

**Legals-IND****NOTICE OF PETITION TO ADMINISTER ESTATE OF: ESTABAN M. GARCIA CASE NO. 30-2025-01459539-PR-PW-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ESTABAN M. GARCIA.

A Petition for PROBATE has been filed by: MANUEL O. GARCIA in the Superior Court of California, County of ORANGE.

The Petition for Probate requests that MANUEL O. GARCIA be appointed as personal representative to administer the estate of the decedent.

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

**A hearing on the petition will be held in this court as follows: APR 10, 2025 at 1:30 PM in Dept. CM07, 3390 Harbor Blvd, Costa Mesa, CA 92626.**

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four

**Legals-IND**

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: SCOTT FEIG, ESQ; FEIG LAW FIRM 930 ROOSEVELT STE 214, IRVINE, CA 92620. (949) 689-9715 BSC 226491

**Buena Park/Anaheim Independent 3/5,3/7,3/12/2025-150733**

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

**30-2025-01459103**  
TO ALL INTERESTED PERSONS: Petitioner: ELYSIA RENEE BREWER filed a petition with this court for a decree changing names as follows: ELYSIA RENEE BREWER to ELYSIA RENEE AMEY. 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**  
04/01/2025  
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](http://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: Anaheim Independent

Date: 02/10/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

**Anaheim Independent - 2/19,26,3/5,12/25-150225**

APN: 343-231-45 TS No: CA05000509-24-1 TO NO: 240607451-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

**Legals-IND**

IN DEFAULT UNDER A DEED OF TRUST DATED September 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 14, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, 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 September 16, 2021 as Instrument No. 2021000577889, of official records in the Office of the Recorder of Orange County, California, executed by AUSTIN EMINHIZER A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for DOLAN GADDI LENDING, INC., DBA DG FUNDING 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: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1920 NORTH CEDAR CREEK CIRCLE, ANAHEIM, CA 92807 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 \$596,468.33 (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 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

**Legals-IND**

held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website [www.auction.com](http://www.auction.com) or call [800.280.2832](http://800.280.2832) for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000509-24-1. 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 FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case CA05000509-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the ad-

**Legals-IND**

dress 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: February 24, 2025 MTC Financial Inc. dba Trustee Corps TS No CA05000509-24-1 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.auction.com](http://www.auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0471625 TO: INDEPENDENT 03/05/2025, 03/12/2025, 03/19/2025 **Independent 3/5,12,19/25-150758**

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

**30-2025-01459032-CU-PT-CJC**

TO ALL INTERESTED PERSONS: Petitioner: TAYLOR BLOXAM LUZZO filed a petition with this court for a decree changing names as follows: TAYLOR BLOXAM LUZZO to TAYLOR CAROLIN BLOXAM. 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**  
04/02/2025  
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](http://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: Anaheim Independent

Date: 02/10/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

**Anaheim Independent - 2/19,26,3/5,12/25-150176**

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

**30-2025-01460472**

TO ALL INTERESTED PERSONS: Petitioner: MARCELLA AUSTIN KELLEY-WIDEMAN filed a petition with this court for a decree changing names as follows: MARCELLA

**Legals-IND**

AUSTIN KELLEY-WIDEMAN to MARCELLA AUSTIN KELLEY WIDEMAN. 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**  
04/10/2025  
8:30 a.m. D100  
REMOTE  
Central Justice Center  
700 Civic Center Drive  
West  
Santa Ana, CA 92701

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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: Anaheim Independent

Date: 02/14/2025  
Judge Deborah C. Servino  
Judge of the Superior Court

**Anaheim Independent - 3/5,12,19,26/25-150865**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)

Escrow No. 001505-JK (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: SEESAW COMMUNITIES, INC., 6302 BEACH BLVD, BUENA PARK, CA 90621

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

(4) The names and business address of the Buyer(s) are: SEESAW & COMPANY, INC., 6302 BEACH BLVD, BUENA PARK, CA 90621

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURE, AND EQUIPMENT, COVENANT NOT TO COMPETE, GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVEMENTS of that certain business located at: 6302 BEACH BLVD, BUENA PARK, CA 90621

(6) The business name used by the seller(s) at said location is: SEESAW BEANS AND COFFEE

(7) The anticipated date of the bulk sale is MARCH 28, 2025 at the office of: ETECH ESCROW CO., 6301 BEACH BLVD., #315 BUENA PARK, CA 90621, Escrow Officer: JUNE KIM

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

(9) The last date for filing claims is: MARCH 27, 2025.

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

**Legals-IND**

years before the date such list was sent or delivered to the Buyer are: NONE. DATED: MARCH 7, 2025. TRANSFEREES: I SEESAW & COMPANY, INC., A CALIFORNIA CORPORATION 3393393-PP THE INDEPENDENT 3/12/2025-151028

**Public Notice of Sale of Abandoned Property**

**Gilbert Self Storage** will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after **3/26/2025** at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to

[www.storage-treasures.com](http://www.storage-treasures.com) to register and see photos of the items available for sale. This is a cash only sale and a refundable \$100 cash cleaning deposit is required by all winning bidders. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are considered to contain household goods and other personal property.

Unit 348 Floyd L McIntosh  
Unit 403 Brian Freeze  
Unit 520 Brian Chong  
Unit 644 Valerie L Bullock  
Unit 789 Lisa Garcia  
Unit 960 Carla Mize

**Independent 3/12,19/2025-150576**

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

**30-2025-01459228-CU-PT-CJC**

TO ALL INTERESTED PERSONS: Petitioner: MIKE QASIM filed a petition with this court for a decree changing names as follows: MIKE QASIM to MOHAMMED AL-SAMARAI. 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**  
04/03/2025  
8:30 a.m. D-100  
REMOTE  
Central Justice Center  
700 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 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: Independent

Date: 02/11/2025  
Judge David J. Hesselstine  
Judge of the Superior Court

**Buena Park Independent - 3/12,19,26,4/2/25-150490**

**CHANGING YOUR NAME AND NEED TO PUBLISH?**

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

**(310) 329-6351**