR RAY MEDRANO. 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
02/20/2025
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: 01/13/2025
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 1/17,24,31,2/7/25-149346

EVERGREEN STORAGE, wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **February 11, 2025 1:30 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, ap-

pliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the following units: 43 William W Erickson 119 William W Erickson 256 Mary McCullough 262 Alejandro D. Jacinto 354 Danine Munoz 361 Quola Johnson 422 Patricia Martinez 438 Javier Gonzalez 450 Hector R Salas 541 James Gibson 543 Stephanie Flores 549 Mary McCullough 570 Monica Salgado 612 Michael Cavanagh 637 Martin Corona

Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is/where is condition must be removed at the time of sale. Sale subject to cancellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRIEN Auctioneer Bond #146637300172, 951-681-4113.

BP/ANA Independent Publish January 31, 2025 & February 7, 2025-149698

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01454986

TO ALL INTERESTED PERSONS: Petitioner: MARIE VICTORIA MATA filed a petition with this court for a decree changing names as follows: MARIE VICTORIA MATA to VICTORIA MARIE MATA. 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
03/18/2025
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: 01/24/2025
Judge Daniel J. Hesseltine
Judge of the Superior Court
Buena Park Independent 1/31,2/7,14,21/25-149710

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSHAN RAMESH SHAH CASE NO. 30-2025-01452802
To all heirs, beneficiaries,

may otherwise be interested in the lost WILL or estate, or both of MARIE E. FORAN.
A PETITION FOR PROBATE has been filed by GREGORY J. BORDEAU in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that GREGORY J. BORDEAU be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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: 03/06/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (accourts.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

Legals-IND

for Special Notice form is available from the court clerk.
Attorney for Petitioner JAMES DREW LAWSON, ESQ. - SBN 170710
426 W. CARSON ST. NO. 2
CARSON CA 90745
Telephone (310) 533-6977
1/31, 2/7, 2/14/25
CNS-3890268#
BUENA PARK INDEPENDENT
Buena Park Independent 1/31,2/7,14/25-149638

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000032

TO ALL INTERESTED PERSONS: Petitioner: HELEN TEWELDE and ZERU ARAYA on behalf of YOBYEL PEDRO ZERU TESFU, YAPHET ZERU TESFU, YONATHAN ZERU TESFU filed a petition with this court for a decree changing names as follows: YOBYEL PEDRO ZERU TESFU to YOBYEL PEDRO ZERU ARAYA, YAPHET ZERU TESFU to YAPHET ZERU ARAYA and YONATHAN ZERU TESFU to YONATHAN ZERU ARAYA. 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 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: Buena Park/Anaheim Independent
Date: 01/13/2025
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 1/17,24,31,2/7/25-149346

EVERGREEN STORAGE, wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **February 11, 2025 1:30 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, ap-

pliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the following units: 43 William W Erickson 119 William W Erickson 256 Mary McCullough 262 Alejandro D. Jacinto 354 Danine Munoz 361 Quola Johnson 422 Patricia Martinez 438 Javier Gonzalez 450 Hector R Salas 541 James Gibson 543 Stephanie Flores 549 Mary McCullough 570 Monica Salgado 612 Michael Cavanagh 637 Martin Corona

Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is/where is condition must be removed at the time of sale. Sale subject to cancellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRIEN Auctioneer Bond #146637300172, 951-681-4113.

BP/ANA Independent Publish January 31, 2025 & February 7, 2025-149698

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01454986

TO ALL INTERESTED PERSONS: Petitioner: MARIE VICTORIA MATA filed a petition with this court for a decree changing names as follows: MARIE VICTORIA MATA to VICTORIA MARIE MATA. 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
03/18/2025
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: 01/24/2025
Judge Daniel J. Hesseltine
Judge of the Superior Court
Buena Park Independent 1/31,2/7,14,21/25-149710

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSHAN RAMESH SHAH CASE NO. 30-2025-01452802
To all heirs, beneficiaries,

may otherwise be interested in the lost WILL or estate, or both of MARIE E. FORAN.
A PETITION FOR PROBATE has been filed by GREGORY J. BORDEAU in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that GREGORY J. BORDEAU be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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: 03/06/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

