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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

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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)
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: 03/18/2025
Judge David J. Hesseltine
Judge of the Superior Court
Anaheim Independent - 4/9,16,23,30/25-151818

Legals-IND

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

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sale of this property, you may call 800-280-2891 or visit this Internet Web site 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,

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HUSBAND AND WIFE, as Trustors, recorded on 1/4/2005, as Instrument No. 2005000004144, of Official Records in the office of the Recorder of ORANGE County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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 hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, ex-

Legals-IND

pressed 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. Property is being sold "as is - where is". TAX PARCEL NO. 071-163-04 LOT 130 OF TRACT NO. 1202, AS SHOWN ON A MAP RECORDED IN BOOK 37, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common

Legals-IND

designation of the above described property is purported 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.peak-foreclosure.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 Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. **WE 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 Dated: 4/15/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE Lillian 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.

30-2025-01471239
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 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
05/27/2025
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)
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: 04/01/2025
Judge David J. Hesseltine
Judge of the Superior Court
Anaheim Independent - 4/9,16,23,30/25-151811

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 **5/28/2025** at Gilbert Self Storage 530 N. Gilbert Street, Fullerton, CA 92833, (714) 872-9124. All interested bidders may go to www.storage-treasures.com 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 226 Brock Bliss
Unit 306 Brock Bliss
Unit 209 Almedia Croft
Unit 334 Sandra Elaine Gayle
Unit 334 Gayle Sandra Elaine
Unit 644 Valerie Bullock

Unit 739 Rocio Medina Yezpe
Independent
4/30,5/7/2025-152320

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
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:
Anaheim Independent
Date: 04/16/2025
Judge David J. Hesseltine
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 JOHNNIE SOSA, 121 S. Mountain Avenue, Upland, California 91786, 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01476791
TO ALL INTERESTED PERSONS: Petitioner: GEN-LUN JIM CHEN filed a petition with this court for a decree changing names as follows: GEN-LUN JIM CHEN to JIM GEN-LUN CHEN. 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
06/24/2025
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)
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: 04/21/2025
Judge David J. Hesseltine
Judge of the Superior Court
Anaheim Independent - 4/30,5/7,14,21/25-152433

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY

NOTICE IS HEREBY GIVEN that the undersigned intends to sell at public auction pursuant to Section 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code of the State of California, identified by the tenant name and unit number. The units listed below may or may not have the following items: furniture, tools, personal items, household items, toys, clothes, boxes and other misc. items. C006 Duane Priest Sr., D359 Veronica Lucatero, B027 Manny Vela.
Public sale by competitive bidding on or after the 14th of May 2025 at 10am. The auction will be held online at Selfstorageauction.com 714-870-5130. The property owner reserves the right to bid at any sale. All goods are sold "as is" and must be removed at the time of purchase. This is a cash only sale. The sale is subject to prior settlement between landlord and tenant. A refundable cleaning deposit in the amount of one hundred (\$100) dollars is required by all winning bidders. The deposit is returned after all goods are removed and unit left

clean. Fullerton Self Storage Published April 30th ,2025 and May 7th, 2025.
Independent
4/30,5/7/2025-152502

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01476382
TO ALL INTERESTED PERSONS: Petitioner: KATHERINE NICOLE LACY filed a petition with this court for a decree changing names as follows: KATHERINE NICOLE LACY to KATHERINE NICOLE ERINE NICOLE CENTOLANZI. 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
06/18/2025
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)
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: 04/18/2025
Judge David J. Hesseltine
Judge of the Superior Court

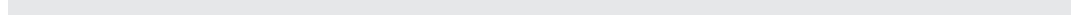
Anaheim Independent - 4/30,5/7,14,21/25-152602

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01476379
TO ALL INTERESTED PERSONS: Petitioner: JOSEPH DAVID BRADLEY filed a petition with this court for a decree changing names as follows: JOSEPH DAVID BRADLEY to JOSEPH DAVID CENTOLANZI. 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
06/18/2025
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)
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: 04/18/2025
Judge David J. Hesseltine
Judge of the Superior Court
Anaheim Independent - 4/30,5/7,14,21/25-152603



CHANGING YOUR NAME AND NEED TO PUBLISH?

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

(310) 329-6351