

## In schools to encourage healing.

As if dealing with his mom's death wasn't hard enough, Sean had to adjust to a new home and new school. It was a lot to handle, so he struggled emotionally and academically. Lee from Communities In Schools helped Sean develop coping skills by finding positive outlets for his feelings. As his attitude improved, his grades followed—going from D's to B's. Now, he's focused on football and a promising future. There are millions of at-risk kids like Sean who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed. CommunitiesInSchools.org



CASE NUMBER: (Numero del Caso) 23SMCV02982 SUMMONS

SUMMONS
(CITACION JUDICIAL)
NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): THE BUNGALOW HUNTINGTON
BEACH, LLC, a California Limited Liability
Company; ATF PRIVATE
SECURITY INC., A California Corporation;

SECURITY INC., A California Corporation; JOHN DOE, an individual; JOHN ROE and DOES 1 through 50, inclusive. JOHN DOE, an individual, named as KENT HUGHES, an individual YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO ELDEMANDANTE): MICHAEL ANDREW ARCEO, an individual, and SERGIO ARMANDO ARCEO, an individual. CEO, an individual.

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.

tion below.
You have 30 CALENDAR
DAYS after this summons and legal papers are served on you to file a writ-ten response at this court served on you to lile 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/self help), your county law library, or the courthouse nearest you. If you cannot pay the filling fee, ask the court clrk for a fee waiver form. If you do not file your response on time, you may lose the case by deform. 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. services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia.org), the California Courts Online Self-Help C e n t e r

C e n t e r (www.courtinfo.ca.gov/self help), or by contacting

## Legals-OCN

your local court or 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 dias, la corte puede decidir en su contra sin accurbar su vorte.

tra sin escuchar su version. Lea la informacion a continuacion.
Tiene 30 DIAS DE CAL-ENDARIO despues de que le entreguen esta citacion y papeles legales para respuesta respuesta presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una copia al demandante. Una carta o una llamada telefonica 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 enconrespuesta. Puede encon-trar 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 incump-limiento y la corte le podra quitar su sueldo, dinero y bienes sin mas adverten-

Hay otros requisitos le-gales. 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 le-gales gratuitos de un pro-grama de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de Califor-nia Legal Services, (www.lawhelpcalifornia.org ), en el Centro de Ayuda de las Cortes de Califor-nia, (www.sucorte.ca.gov) o poniendose en contacto 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 requi men sobre cualquier recu-peracion de \$10,000 o mas de valor recibida me-

diante un acuerdo o una

### Legals-OCN

concesion de arbitraje en un caso de derecho civil.

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 direccion de la corte es): Los Angeles Superior Court - Santa Monica Courthouse, 1725 Main Street, Santa Monica, CA 90401.
The name, address and

The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorplaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): PETER M. WILLIAMSON, SBN 97309, RAFII & ASSOCATES, PC, 9100 Wilshire Blvd., Suite 465E, Beverly Hills, CA 90212, Tel: (310) 777-7855
Date: (Fecha) 07/10/2023
DAVID W. SLAYTON, Executive Officer / Clerk of Court (Secretario)

Court (Secretario) By: C. COLEMAN, Deputy (Adjunto) CN115186 HUGHES Mar

19,26, Apr 2,9, 2025 Orange County News 3/19,26,4/2,9/2025-151177

# ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01466666

TO ALL INTERESTED PERSONS: Petitioner: LYNDA KIM BUI filed a petition with this court for a decree changing names as follows: LYNDA KIM BUI to LYNDA KIM BUI NGUYEN. THE COURT ORDERS that all persons interested in this matter. 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 of ons 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 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
05/08/2025
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: Orange County News Date: 03/14/2025

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 3/19,26,4/2,9/25-151238

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

CASE NO.
30-2025-01466538
TO ALL INTERESTED
PERSONS: Petitioner:
THANHTUAN LA aka
THANH TUAN LA filed a
petition with this court for a decree changing names as follows: THANHTUAN LA to TUAN THANH LA and THANH TUAN LA to TUAN THANH LA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indiccourt at the nearing 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 ons 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 peti-