NOTICE IN PROBATE CASES
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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 JAMES DREW LAWSON, ESQ. - SBN 170710
426 W. CARSON ST. NO. 2
CARSON CA 90745
Telephone (310) 533-6977
1/31, 2/7, 2/14/25
CNS-3890268#
BUENA PARK INDEPENDENT
Buena Park Independent 1/31,2/7,14/25-149638

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000032

Legals-IND

for Special Notice form is available from the court clerk.
Attorney for Petitioner JAMES DREW LAWSON, ESQ. - SBN 170710
426 W. CARSON ST. NO. 2
CARSON CA 90745
Telephone (310) 533-6977
1/31, 2/7, 2/14/25
CNS-3890268#
BUENA PARK INDEPENDENT
Buena Park Independent 1/31,2/7,14/25-149638

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000032

TO ALL INTERESTED PERSONS: Petitioner: HELEN TEWELDE and ZERU ARAYA on behalf of YOBYEL PEDRO ZERU TESFU, YAPHET ZERU TESFU, YONATHAN ZERU TESFU filed a petition with this court for a decree changing names as follows: YOBYEL PEDRO ZERU TESFU to YOBYEL PEDRO ZERU ARAYA, YAPHET ZERU TESFU to YAPHET ZERU ARAYA and YONATHAN ZERU TESFU to YONATHAN ZERU ARAYA. 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
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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: Buena Park/Anaheim Independent
Date: 01/13/2025
Judge Julie A. Palafox
Judge of the Superior Court
Buena Park Independent 1/17,24,31,2/7/25-149346

EVERGREEN STORAGE, wishing to avail themselves of the provisions of applicable laws of the State of California, hereby gives notice that the undersigned intends to sell the personal property described below to enforce a lien imposed upon said property pursuant to sections 21700-21716 of the Business & Professions Code Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell at public sale on **February 11, 2025 1:30 P.M.** by competitive bidding on the premises where said property of units to be auction, consisting of miscellaneous: Household goods, personal effects, unopened boxes, bedroom, living room, dining room & office furniture, ap-

pliances, tools, machinery, equipment, sporting goods, electronics & other business & personal belongings that have been stored & which are located at Evergreen Storage 714-521-6910, 6910 Stanton Ave., Buena Park, Ca 90621, County of Orange, State of CA, the following units: 43 William W Erickson 119 William W Erickson 256 Mary McCullough 262 Alejandro D. Jacinto 354 Danine Munoz 361 Quola Johnson 422 Patricia Martinez 438 Javier Gonzalez 450 Hector R Salas 541 James Gibson 543 Stephanie Flores 549 Mary McCullough 570 Monica Salgado 612 Michael Cavanagh 637 Martin Corona

Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is/where is condition must be removed at the time of sale. Sale subject to cancellation, Seller reserves right to bid, Public invited to attend. JAMES O'BRIEN Auctioneer Bond #146637300172, 951-681-4113.

BP/ANA Independent Publish January 31, 2025 & February 7, 2025-149698

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01454986

TO ALL INTERESTED PERSONS: Petitioner: MARIE VICTORIA MATA filed a petition with this court for a decree changing names as follows: MARIE VICTORIA MATA to VICTORIA MARIE MATA. 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
03/18/2025
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: 01/24/2025
Judge Daniel J. Hesseltine
Judge of the Superior Court
Buena Park Independent 1/31,2/7,14,21/25-149710

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSHAN RAMESH SHAH CASE NO. 30-2025-01452802
To all heirs, beneficiaries,

may otherwise be interested in the lost WILL or estate, or both of MARIE E. FORAN.
A PETITION FOR PROBATE has been filed by GREGORY J. BORDEAU in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that GREGORY J. BORDEAU be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests

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creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROSHAN RAMESH SHAH.

A Petition for PROBATE has been filed by: NEEMA R. SHAH, in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that NEEMA R. SHAH 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:

FEBRUARY 19, 2025 at 1:30 PM in Dept. CM08 Costa Mesa Justice Complex

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.

Petitioner: NEEMA R. SHAH, 1541 FINEGROVE AVE, HACIENDA HEIGHTS, CA 91745. PH: 323-422-7051.

