

Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01454027

TO ALL INTERESTED PERSONS: Petitioner: RICHARD JOSEPH NEGRO filed a petition with this court for a decree changing name as follows: RICHARD JOSEPH NEGRO to RICHARD JOSEPH VERDUGO. 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 gran-

Legals-OCN

ted. 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
03/05/2025
8:30 a.m. Dept. D100
REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the

Legals-OCN

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:
Orange County News
DATE: 01/21/2025
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News
2/5,12,19,26/25-149766
T.S. No.: 22-6164 Loan
No.: *****074 APN: 089-

Legals-OCN

626-14
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/22/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale 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

Legals-OCN

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 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, 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

Legals-OCN

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.
Trustor: JOSE GUSTAVO CASTRO CAMACHO AND GUADALUPE BELTRAN CASTRO, HUSBAND AND WIFE AS JOINT TENANTS
Duly Appointed Trustee: Prestige Default Services, LLC
Recorded 3/28/2007 as Instrument No. 2007000198773 in book , page of Official Records in

Legals-OCN

the office of the Recorder of Orange County, California,
Date of Sale: 3/17/2025 at 9:00 AM
Place of Sale: Auction.com room, Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, California 92868
Amount of unpaid balance and other charges: \$610,625.70
Street Address or other common designation of real property: 11151 CLARISSA STREET GARDEN GROVE California 92840
A.P.N.: 089-626-14
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other

common designation, if any, shown above. 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 Sale.

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. All checks payable to Prestige Default Services, LLC.

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) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 22-6164. 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 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 (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 22-6164 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: 2/11/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (800) 793-6107 Tina Suhkonen Vice President of Operations PPP#25-001048 **Orange County News 2/19,26,3/5/2025-150250**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000099

TO ALL INTERESTED PERSONS: Petitioner: SARAH ANN RAMIREZ and PEDRO GERARDO RAMIREZ on behalf of GRAYSON EDWARD BOARDMAN-RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ, minors, filed a petition with this court for a decree changing name as follows: GRAYSON EDWARD BOARDMAN-RAMIREZ to GRAYSON EDWARD RAMIREZ and BRAYDEN ALEXANDER BOARDMAN-RAMIREZ to BRAYDEN ALEXANDER RAMIREZ. 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 8:30 a.m. Dept. 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/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: Orange County News DATE: 01/31/2025 Judge Julie A Palafox Judge of the Superior Court

Orange County News 2/12,19,26,3/5/25-150148

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

ANITA B. KILGORE AKA ANITA BOURASSA KILGORE AKA ANITA B. HAAB CASE NO. 30-2025-01454200-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 ANITA B. KILGORE AKA ANITA BOURASSA KILGORE AKA ANITA B. HAAB. A PETITION FOR PROBATE has been filed by JOSEPH M. STANLEY in

the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JOSEPH M. STANLEY 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: 03/06/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

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 \(occourts.org\)](http://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 for Special Notice form is available from the court clerk. Attorney for Petitioner KATIE LE - SBN 287063, LAW OFFICE OF KATIE LE 10971 GARDEN GROVE BLVD. STE. G

GARDEN GROVE CA 92843 Telephone (855) 535-2843 2/19, 2/21, 2/26/25 **CNS-3894964#** **ORANGE COUNTY NEWS** **Orange County News 2/19,21,26/25-150130**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01459642 TO ALL INTERESTED PERSONS: Petitioner: YITONG ZHANG filed a petition with this court for a decree changing name as follows: YITONG ZHANG to ALICE YITONG ZHANG. 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 04/08/2025 8:30 a.m. Dept. 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/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: Orange County News DATE: 02/13/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News 2/19,26,3/5,12/25-150340

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01459356 TO ALL INTERESTED PERSONS: Petitioner: JOZEL CHRISTEN LAVIN SALOMON filed a petition with this court for a decree changing name as follows: JOZEL CHRISTEN LAVIN SALOMON to JOZEL CHRISTEN SALOMON WOLFE. 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 04/03/2025 8:30 a.m. Dept. 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/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: Orange County News DATE: 02/11/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News 2/19,26,3/5,12/25-150341

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that U-Haul Co. of North Orange County storage auction will take place online on March 20, 2025 AFTER 10:30 AM at Jmaaauctiononline.com Pursuant to the California Self-Store Facility Act the sale will be conducted at 15182 Beach Blvd., Midway City, CA 92683 The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons: UNIT # NAME 246 Tim Pham 302 Jacob Keith 350 Michelle Johnson Williams 349 Allena Shupe 2/19, 2/26/25 **CNS-3896077#** **ORANGE COUNTY NEWS** **Orange County News 2/19,26/25-150235**

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C.) Escrow No: 00036705TT Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the Seller are: Taboon Garden Grove, LLC, a California Limited Liability Company 12546 Valley View Street #A, Garden Grove, CA 92845

The location in California of the chief executive office of the seller is: (If "same as above", so state) SAME AS ABOVE As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: (If "none", so state.) NONE

