

EVEN WHEN IT'S JUST AROUND THE CORNER.

# NEVER GIVE UP UNTIL THEY BUCKLE UP.



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## Legals-IND

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

30-2025-01464138

TO ALL INTERESTED PERSONS: Petitioner: GESELLE CORREA filed a petition with this court for a decree changing names as follows: GESELLE CORREA to GESSELLE CORREA. 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

04/29/2025

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: Buena Park/Anaheim Independent

Date: 03/04/2025  
Judge David J. Hesseltine  
Judge of the Superior Court  
Buena Park Independent - 3/7,14,21,28/25-150916

## Legals-IND

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

30-2025-01464466

TO ALL INTERESTED PERSONS: Petitioner: DANIEL JOON HUN CHOI filed a petition with this court for a decree changing names as follows: DANIEL JOON HUN CHOI to DANIEL CHI HUN CHOI. 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

05/07/2025

1:30 p.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: Buena Park Independent

Date: 03/05/2025  
Judge David J. Hesseltine  
Judge of the Superior Court  
Buena Park Independent - 3/7,14,21,28/25-150957

## Legals-IND

### Notice to Creditors of THE PATTY SUE HUGHES TRUST, UDT SEPTEMBER 27, 2016

[PROBATE CODE SECTION 19040]

Case Number 30-2025-01466262-PR-NC-CMC Superior Court of the State of California County of ORANGE, COSTA MESA JUSTICE COMPLEX

In the matter of the Patty Sue Hughes Trust, UDT September 27, 2016. Notice is hereby given to the creditors and contingent creditors of Patty Sue Hughes, Settlor and Trustee of the Patty Sue Hughes, September 27, 2016, and the decedent herein, that all persons having claims against the Decedent are required to file them with the Clerk of the Superior Court, at 3390 Harbor Blvd., Costa Mesa, California 92626-1554, and mail a copy to the Law Office of David Philipson, P.O. Box 2950, Big Bear Lake, California 92315, attorneys for Debra M. Cornell, the Successor Trustee of the trust dated September 27, 2016, wherein the Decedent was the Settlor at 8095 Kerr Green, Buena Park, California 90621, within the later of four months after the date of the first publication of Notice to Creditors, or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. Dated: March 7, 2025 Law Office of David Philipson /s/ DAVID PHILIPSON David Philipson, Attorney for Debra M. Cornell, Successor Trustee of the Patty Sue Hughes Trust, UDT September 27, 2016. 3/21, 3/28, 4/4/25 CNS-3906096# BUENA PARK INDEPENDENT

## Legals-IND

### Buena Park Independent 3/2128,4/4/25-151173

APN: 937-90-009 TS No.: 23-06717CA TSG Order No.: 230467999-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 28, 2023. 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 March 13, 2023 as Document No.: 2023000055735 of Official Records in the office of the Recorder of Orange County, California, executed by: Ryan Andrew Northrup and Christine A. Northrup, husband and wife, 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 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: April 14, 2025 Sale Time: 9:00 AM Sale Location: Auction.com Room Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 2 File No.: 23-06717CA The street address and other common designation, if any, of the

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real property described above is purported to be: 950 W Lambert Rd #9, La Habra, CA 90631. 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 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: \$479,262.52 (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 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

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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](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-06717CA. 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](http://www.auction.com), using the file number assigned to this case 23-06717CA 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.:23-06717CA 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](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affiniasdefault.com](http://www.affiniasdefault.com) or Call (866) 932-0360 Dated: March 11, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0472034 To: BUENA PARK / ANAHEIM INDEPENDENT 03/21/2025, 03/28/2025, 04/04/2025 Buena Park/Anaheim Independent 3/21,28,4/4/25-151178

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

30-2025-01467759

TO ALL INTERESTED PERSONS: Petitioner: ANDREA VALENTINO VIETHS filed a petition with this court for a decree changing names as follows: ANDREA VALENTINO VIETHS to AVA VALENTINO VIETHS. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any,