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

05/13/2025

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 conv of this Order to mv-court.htm)

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 newspaper of general circulation, printed in this county: Orange County News Date: 03/13/2025

Judge David J. Hesseltine Judge of the Superior Court

Orange County News 3/19,26,4/2,9/25-151243

# ORDER TO

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2025-01467802
TO ALL INTERESTED
PERSONS: Petitioner:
SEYED-YUNES MOHEBB-YASREB filed a petition with this court for a decree changing names as follows: SEYED-YUNES MOHEBB-YAS-REB to SEYED YASREB.
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 de-scribed above must file a written objection that in-cludes 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

05/14/2025

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 scheduled to be heard and

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)

my-court.htm)
A copy of this Order to
Show Cause must be pub-lished at least once each lished 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: 03/19/2025

Judge Thomas S. McCon-Judge of the Superior

Court **Orange County News** 3/26,4/2,9,16/25-151530

## STORAGE TREASURES

STORAGE TREASURES
AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals lising to those individuals lis-

### Legals-OCN

ted below at the location indicated

indicated.
10741 Dale Ave Stanton,
CA 90680
April 22, 2025
11:00AM
Luis diaz
Emily Whitcomb
Patricia Ramirez
Kelly ximena daza
Michael Aleman
Gabriel Hernandez Hernandez

Gabriel Hei Natividad Matthew Warren

The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above refer-enced facility in order to complete the transaction. complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 4/9/25

CNS-3910082# ORANGE COUNTY NEWS Orange County News 4/09/25-151593

NOTICE OF PETITION
TO ADMINISTER
ESTATE OF:
INGUILBERTO G.
ZAVALA, aka
INGUILBERTO ZAVALA MAGANA, JR., and as GILBERT ZAVALA CASE NO. 30-2025-

01471178-PR-LA-CMC To all heirs, beneficiaries To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of INGUILBERTO G. ZAVALA, aka INGUILBERTO G. ZAVALA, aka INGUILBERTO ANAGANA, JR., and as GILBERT ZAVALA. A PETITION FOR PROBATE has been filed by GILBERT ANDREW ZAVALA in the Superior Court of California, County of Orange.

of Orange.

THE PETITION FOR
PROBATE requests that
GILBERT ANDREW ZAVALA be appointed as
personal representative to
administer the estate of
the decedent

the decedent.
THE PETITION requests 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 representatthe 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

why the court should not grant the authority.

A HEARING on the petition will be held on MAY 22, 2025 at 1:30 PM in Dept. CM07

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 service to the public. Go to the Court's website at 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 apance. 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 petition

granting of the petition you should appear at the hearing and state your ob-jections or file written 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 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 statues Other California statues other California statues 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 roo 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

Attorney for Petitioner RENAY G. RODRIGUEZ ESQ; LAW OFFICES OF R. GRACE RODRIGUEZ 21000 DEVONSHIRE STREET, SUITE 111

inventory and appraisal of estate assets or of any pe-tition or account as provided in Probate Code

