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SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
30-2024-01430092-CU-OR-CJC
NOTICE TO DEFENDANT:
(Aviso al Demandado):
JACK FITZGERALD, an individual
YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
LAKEVIEW LOAN SERVICING, LLC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken

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without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la

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corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.
AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

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The name and address of the court is (El nombre y dirección de la corte es): Superior Court of Orange County, Central Justice Center: 700 Civic Center Drive, Santa Ana 92701. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): BRIAN S. THOMLEY, #275132, 2112 Business Center Drive, Irvine CA 92612, 949-252-9400.
Date: 09/30/2024
David H. Yamasaki, Clerk of the Court
Clerk, by (Secretario)
K. Climer
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.
Buena Park Independent
07/11,18,25,8/1/25-154793

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
30-2023-01360468-CU-PA-CJC
NOTICE TO DEFENDANT:
(Aviso al Demandado):
SON NGUYEN, AN INDIVIDUAL; HAI THANH NGUYEN, AN INDIVIDUAL; AND DOES 1 THROUGH 50, YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
JULI SEVERS, an Individual
NOTICE! You have been sued. The court may decide against you without

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your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a

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statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado,

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puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.
AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.
The name and address of the court is (El nombre y dirección de la corte es): Orange County Superior Court, 700 Civic Center Drive, Santa Ana, CA 92701. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Cyrus Safa, Esq. (SBN 282971), Safa Law Firm, APC, 18650 MacArthur Blvd, Suite 300, Irvine, CA 92612, (888) 377-7799
Date: 11/13/2023
David H. Yamasaki, Clerk

