

# CHANGING YOUR NAME AND NEED TO PUBLISH?

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# (310) 329-6351

## Legals-IND

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: ESTEBAN 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 ESTEBAN 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: JUN 05, 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 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 4/16, 4/18, 4/23/2025-152055**

## Legals-IND

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01469276

TO ALL INTERESTED PERSONS: Petitioner: MARCELA SMITH filed a petition with this court for a decree changing names as follows: MARCELA SMITH to MARCELA MIRANDA. 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 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, printed in this county: Anaheim Independent Date: 04/01/2025 Judge David J. Hesselstine Judge of the Superior Court

**Anaheim Independent - 4/9,16,23,30/25-151811**

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-24020687 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/27/2004. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 800-280-2891 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case, CA-RCS-24020687. 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. On May 30, 2025, at 09:00:00 A.M., AUCTION.COM ROOM, HOTEL FERA ANAHEIM, A DOUBLE TREE BY HILTON, 100 THE CITY DRIVE, in the City of ORANGE, County of ORANGE, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by RAFAEL PINEDO AND JOSEFINA PINEDO, HUSBAND AND WIFE, as Tru

porting to be 1001 N MONTEREY ST, ANAHEIM, CA 92801. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$187,451.99. 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 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 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-24020687 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. NOTICE TO PERSPECTIVE

OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other 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 the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's AttorneyWE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or [www.auction.com](http://www.auction.com) Dated: 4/15/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE Lilian Solano, Trustee Sale Officer A-4840687 04/23/2025, 04/30/2025, 05/07/2025

**Independent 4/23,30,5/7/2025-152188**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01475804

TO ALL INTERESTED PERSONS: Petitioner: POLINA IGOREVNA BILOGRUDOVA filed a petition with this court for a decree changing names as follows: POLINA IGOREVNA BILOGRUDOVA to POLINA LOGRUE. 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 06/12/2025 1:30 p.m. D100 REMOTE Central Justice Center

**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

## Legals-IND

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01471239

TO ALL INTERESTED PERSONS: Petitioner: JOSE DE JESUS MARTINEZ filed a petition with this court for a decree changing names as follows: JOSE DE JESUS MARTINEZ to JOSE JESUS MARTINEZ. 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 petition 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 05/27/2025 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, printed in this county: Anaheim Independent Date: 04/01/2025 Judge David J. Hesselstine Judge of the Superior Court

**Anaheim Independent - 4/9,16,23,30/25-151811**

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-24020687 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/27/2004. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 800-280-2891 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case, CA-RCS-24020687. 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. On May 30, 2025, at 09:00:00 A.M., AUCTION.COM ROOM, HOTEL FERA ANAHEIM, A DOUBLE TREE BY HILTON, 100 THE CITY DRIVE, in the City of ORANGE, County of ORANGE, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by RAFAEL PINEDO AND JOSEFINA PINEDO, HUSBAND AND WIFE, as Tru

ported to be 1001 N MONTEREY ST, ANAHEIM, CA 92801. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$187,451.99. 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 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 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-24020687 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. NOTICE TO PERSPECTIVE

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**Independent 4/23,30,5/7/2025-152188**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01475804

TO ALL INTERESTED PERSONS: Petitioner: POLINA IGOREVNA BILOGRUDOVA filed a petition with this court for a decree changing names as follows: POLINA IGOREVNA BILOGRUDOVA to POLINA LOGRUE. 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 06/12/2025 1:30 p.m. D100 REMOTE Central Justice Center

**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

## Legals-IND

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01475804

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**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

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**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

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**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

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**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**

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: 04/16/2025 Judge David J. Hesselstine Judge of the Superior Court

**Anaheim Independent - 4/23,30,5/7,14/25-152342**

NOTICE OF SALE OF REAL PROPERTY Case No. 30-2024-01397648-PR-PW-CMC Superior Court of the State of California, for the County of Orange. Estate of: MARGARET LYNETTE MORAN, Deceased.

Notice is given that SHERYL CULP, as Administrator of the Estate of MARGARET LYNETTE MORAN, will sell at private sale subject to confirmation by the Superior Court, on or after May 5, 2025, the following real property of the Estate:

The real property located at 7961 La Mirada Circle, Buena Park, California 90620, and more particularly described below:

All that real property situated in the City of Buena Park, County of Orange, State of CA, described as: Lot 74 of Tract No. 2398, as per map recorded in Book 87, Pages 27 to 29, inclusive of miscellaneous maps, in the Office of the County Recorder of said County.

APN: 263-383-18 Bids or offers for this property must be made in writing and directed to the Administrator, in care of JOHNIE SOSA, 121 S. Mountain Avenue, Upland, California 91786, [Sosarealestate@outlook.com](mailto:Sosarealestate@outlook.com) or may be filed with the Clerk of the Superior Court at any time after publication of this notice and before the sale.

The real property is sold on an as is basis, except for title, with no expressed or implied warranty. The Administrator reserves the right to reject any and all bids. Dated: April 15, 2025 SHERYL CULP, Administrator

FORESIGHT LEGAL GROUP PC By: THOMAS G. MARTIN Attorney for Petitioner THOMAS G MARTIN ESQ SBN 195627 FORESIGHT LEGAL GROUP PC 111 W OCEAN BLVD 4TH FLOOR LONG BEACH CA 90802 TEL (562) 219-3290 FAX (562) 394-9587 ATTORNEY FOR PETITIONER: SHERYL CULP CN116167 MORAN

**Buena Park/Anaheim Independent 4/23,25,30/2025-152362**