Legals-IND**Buena Park Independent 1/31,2/7,14/2025-149732**

APN: 017-381-04 TS No.: 24-08292CA TSG Order No.: 240429730 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 16, 2019. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded December 20, 2019 as Document No.: 2019000535110 of Official Records in the office of the Recorder of Orange County, California, executed by: Terrence E Lappin, a widower, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. Sale Date: February 3, 2025 Sale Time: 9:00 AM PLEASE NOTE: Original sale date has been postponed to a future date. Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 2 File No.:24-08292CA The street address and other common designation, if any, of the real property described above is purported to be: 1400 Fallenleaf Street, La Habra, CA 90631. The undersigned Trustee disclaims any liability for its incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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, 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, to-wit: \$374,213.71 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

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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, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08292CA. 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 (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 24-08292CA 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. 3 File No.:24-08292CA 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. For Pre Sale Information Log On To: www.auction.com or Call:

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(800) 280-2832. For Post Sale Results please visit www.affiniasdefault.com or Call (866) 932-0360 Dated: December 17, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0468959 TO: BUENA PARK / ANAHEIM INDEPENDENT 02/07/2025, 02/14/2025, 02/21/2025 Buena Park/Anaheim Independent 2/7,14,21/25-149929

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01455876-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: MANUEL BRYCE LUJAN filed a petition with this court for a decree changing names as follows: MANUEL BRYCE LUJAN to BRYCE JOHN LUJAN. 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
03/19/2025
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: 01/28/2025 Judge David J. Hesselstine Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-149970

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000097

TO ALL INTERESTED PERSONS: Petitioner: KENIA CASTRO on behalf of AUDRINA BAILEY MARTINEZ, a minor, filed a petition with this court for a decree changing names as follows: AUDRINA BAILEY MARTINEZ to AUDRINA BAILEY CASTRO. 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.

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If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
04/11/2025
8:30 a.m. L52
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: Buena Park/Anaheim Independent Date: 01/30/2025 Judge Julie A Palafox Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-149971

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 4200 N. Harbor Blvd. Fullerton CA. 92835 to satisfy a lien on February 27th, 2025 at approx. 1:00pm at www.storage-treasures.com: Nathan James Hornung, Davit Chikvaidze, Jesus Olvera, Felipe Ordenez, Edmundo Barragan, Christopher Mora, Joseph Bello 2/7/25

CNS-3889366# BUENA PARK INDEPENDENT Buena Park Independent 2/07/25-149560

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01455560

TO ALL INTERESTED PERSONS: Petitioner: CECILIA PONCE filed a petition with this court for a decree changing names as follows: CECILIA PONCE to CECILIA BAJENIO PONCE. 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
03/11/2025
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: 01/27/2025

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Judge David J. Hesselstine Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-149973

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01452479

TO ALL INTERESTED PERSONS: Petitioner: YAN SIM filed a petition with this court for a decree changing names as follows: YAN SIM to YAN SIM KIM. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
03/05/2025
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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 01/14/2025 Judge David J. Hesselstine Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-149983

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01438692

TO ALL INTERESTED PERSONS: Petitioner: JUVENTINA MARIA CASTRO filed a petition with this court for a decree changing names as follows: JUVENTINA MARIA CASTRO to MAYA JUVENTINA CASTRO. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
03/11/2025
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

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court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 01/27/2025 Judge David J. Hesselstine Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-150031

NOTICE OF PUBLIC SALE: Self storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 1628 S Anaheim way, Anaheim CA, 92805 to satisfy a lien on February 26, 2025 at approximately 2:00 pm at www.storage-treasures.com: Kaycee Laureta, Christian Gonzalez, Joshua Showker, Maura Alarcon, Mary Magolino, Corayma Chavez, Elisabeth Wilson, Edwin Buruca, Ivan Medina, Trung Nguyen, Bratz B a e z , C H A R L A HARTWELL, Haywood Bagley, Danielle Harvey, Liliane Ibarra, Rebecca Hernandez, eric ojeda 2/7/25

CNS-3890394# BUENA PARK INDEPENDENT Buena Park Independent 2/7/25-149639

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000089

TO ALL INTERESTED PERSONS: Petitioner: JAECHUL PARK and HONGSOON AHN on behalf of HYON PARK, a minor, filed a petition with this court for a decree changing names as follows: HYON PARK to GREG HYON PARK. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
05/15/2025
8:30 a.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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Buena Park/Anaheim Independent Date: 01/29/2025 Judge Julie A. Palafox Judge of the Superior Court

Buena Park Independent - 2/7,14,21,28/25-150068