section 1250. A Request for Special Notice form is

available from the court

CHATSWORTH, CA 91311. (818) 734-7223 BSC 226673 Orange County News 4/4,4/9,4/11/2025-151782 T.S. No.: 2024-00559Decal No.: LBE1900Property Address: 8681 Katella Ave Stanton, 90680NOTICE LIC SALEYOU AR DEFAULT UNDER A TERMS OF THE MOBILE MAY BE SOLD AT AWYER THIS NOTICE IS HEREBY GIVEN that pursuant to Health and Safety Code Section 18037.5, the Uniform Commercial Code and 9610 of the Commercial Code please take notice and Finance, Inc., the secured creditor, will conduct a public sale of the following described mobile home: Registration Number(s): LBE1900Manufacturer: HBOS MANU-FACTURING, LP Model: 7258 GP521PSitus Adress: 8681 Katella Ave 810, Stanton, CA #810, Stanton, CA 90680the property de-scribed above will be sold as is at public sale on 4/30/2025 at 3:00 PM at On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman. Orange CA for the property located at 8681 Katella Ave #810, Stanton, CA 90680 due to a default Juan Cisneros and Iquel Cisneros on a promissory note and seagreement for the purchase of the above mentioned mobilehome, on a promissory note and security agreement for the purchase of the below mentioned mobilehome. by law, absolutely no warranties of the sale are given. Prospective puren Prospective pur-chasers who wish to keep the mobilehome in place and reside in the mobile-home, must apply for and be approved for occueral description of the assets to be sold are ALL FIXTURES AND EQUIPand should be familpancy and should be famil-iar with California Civil Code 798.74 which gives the Park Management cer-tain rights of prior approv-MENTS of that certain Liquor Store business located at: 432 W. LA
HABRA BLVD., LA
HABRA, CA 90631
(6) The business name al over its residents. Prospective Purchasers who bilehome from the Park used by the seller(s) at that location is: WALNUT may be required to sign a storage agreement un-LIQUOR (7) The anticipated date of which removal must comply with all state and local permitting requirements. Prospective purchasers the bulk sale is 04/28/25 at the office of JADE ES-CROW, INC., 19724 EAST COLIMA ROAD ROWmust present a cashier's LAND HEIGHTS, CA 91748, Escrow No. 130978-AW, Escrow Officer: AMY WANG. (8) Claims may be filed with Same as "7" above. the purchase immediately at the conclusion of This sale does not include any contents of the unit and the successwith Same as "7" above. (9) The last date for filing ful bidder is responsible for the lawful disposition of all remaining contents of the claims is 04/25/25. (10) This Bulk Sale IS subunit. The general public will have access to the Mobilehome Park iect to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, premises for the purposes related to this sale. As the date of this, the amount of all other business names and addresses used by the Seller within three unpaid balance and other vears before the date such list was sent or delivered to the Buyer are: "NONE". to interest, advances for taxes and /or insurance, attornev's fees and costs Dated: ou may owe more on the ate of payment. For more Transferees: GILBERT FOOD & BEVERAGES INC, a Caliinformation, please call the undersigned. Secured Party/Foreclosing Creditor fornia orporation By:/S/ RAMANDEEP SINGH BEDI, CEO/SEC-Vanderbilt Mortgage and Finance, Inc. at or Sokolof emtulla at 888-522-6214. ate: 03/28/2025 Vander-RETARY 4/9/25 CNS-3912393# bilt Mortgage and Finance, Inc.PO Box 9800Maryville, TN 37802Sale Line: 866-266-7512 Name: Matthew Hurton Title: Legal Rep-

resentative EPP 43151 Pub Dates 04/09 & 04/16/2025 4/9,16/2025-151794 Notice is hereby by given, StorQuest Self Storage will sell at public sale by com-peting bidding the person-al property of: - Nicolas Nieto Gudino Jonathan Thompson Isaac Bautista - Isaac Bautista
Property to be sold: misc.
household goods, furniture, tools, clothes,
boxes, toys, electronics,
sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on the April 23rd, 2025 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 ved at the time of Sale is subject to cancellation in the event of settlement between owner and obligated party. 4/2, 4/9/25 CNS-3909740# ORANGE COUNTY Orange County News 4/2,9/25-151562 NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 130978-AW (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property here-inafter described. (2) The name and business addresses of the seller are: NS RRM, INC, A CALI-FORNIA CORPORATION AND NIRMAL SINGH LOCATED AT 432 W. LA HABRA BLVD., LA HABRA, CA 90631 (3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE (4) The names and business address of the Buyer(s) are: GILBERT FOOD & BEVERAGES INC, A CALIFORNIA CORPORA-TION
LOCATED AT 432 W. LA
HABRA BLVD., LA
HABRA, CA 90631
(5) The location and gen-