The names and business addresses of the buyer are: Sam P. Bui 12546 Valley View Street #A, Garden Grove, CA 92845 The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 12546 Valley View Street #A, Garden Grove, CA 92845 The business name used by the seller at that location is: Taboon Mediterranean Express The anticipated date of the sale/transfer is 03/14/2025 at the office of Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is Terry Tran. Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 and the last date for filing claims shall be 03/13/2025 which is the business day

before the sale date specified above. Dated: 02/13/2025 /S/ Sam P. Bui 2/26/25 **CNS-3898113#** **ORANGE COUNTY NEWS** **Orange County News 2/26/25-150413**

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:

- Nicolas Gamboa Banuelos
 - Karen Gamboa Banuelos
 - Steve Duran
 - Silvia Lopez
 - Monica Martinez
 - Steve Michael Huffines
 - David Tovar
 - April Marie Cabrera
 - Peter Luna
 - Marisol Montes
 - Jayjay Saril
 - Gina Rasmussen
- Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorQuestTreasures.com. The sale ends at 2:00 PM on the March 19th, 2024 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 2/26, 3/5/25 **CNS-3897988#** **ORANGE COUNTY NEWS** **Orange County News 2/26,3/5/25-150397**

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105) Escrow No. 24-15231CT NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:

- NEW HONG KING EXPRESS, INC
 - DAVID WONG KATHEY WONG 12860 S BEACH BLVD #F2, STANTON, CA 90680
- Doing Business as: HONG KONG EXPRESS All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The location in California of the Chief Executive Officer of the Seller(s) is: NONE

The name(s) and address of the Buyer(s) is/are: HONG KONG EXPRESS HQ, INC. 12860 S. BEACH BLVD #F2, STANTON, CA 90680 The assets to be sold are described in general as: FURNITURES, FIXTURES, EQUIPMENT AND GOODWILL and are located at: 12860 S. BEACH BLVD #F2, STANTON, CA 90680 The bulk sale is intended to be consummated at the office of: CT NATIONAL ESCROW, INC., 13079 ARTESIA BLVD., SUITE B150 CERRITOS, CA 90703 and the anticipated sale date is 03/14/25 The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES The name and address of the person with whom claims may be filed is: CT NATIONAL ESCROW, INC., 13079 ARTESIA BLVD., SUITE B150 CERRITOS, CA 90703 and the last date for filing claims shall be 03/13/25, which is the business day before the sale date specified above. Dated: 02/19/2025 Buyer: Hong Kong Express HQ Inc.

By:/S/ DENNIS HUANG, CEO 2/26/25 **CNS-3898584#** **ORANGE COUNTY NEWS** **Orange County News 2/26/25-150455**

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

PAUL BERNARD NOSEK, JR CASE NO. 30-2025-01460643-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PAUL BERNARD NOSEK, JR. A PETITION FOR PROBATE has been filed by TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY, PUBLIC ADMINISTRATOR in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY, PUBLIC ADMINISTRATOR be appointed as personal representative to administer the estate of the decedent. 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 on **APR 23, 2025 at 1:30 PM in Dept. CM04 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 \(occourts.org\)](http://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 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

Attorney for Petitioner: LEON J PAGE, COUNTY COUNSEL and ANGELICA C. DAFTARY, DEPUTY
400 WEST CIVIC CENTER DR., PO BOX 118, SANTA ANA, CA 92701.
(714) 834-4664
BSC 226450

Orange County News 2/26, 2/28, 3/5/2025-150470

APN: 097-565-01 TS No: CA05000379-23-2 TO NO: CA05092116-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 March 7, 2020. 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 April 4, 2025 at 09:00 AM, Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868, 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 March 13, 2020 as Instrument No. 2020000114503, of official records in the Office of the Recorder of Orange County, California, executed by ANNIE TRAN, SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BEST CAPITAL 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit "A" Parcel 1: Lot 25 Of Tract No. 15693, In The City Of Garden Grove, County Of Orange, State Of California, As Per Map Recorded In Book 803, Pages 11 To 15 Inclusive Of Miscellaneous Maps, In The Office Of The County Recorder Of Said County excepting Therefrom All Oil, Gas, Petroleum And Other Mineral Or Hydrocarbon Substances In And Under Said Land, Together With The Right To Use That Portion Only Of Said Land Together With The Right To Use That Portion Only Of Said Land Which Underlies A Plane Parallel To And 500 Feet Below The Present Surface Of Said Land, For The Purpose Of Prospecting For, Developing And/Or Extracting Said Oil, Gas, Petroleum Other Mineral Or Hydrocarbon Substances From Said Land By Means Of Wells, Drilled Into Said Subsurface Of Said Land From Drill Sites Located On Other Land, It Being Expressly Understood And Agreed That Said Land, Or To Use Said Land Or Any Portion, Thereof, To Said