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of the Court Clerk, by (Secretario) A. Van Arkel (Deputy (Adjunto)) NOTICE TO THE PERSON SERVED: You are served Cyrus Safa, Esq (SBN. 282971) Safa Law Firm, APC 18650 MacArthur Blvd, Suite 300 Irvine, CA 92612 Telephone 888-377-7799 Attorneys for: Plaintiff Juli Severs No. 30-2023-01360468-CS-PA-CJC STATEMENT OF DAMAGES To (name of one defendant only): Hai Thanh Nguyen Plaintiff (name of one plaintiff only): Juli Severs 1. General Damages a. Pain, suffering, and inconvenience \$100,000.00 e. Other (specify) All applicable non-economic damages per CACI 3905A \$100,000.00 Special Damages a. Medical expenses (to date) \$25,000.00 b. Future medical expenses (present value) \$PENDING c. Loss of earnings (to date) \$PENDING d. Loss of future earning capacity (present value) \$PENDING e. Property damage \$PENDING Date: 07/11/2025 Cyrus Safa, Esq /s/ Cyrus Safa Buena Park Independent 07/18,25,8/1,8/25-154939	03/07/2023 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, 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 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, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trutor(s): Brian Phillips Recorded: recorded on 03/08/2023 as Document No. 2023000052295 of Official Records in the office of the Recorder of Orange County, California; Date of Sale: 08/20/2025 at 03:00PM Place of Sale: On the front steps to the entrance of the Civic Center, 300 E. Chapman Avenue, Orange, CA 92866 Amount of unpaid balance and other charges: \$512,999.80 The purported property address is: 1316 West Crone, Anaheim, CA 92802 Legal Description The Land Referred To Herein Below Is Situated In The City Of Anaheim, County Of Orange, And Is Described As Follows: Lot 108 Of Tract No. 1421, In The City Of Anaheim, County Of Orange, State Of California, As Per Map Thereof Recorded In Book 62 Pages 13 To 16 Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County. Assessors Parcel No. 036-352-09 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust and Assignment of Rents (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 first publication of this Notice of Trustee's Sale. 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 prop-	erty 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 call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F25-00075. 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. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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)440-4460 or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case F25-00075 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE B Y C A S H I E R ' S C H E C K (S) P A Y A B L E D I R E C T L Y T O " A S S U R E D L E N D E R S E R V I C E S , I N C . " T O A V O I D D E L A Y S I N I S S U I N G T H E F I N A L D E E D . Date: 7/14/2025 Assured Lender Services, Inc. /s/ Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Buena Park Independent 7/25,8/1,8/2025-155068	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 10/20/2025 8:30 a.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (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: Buena Park/Anaheim Independent Date: 07/21/2025 Judge Eric J. Wersching Judge of the Superior Court Buena Park Independent - 7/25,8/1,8,15/25-155125	so on. In the event any lock installed on the storage unit by the winning bidder remains on the unit more than 72 hours after the winning bidder has paid the winning bid amount, the company which held the auction may remove such lock and all items of personal property remaining in the storage unit shall be deemed legally "abandoned" under California law and, without any notice to the winning bidder being legally required, may be disposed of by the company which held the auction in any way as it may choose. Buena Park Independent 8/1/2025-155165	FICTITIOUS BUSINESS NAME STATEMENT NO: 20256718967 RELIAL EXPRESS MOBILE CPR located at: 5753 E SANTA ANA CANYON RD #205, ANAHEIM HILLS, CA 92807. County: Orange. This is a New Statement. Registrant/s/ LENITRA CARTER, 5753 E SANTA ANA CANYON RD #205, ANAHEIM HILLS, CA 92807. This business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Registrant /s/ LENITRA CARTER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 06/24/2025. Buena Park Independent - 7/11,18,25,8/1/25-154857	NOTICE Notice is hereby given per Section 21700 et seq. 551 Carnes Cir, Redlands, CA 92374 Of the California Business & Professions Code that the undersigned, Anaheim Fullerton Self & RV Storage, located at 711 E. La Palma Ave, Anaheim, County of Orange, California, will Conduct an online public lien sale on StorageTreasuries.com of the persons Property described below at 10:30 a.m. On August 12th, 2025. The undersigned will accept bids to satisfy a Lien sale for past due rent, collections efforts and incidentals incurred. The storage spaces generally consist of the following: appliances, electronics, household furniture and beds, lamps, cabinets, sporting goods, bicycles, toys, baby and children's items, clothing, office furniture and equipment, hand and power tools, vehicle parts and accessories, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account Space Number Antonio Bonilla B040 Dorothy Akau B051 Anahi Salas B309 Rosy Cruz G033 Valerie Alfaro U259 7/25, 8/1/25 CNS-3949837# BUENA PARK INDEPENDENT Buena Park Independent 7/25,8/1/25-155061
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000720 TO ALL INTERESTED PERSONS: Petitioner: JINGBIN JI and JUNXIA YAO on behalf of YUXUAN JI filed a petition with this court for a decree changing names as follows: YUXUAN JI to OLIVER YUXUAN JI. 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 10/06/2025 1:30 p.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (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: Buena Park/Anaheim Independent Date: 07/08/2025 Judge Eric J. Wersching Judge of the Superior Court Buena Park Independent 7/11,18,25,8/1,8/25-154930	TO ALL INTERESTED PERSONS: Petitioner: JAVIER LUIS PALLARES filed a petition with this court for a decree changing names as follows: JAVIER LUIS PALLARES to JAVIER AURELIO DEL TORO. 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 09/11/2025 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: Buena Park/Anaheim Independent Date: 07/09/2025 Judge David J. Hesseltine Judge of the Superior Court Buena Park Independent - 8/1,8,15,22/25-155366	ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01495399 TO ALL INTERESTED PERSONS: Petitioner: FERDINAND JUAITING MILLER filed a petition with this court for a decree changing names as follows: FERDINAND JUAITING MILLER to FAYE JUAITING MILLER. 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 09/10/2025 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: Buena Park/Anaheim Independent Date: 07/08/2025 Judge David J. Hesseltine Judge of the Superior Court Buena Park Independent - 7/11,18,25,8/1/25-154828	UNIT FIRST NAME LAST NAME 00206 Seniorino De Santiago De Leon 01003 David Michael Kirchner 01008 Cindy Lanette Cannon 0220D Jessica Alejandra Martinez 0907B Vanessa Katheleen Jabari 0911E Todd Raymond Bush The auction will be listed and advertised on the website www.storage-treasures.com, and all rules, terms and conditions stated on that website, and not inconsistent with this notice, shall apply. Bids may be made online starting 10 days before the date of the on-line auction. The winning bid amount must be paid in cash only at the above-referenced facility within 48 hours after the auction close time. The on-line auction sale of the contents of the storage unit shall be deemed "completed" only upon receipt by the above-named company holding the on-line auction sale of the cash, in full, from the winning bidder. In the event the winning bidder has not submitted payment of the amount of the winning bid within 48 hours of the auction close time, sale of the contents of the storage unit will be offered to the next highest bidder, and	ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000760 TO ALL INTERESTED PERSONS: Petitioner: SOPHIA LAU & GEORGE TSAI on behalf of LINTONG CAI, a minor, filed a petition with this court for a decree changing names as follows: LINTONG CAI to ARIS FORREST TSAI. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to			