NIA, PEAK FORECLOS-URE SERVICES, INC., a

California corporation, as duly appointed Trustee un-

der that certain Deed of

on the property itself. Pla-

cing the highest bid at a trustee auction does not

automatically entitle you to

free and clear ownership

ORDER TO SHOW CAUSE FOR **CHANGE OF NAME** CASE NO. 30-2025-01476791 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 OR-DERS that all persons in-terested 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 ob-jecting to the name changes described above must file a written objec-tion that includes the reasons for the objection at least two court days be-fore 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 06/24/202

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 theck 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/findmy-court.htm)

A copy of this Order to Show Cause must be published at least once ėach week for four successive weeks before the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Anaheim Independent

Judge of the Superior Court

Anaheim Independent -4/30,5/7,14,21/25-152433

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 KATH-BERINE NICOLE FRINE NICOLE COURT ORDERS that all matter appear before this court at the hearing indic-ated 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 beuled to be heard and must appear at the hearing to show cause why the peti-tion should not be granted. If no written objection is timely filed, the court may

06/18/2025 1:30 p.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West

Santa Ana, CA 92701 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 newspa-per of general circulation, printed in this county:

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: IOSEPH DAVID BRAD filed a petition with this court for a decree changing names as fol-lows: JOSEPH DAVID BRADLEY to JOSEPH DAVID CENTOLANZI. names as fol-SEPH DAVID THE COURT ORDERS that all persons interested in this matter appear be-fore 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 de-scribed above must file a written objection that includes the reasons for the scheduled to be heard and 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/findmv-court.htm)

A copy of this Order to Show Cause must be pub-lished at least once each week for four successive week for four successive weeks before the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Anaheim Independent

Date: 04/18/2025 Judge of the Superior

Anaheim Independent - 4/30,5/7,14,21/25-152603

ORDER TO SHOW CAUSE FOR CHANGE OF NAME 30-2025-01480564 West

TO ALL INTERESTED PERSONS: Petitioner: AHMAD HARIS NASIN AHMAD HARIS NASIN MAHJOOB filed a petition with this court for a decree changing names as follows: AHMAD HARIS NASIN MAHJOOB to HARRISON MAHJOOB to HARRISON MAHJOOB. THE COURT ORDERS that all persons interested in this matter appear be-fore 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 ob-jection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

07/08/2025 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 newspa-per of general circulation, printed in this county: Anaheim Independent

Judge David J. Hesseltine Judge of the Superior

Anaheim Independent - 5/14,21,28,6/4/25-152931

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CHANGE OF NAME
CASE NO.
30-2025-01482207-CUPT-CJC
TO ALL INTERESTED
PERSONS: Petitioner: NAHEAD AHMADI filed a petition with this court for a decree changing names as follows: NAHEAD AH-MADI to NELLY NAHEAD KNAUER. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated be hearing indicated below to show cause, if any, why the petition for chang of name should not b 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.

earing. NOTICE OF HEARING 07/16/2025 1:30 p.m. D100 REMOTE

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/findmy-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: 05/13/2025

Judge David J. Hesseltine Judge of the Superior

Anaheim Independent - 5/21,28,6/4,11/25-153125

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/16/2006. UNLESS YOU 6/16/2006. 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 OF LAWYER, NOTICE OF TRUSTEE'S SALE Trust ee's Sale No. CA-RCS 25020761 NOTE: PURSU ANT TO 2923.3(C) AND 2924.8 THERE IS A SUM-MARY OF THE INFORM-ATION IN THIS DOCU-SECTIONS FERRED TO ABOVE NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT IS MAILED TO ALL RE-QUIRED RECIPIENTS] 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 tion 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 reschedri applicable, the resched-uled time and date for the 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-25020761. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflect ted in the telephone in-formation or on the Inter-net Web site. The best way to verify postpone-ment information is to attend the scheduled sale On June 23, 2025, at 0 9:00:00 A M, AUCTION.COM ROOM, HOTEL FERA ANAHEIM, A DOUBLETREE BY HILTON, 100 THE CITY DRIVE, in the City of OR-

Trust executed MARTHA E. GODOY MARRIED WOMAN AS HER SOLE AND SEPAR-ATE PROPERTY, as Trustors, recorded on 6/21/2006, as Instrument No. 2006000416509, modified under Instrument No 2009000078116, of Official Records in the office of the Recorder of OR-ANGE 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 uni-on, or a check drawn by a state or federal savings and loan association, or savings 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 pelow, 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, expressed or implied, regarding title, possession, or encumbrances, to pay the recumbrances, 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 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 publica-tion of the Notice of Sale) reasonably estimated to be set forth below 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. 128-141-16 LOT 79 OF TRACT NO. 2501, AS PER MAP RECORDED IN BOOK 86, PAGES 23 TO 25 INCLUSIVE, MISCEL-LANEOUS MAPS, RE-CORDS OF ORANGE COUNTY, CALIFORNIA. From information which the Trustee deems reliable, but for which Trustee makes no representa-tion or warranty, the street address or other common designation of the above described property is purported to be 1916 W ELM PL, ANAHEIM, CA 92804. 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 bal-ance, interest thereon, to-gether with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$498,845.87. NO-TICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at risks involved in bidding at a trustee auction. You will

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 encourproperty. 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. NO-TICE 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 using file number assigned to this case: CA-RCS-25020761 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 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 appropriets and each property of the proper priate real estate profes-sional immediately for ad-vice regarding this potential right to purchase. NO-TICE TO PERSPECTIVE 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** VICES, 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 oth-

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, in-cluding if the Trustee is unable to convey title, the Purchaser at the sale will turn of the money paid to the Trustee. This shall be exclusive remedy. The Purchaser shall have no further recourse the Trustfurther recourse the Trust-ee, 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 5/12/2025 Lilian Solano Trustee Sale Officer A 4843267 05/21/2025 05/28/2025, 06/04/2025 I n d e p e n d e n t 5/21,28,6/4/2025-153232

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CHANGE OF NAME

CASE NO.

30-2025-01474658

TO ALL INTERESTED

PERSONS: Petitioner

CATHERINE ELIZABETH VARNEY filed a petition with this court for a decree changing names as follows: CATHERINE follows: CATHERINE ELIZABETH VARNEY to CATHERINE ELIZABETH FLYNN. THE COURT OR-DERS that all persons interested in this matter appear before this court at the hearing indicated be-low 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 be-fore the matter is sched-uled to be heard and must appear at the hearing to show cause why the peti-tion 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-

A copy of this Order to Show Cause must be pub-lished at least once each week for four successive weeks before the date set for hearing on the petition in the following newspa-per of general circulation printed in this county:

Anaheim Independent Date: 04/25/2025 Judge David J. Hesseltine

Anaheim Independent

CHANGING YOUR NAME AND NEED TO PUBLISH?

ANGE, County of OR-ANGE, State of CALIFOR-

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

(310) 329-6351