.egals-OCN

NOTICE OF HEARING ON PETITION FOR TER

MINATION OF PARENT-CHILD RELATIONSHIP SUPERIOR COURT OF

ARIZONA IN MARICOPA

PARENT/GUARDIAN

Chelsea Joy Lee (Mother)

Dylan Maxwell Blau (Fath-

In the Matter of Minor(s):

Liam Hunter Blau (08/14/2012)

Case Number: JS521129
Petitioner: Chelsea Joy
Lee, Tyler Craig Lee
This is an important notice from the court. Read

it carefully.
A petition for termination of parent-child relationship has been filed with the

court, and a hearing has been scheduled related to

your child(ren). Your rights

may be affected by the

proceedings. You have a right to appear as a party

If you fail to participate in the court proceedings, the court may deem that you

have waived your legal rights and admitted to the

allegations made in the

petition. Hearings may go forward in your absence and may result in the ter-

mination of your parental

Judicial Officer: Honor-

Hearing Date/Time: 04-16-2025 at 11:00am

Hearing Type: Initial

Location: Court Connect Remote Appearance \*\*\*video appearance pre-

Court Connect Hearing:

https://tinyurl.com/jbazmc-

juj07 **Phone:** (917)781-4590,

Hearing

ferred

Yes i

able Thomas Marquoit

in the proceeding.

Juvenile Department

printed in this county Orange County News

Judge David J. Hesseltine Judge of the Superior Court

Date: 04/02/2025

60, Pages 46 to 48, inclusive of Miscellaneous

Maps. The street address

or other common designa-tion of the real property

hereinabove described is

purported to be: 13282 Monroe St., Garden Grove, CA 92844. The un-

Participant Code 764 718 766 # Orange County News 3/19,26,4/2,9/25-151160 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01471457 TO ALL INTERESTED PERSONS: Petitioner: ALEX JR. GOMEZ-CASIL-LAS filed a petition with this court for a decree changing names as fol-lows: ALEX JR. GOMEZ-CASILLAS to ALEX GOMEZ. THE COURT GOMEZ. THE COURT ORDERS 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 before 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 NOTICE OF HEARING
05/28/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 927014045
(To appear remotely, check in advance of the 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 pub-lished at least once each week for four successive ORANGE COUNTY
NEWS
Orange County News
4/9/25-151795

week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation,

Orange County News 4/9,16,23,30/25-151813 NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an on-line auction via www.selfstorageauction.com on 4/23/2025 at 1 PM or after. Contents include personal property described below belonging to those indi-viduals listed below. D077, Alma Alfaro: Boxes, household goods, clothes G027, Sarah L Armendariz: Boxes, totes, house-hold goods; G055, Enrique Ingles: Furniture, exercise equipment, electonics; G071, Donovan Pack-Furniture, Boxes household goods. Pur-chase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 562-236-6583 CN115814 04-23-2025 Orange County News 4/9/2025-151832 Loan No.: Tran TS no 2024-11288 APN: 097 372-08 NOTICE OF TRUSTEE'S SALE UN DER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED TRUST, DAT 5/14/2024, UNLESS TAKE ACTION TO PRO-TECT YOUR PROPERTY T MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU LAWYER. NOTICE IS HEREBY GIVEN, that on 4/30/2025, at 1:30 PM of said day, At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, Ashwood TD Services LLC, a Cali-fornia Limited Liability Company, as duly appoin ted Trustee under and pursuant to the power of sale Deed of Trust executed by Bryant N. Tran and Tammy T. Dang, husband and wife as joint tenants recorded on 5/17/2024 in Book n/a of Official Records of ORANGE County, these n/s Recorded on the control of the contr at page n/a, Recorder's Instrument No 2024000124861, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 12/30/2024 as Recorder's Instrument 2024000338401, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUC-TION TO THE HIGHEST BIDDER FOR CASH, law-ful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other finan-cial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL

