

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01498769

TO ALL INTERESTED PERSONS: Petitioner: JUSTIN CAMDEN filed a petition with this court for a decree changing names as follows: JUSTIN CAMDEN to JUSTIN TARDUIN. 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

09/24/2025

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: 07/23/2025

Judge David J. Hesselstine

Judge of the Superior

Court

Anaheim Independent -

7/30,8/6,13,20/25-155319

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01499054

TO ALL INTERESTED PERSONS: Petitioner: LAUREN SIMONE EWING HICKEY filed a petition with this court for a decree changing names as follows: LAUREN SIMONE EWING HICKEY to LAUREN SIMONE WYNN. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing

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329-6351

ing 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

10/14/2025

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: 07/24/2025

Judge David J. Hesselstine

Judge of the Superior

Court

Anaheim Independent -

8/6,13,20,27/25-155523

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000387

TO ALL INTERESTED PERSONS: Petitioner: ANTONCE CLARK on behalf of RASHAD LANDON MOORE, a minor, filed a petition with this court for a decree changing names as follows: RASHAD LANDON MOORE to LANDON BRYAN CLARK. THE COURT ORDERS that all persons interested in this matter shall 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 Dr S
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 shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:

Anaheim Independent

Date: 06/23/2025

Judge of the Superior

Court

Anaheim Independent

8/20,27,9/3,10/25-155760

TS No: CA05000131-25-1

APN: 359-022-17 To No:

250238639-CA-VOI NOTICE

OF TRUSTEE'S

SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 17, 2018. 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. On October 15, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 10, 2018 as Instrument No. 2018000171184, of official records in the Office of the Recorder of Orange County, California, executed by HASNA SAEID, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 4864 E MCKINNON DRIVE, ANAHEIM, CA 92807 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$459,775.10 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than

cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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 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 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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000131-25-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000131-25-1 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. Date: August 12, 2025 MTC Financial Inc. dba Trustee Corps T S No. CA05000131-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0477705 To: INDEPENDENT 08/20/2025, 08/27/2025, 09/03/2025 Independent 8/20,27,9/3/25-155779

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01502300

TO ALL INTERESTED PERSONS: Petitioner: ELIAS DAVID TOWERY VELASQUEZ filed a petition with this court for a decree changing names as follows: ELIAS DAVID TOWERY VELASQUEZ to ELIAS DAVID GALVAN. 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

10/16/2025

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: 08/08/2025

Judge David J. Hesselstine

Judge of the Superior

Court

Anaheim Independent -

8/13,20,27,9/3/25-155685

NOTICE OF TRUSTEE

SALE

NOTICE IS HEREBY GIVEN that on Friday, September 19, 2025 at 2:00 PM, at the Fullerton Court house 1275 N. Berkeley Ave. Fullerton, Ca. 92832, Larry Rothman, on behalf of Coco Palms HOA, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK OR CERTIFIED CHECK (payable at time of sale in lawful money of the United States) all right, title and interest created by the Declaration of Covenants, Conditions & Restrictions, and by the Notice of Default and Election to sell which was recorded on March 12, 2020, Instrument Number 2020 - 000111288 in Official Records of Orange County California, described as: Parcel 936 - 200 - 32, Legal Description: Tract 5107, Lot 1 UNIT 32 B - L, P, CP OF PROJECT LOCATED ON AP 79 - 141 - 49 TOGETHER WITH AN UND. 012443 IN LOT 1, inclusive of the office records of Orange County, inclusive of Miscellaneous Maps for the County of Orange, California. Recorded Owner(S) ZAMBRANO ALFREDO 0/VARGAS GLORIA. The Street Address and other common designation, if any, of the real property described above is purported to be: 630 S. KNOTT AVE #32, Anaheim, CA 92804. YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN DATED, JULY 6, 2016, INSTRUMENT NUMBER 2016 - 000305775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. 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.

Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay for delinquent maintenance assessments, trustee fees, costs and attorney's fees, to wit: \$27,620.92, with interest thereon, as provided in said Declaration; advances, if any, under the terms of said Declaration; fees, charges and expenses of said Attorney. 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 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 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16070. Information about postponements that are very short in duration or that occur close in time to the scheduled sale. The Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE. FULLERTON, CA 92832 BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms HOA..

Anaheim Independent

8/20,27,9/3/25-155859

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 714-363-0220 for information regarding the trustee's sale, using the file number assigned to this case B16070. Information about postponements that are very short in duration or that occur close in time to the scheduled sale. The Homeowners Association or Owners Association under said Declaration 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 to be recorded in the County where the real property described herein is located. Trustee conducting sale: FULLERTON COURT HOUSE 1275 N. BERKELEY AVE. FULLERTON, CA 92832 BY /s/ LARRY ROTHMAN, Attorney at Law Authorized Representative for Coco Palms HOA..

Anaheim Independent

8/20,27,9/3/25-155859

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25FL000710

TO ALL INTERESTED PERSONS: Petitioner: KON TRON & ANH VAN PHAN obo CHLOE TRUONG and OCEANA VI TRUONG, minors, filed a petition with this court for a decree changing names as follows: a) CHLOE TRUONG to SKYLER TIEN TRON, b) OCEANA VI TRUONG to OCEANA VI TRON . 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
Family Law

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:

Anaheim Independent

Date: 07/03/2025

Judge Eric J. Wersching

Judge of the Superior

Court

Anaheim Independent -

8/6,13,20,27/25-155364