Depth Of 500 Feet For Any Purpose whatsoever, As Reserved In Deed Recorded October 22, 1954 In Book 2849, Page 407 Of Official Records. Reserving Therefrom, For The Benefit Of Grantor And Their Respective Successors In Interest And Others; Easements For Access, Ingress, Egress, Encroachment, Support, Maintenance, Drainage, Repairs And For Other Purposes All As Described In The Declaration Of Covenants, Conditions, Restrictions And Restrictions And Reservation Of Easements For Tract 15693, Which Was Recorded August 8, 2000 As Instrument No. 20000412739 Of Official Records Of Orange County, California. Parcel 2: Non-Exclusive Easements For Access, Ingress, Egress, Use And Enjoyment, Drainage, Encroachment, Support, Maintenance, Repairs And For Other Purposes, All As Described In The Declaration 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: 8622 MAYS AVENUE, GARDEN GROVE, CA 92844 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 \$463,247.88 (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 www.auction.com or call [800.280.2832](tel:800.280.2832) for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000379-23-2. 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 [800.280.2832](tel:800.280.2832), or visit this internet website www.auction.com, using the file number assigned to this case CA05000379-23-2 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: February 11, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000379-23-2 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.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0471152 To: ORANGE COUNTY NEWS 02/26/2025, 03/05/2025, 03/12/2025

Orange County News 2/26,3/5,12/2025-150480

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073 et seq.) Escrow No. 25-17098-TN NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: BICH HIEN THI PHAM, 11036 MAGNOLIA ST. GARDEN GROVE, CA 92841 Doing Business as: GREEN LAND MINI MART All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE The name(s) and address of Buyer(s)/Applicant(s) is/are: TONY CHUNG, 11036 MAGNOLIA ST. GARDEN GROVE, CA 92841 The assets being sold are generally described as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and is/are located at: 11036 MAGNOLIA ST. GARDEN GROVE, CA 92841 The type of license to be transferred is/are: 20-OFF SALE BEER AND WINE 580336 now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the anticipated sale date is MARCH 19, 2025 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$30,000.00, including inventory estimated at \$1,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$30,000.00; TOTAL \$30,000.00 It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: SELLER(S)/LICENSEE(S) : BICH HIEN THI PHAM BUYER(S)/APPLICANT(S) : TONY CHUNG ORD-3302936 ORANGE

COUNTY NEWS 2/26/24 Orange County News 2/26/2025-150522

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 30-2024-01383568 NOTICE TO DEFENDANT: (Aviso al Demandado): KIRILL ARZHANIKOV YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) VIKTOR MIHALCHAN 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 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 \$10,000.00 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 de 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 su respuesta. Puede encontrar estos formularios de la corte y más información 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 más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su

suelo, dinero y bienes sin más 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 remisión 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 poniéndose 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 extras por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o más de valor recibida mediante un acuerdo o una concesión 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 West, 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): VIKTOR MIHALCHAN, 18318 SEINE AVE, ARTESIA, CA 90701. TEL: (213) 820-2338. Date: 03/07/2024 David H. Yamasaki, Clerk

of the Court Clerk, by (Secretario) A. Condaras Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served as an individual defendant. **Orange County News 2/26,3/5,12,19/2025-150543**

NOTICE OF PUBLIC AUCTION Notice Is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Thursday March 6, 2025 at 1:00 pm and closing on or after Thursday March 13, 2025 at 1:00 pm

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. **NO CASH IS ACCEPTED.** All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Retract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Lucia Roman
Manuel Santos
Adrianna Malovich
Peyru Chen
Arturo Guevara Martinez
Nicandra Lopez
Jose Arroyo
Jenny Santos
Orange County News 2/26/2025-150488

NOTICE CALLING FOR PROPOSALS

DISTRICT: Garden Grove Unified School District
PROPOSAL DEADLINE: March 27, 2025 by 12:00PM

PLACE OF RECEIPT: Garden Grove Unified School District
Purchasing Department, 4th Floor
10331 Stanford Ave.
Garden Grove, CA. 92840
Attention: Lorraine McDaniel, Buyer

Project: **Expanded Learning Programs, RFP No. 2401**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above-stated proposal deadline, sealed RFP's at the place identified above for the award of a contract for the above project. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened. The District is seeking proposals for **Expanded Learning Programs RFP No. 2401**. At this time, the District is interested in proposals for the following programs: 1) Science, Technology, Engineering, Arts, and Mathematics (STEAM); 2) Sports and Recreational; 3) Culinary Arts. **Time is of the essence.** Each proposal must conform and be responsive to the bid documents, which are on file in the Business Office. Proposal documents will be made available on **February 19, 2025** as a download at <https://ggusd.us/departments/purchasing>. Bidders will be responsible for reproducing all documents related to this bid. All proposals shall be made and presented on the forms provided in the proposal documents. No Bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals. The District reserves the right to reject any or all bids or to waive any irregularities or informalities therein. Any and all questions shall be directed to Lorraine McDaniel (Lmcdaniel@ggusd.us), Buyer on or before **March 7, 2025 at 10:00AM**. Questions to answers will be posted as an official addendum online at: <https://ggusd.us/departments/purchasing> on or before **March 14, 2025 by 5:00PM**. The award of the contract, if made by the District, will be to the qualified firm(s) whose proposal best complies with all requirements set forth in the proposal documents, including all legal requirements, and is in the best interest of the District.

Dated this February 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT

By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 2/19,26/2025-150243