provided therein; plus advances, if any, thereunder vances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said oblig-ations at the time of initial publication of this Notice is \$146 194 48 In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices provided pursuant to provisions of Civil Code section 2924f NOTICE TO POTENTIAL BIDDERS: If you are considering bid ding on this property lien, you should understand that there are risks involved in bidding at a trust-ee auction. You will be bid-ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automat-ically 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 re sponsible for paying off all liens senior to the lien be ing auctioned off, before vou 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 vou 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 Code. The law requires that information about trustee's sale postpone-ments 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 post-poned, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11288. Information about very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the inter-net website. The best way to verify postponement in-formation is to attend the scheduled sale. & emsp; NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 68, Tract 2131, per Map, Book pursuant to Section 2924m of the California Civil Code If you are an "eli-

dersigned disclaims all li-ability for any incorrect-ness in said street address or other common designation.   Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as

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 trust-ee sale, you can call 916-939-0772, or visit this internet website www.na-tionwideposting.com, using the file number as signed to this case 2024-11288 to find the date on which the trustee's sale was held, the amount of 92508 Tel. . (951) 215 0069 Fax: (805) 323-9054 Trustee's Sale Information: session of the personal 939-0772 or (916)www.nationwideposting.co m NPP0472889 To: OR-NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE \* INDICATED BELOW TO RECEIVE AND CONTROL OF THE PROPERTY OF THE PROPE SIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW: matters of the public will wish to comment to matters before the Commission, in lieu of doing so in person, may submit comments by emailing <u>public-comment@ggcity.org</u> no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record. SITE PLAN NO. SP-155-2025
A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment. The site is at 7191 Acacia Avenue in the M-P (Industrial project is categorically exempt from the California Environmental Quality Act (CEQA).

PROPERTY PROPERTY
Please take notice
SmartStop Self Storage
located at 12321 Western
Avenue Garden Grove, CA 92841 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction

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NOTICE OF PUBLIC

SALE OF PERSONAL

property described below belonging to those indi-viduals listed below. and the address of the trustee. Second, you must send a written notice of in-Unit 1056, Rene Can-delas, furniture, TV, mattent 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 tress Unit 2354, Jeffrey William Johnson, desk, boxes remitting the funds and af-fidavit or declaration de-scribed in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's 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. Dated: April 1, 2025 Ash-wood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd 231 E. Alessandro Blvd , Ste. 6A-693, Riverside, CA

DATE: APRIL 3, 2025 PUBLISH: APRIL 9, 2025

mission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

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via www.selfstorageauc tion com on April 24th 2025 at 1:00pm or after Contents include personal

gible 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,

clothing Unit 1031, Christopher Unit 1031, Christopher Maxwell, boxes, muscle rollers, clothing Unit 1364, Yolanda Tuskewicz, boxes, furniture, bags Unit 2018, Candace Palmer, lamp, bags, furniture

niture Unit 1307, Min Kyu Park

ity in order to complete the transaction. SmartStop Self Storage may refuse

LEGAL NOTICE NOTICE OF PUBLIC HEARING

• THURSDAY, 7:00 P.M., MAY 1, 2025 Members of the public who wish to comment on

SITE PLAN NO. SP-157-2025

LOT LINE ADJUSTMENT NO. LLA-036-2025

A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building formerly occupied by Maa's Café, to

taurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. The site is at 9032 and 9062 Trask Avenue in the Planned Unit Development No. PUD-107-96 zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Additional Programs Forms and California Environmental Quality Additional Programs and Prog

boxes, stuffed animals electric keyboard Unit 1026, Kenneth Mor-ton, TV, backpack, clothes

the above referenced facil-

any bid and may rescind any purchase up until the winning bidder takes pos-

property. Please contact the property with any questions (657)250-0210 Orange County News 4/09/2025-151852

Park) zone. In conjunction with the request, the Planning Commission will consider a determination that the

exempt from the California Environmental Quality Act

ALL INTERESTED PARTIES are invited to attend said

Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **May 1, 2025** If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Com-