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Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS[®] Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 6/30/2025.** License numbers available at americanresidential.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820".

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Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS[®] Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 6/30/2025.** License numbers available at americanresidential.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820".

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Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01471457

TO ALL INTERESTED PERSONS: Petitioner: ALEX JR. GOMEZ-CASILLAS filed a petition with this court for a decree changing names as follows: ALEX JR. GOMEZ-CASILLAS to ALEX GOMEZ. 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.

NOTICE OF HEARING
05/28/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive
West
Santa Ana, CA 92701-4045

(To appear remotely, check in advance of the hearing for information

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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: Orange County News Date: 04/02/2025 Judge David J. Hesseltine Judge of the Superior Court

Orange County News 4/9,16,23,30/25-151813
Loan No.: Tran TS no. 2024-11288 APN: 097-372-08 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/14/2024, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE 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 California Limited Liability Company, as duly appoint-

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ted Trustee under and pursuant to the power of sale conferred in that certain 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, 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 No. 2024000338401, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful 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 financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL 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 60, Pages 46 to 48, inclusive of Miscellaneous Maps. The street address or other common designation of the real property

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hereinabove described is purported to be: 13282 Monroe St., Garden Grove, CA 92844. The undersigned disclaims all liability for any incorrectness 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 provided therein; plus advances, if any, thereunder and interest thereon; and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations 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 are provided pursuant to the provisions of Civil Code section 2924f. 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

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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's 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 916-939-0772 or visit this

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internet website www.nationwideposting.com, using the file number assigned to this case 2024-11288. Information about postponements that are 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 internet website. 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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11288 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 in-

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tent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: April 1, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0472889 To: ORANGE COUNTY NEWS 04/09/2025, 04/16/2025, 04/23/2025
Orange County News 4/9,16,23/2025-151871
CITATION RE ADOPTION CASE NUMBER 23CCAD00438
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
In the Matter of the Adoption Petition of IZHAR OSCAR FUENTES, Adopting Parents.
T O : G O N Z A L A

EDUARDO CHAVEZ
By order of this Court, you are hereby cited and required to appear personally concerning the adoption of LAYLA RAQUEL CERVANTES (FKA LAYLA RAQUEL CHAVEZ), minor(s), before the Judge of this Court in the County of Los Angeles, State of California, at the Courtroom of Department 622 (6TH FLOOR), 201 CENTRE PLAZA DRIVE, MONTEREY PARK, CA 91754 on 06/06/2025, at 11:30A.M., of that day, then and there to show cause, if any, why said adoption should not be granted according to the petition on file herein.
Dated: 04/03/2025
DAVID W. SLAYTON, Executive Officer/Clerk of the Superior Court of California, County of Los Angeles
By: K. Valdes, Deputy
NOTICE TO THE PERSON SERVED
You are served as an individual citee
The time when a citation is deemed served on a party may vary depending on the method of service.
For example, see Code of Civil Procedure §§ 413.10 through 415.40.
NOTICE OF HEARING
(A)n Citation Hearing will take place at the time and place below, at which time the Court may make findings and orders.
June 06, 2025 at 11:30 AM in Department 622, 6th Floor
Located at 201 Centre Plaza Drive, Monterey Park, CA 91754
Please join by WebEx using the following link and information:
WebEx URL: <https://lacvirtualcourts.webex.com/join?mtm=1&chc-dept-622>
WebEx Access Code: 2485 955 8470
WebEx Call In Phone Number: 213-830-0499
4/16, 4/23, 4/30, 5/7/25
CNS-3915267#
ORANGE COUNTY NEWS
Orange County News
4/16,23,30,5/7/25-152054

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01473959
TO ALL INTERESTED PERSONS: Petitioner: **DAVID RODRIGUEZ HERNANDEZ** filed a petition with this court for a decree changing names as follows: **DAVID RODRIGUEZ HERNANDEZ** TO **DAVID HERNANDEZ**. 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
06/04/2025
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: Orange County News Date: 04/09/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
4/16,23,30,5/7/25-152099

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ISTVAN B. KOVACS CASE NO. 30-2013-00648147-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 **ISTVAN B. KOVACS**.
A PETITION FOR PROBATE has been filed by **EVA ZSANETT BODOKI AKA EVA BODOKI BARNIA** in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that **GABOR SZABO, ESQ** 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
MAY 15, 2025
1:30 PM 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 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 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 or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: **GABOR SZABO, LAW OFFICES OF GABOR SZABO, 9701 WILSHIRE BLVD, 10TH FLOOR, BEVERLY HILLS, CA 90212. TEL: 310-858-3842**
Orange County News
4/23,30,5/7/2025-152127

NOTICE OF PETITION TO ADMINISTER ESTATE OF LAURA MEADOWS
Case No. 30-2025-01474368-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 **LAURA MEADOWS**.
A PETITION FOR PROBATE has been filed by **James Yee** in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that **James Yee** 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 June 4, 2025 at 1:30 PM in Dept. No. CM08 located at 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) 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 af-

fect 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 or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner: **MARY E MULLIN ESQ SBN 162163**
LAW OFFICE OF MARY E MULLIN
10419 BOGARDUS AVE STE 125
WHITTIER CA 90603
CN115991 MEADOWS
Apr 18,23,25, 2025
Orange County News
4/18,23,25/2025-152194

NOTICE TO CREDITORS OF BULK SALE
(UCC 6101 et seq. and B&P 24074 et seq.)
Escrow No. 107-042958
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the Seller(s) are: **STEFANO FAMILY, INC. 18220 YORBA LINDA BOULEVARD, SUITE 307, YORBA LINDA, CA 92886** Doing Business as: **STEFANO'S GOLDEN BAKED HAMS**
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 office of the Seller is: **SAME AS ABOVE**
The name(s) and address of the Buyer(s) is/are: **STEFANO'S KITCHEN AND DRINKS, LLC, 5232 KENTWATER PLACE, YORBA LINDA, CA 92286**
The location and general description of the assets to be sold are the trade name of the business, furniture, fixtures and equipment, inventory of stock, leasehold interest, leasehold improvements, goodwill, and covenant not to compete and transfer of License No. 41-561779 of that certain business known as **STEFANO'S GOLDEN BAKED HAMS** located at 18220 YORBA LINDA BOULEVARD, SUITE 307, YORBA LINDA, CA 92886.
The Bulk Sale and transfer of the Alcoholic Beverage License is intended to be consummated at the office of: **The Heritage Escrow Company, 2550 Fifth Avenue, Suite 800, San Diego CA 92103**, Escrow No. 107-042958
Escrow Officer: **Christopher Portillo**, and the anticipated date of sale/transfer is on or about 06/16/2025.
The Bulk Sale IS NOT subject to California Uniform Commercial Code Section 6106.2, but is subject to Section 24074 of the Business and Professions Code. Claims will be accepted until Settlement Agent is notified by the Department of Alcoholic Beverage Control of the transfer of the permanent Alcoholic Beverage License to the Buyer.
As required by Sec. 24073 of the Business and Professions Code, it has been agreed between the Seller and the Buyer 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.
STEFANO'S KITCHEN AND DRINK, LLC
By: /s/ **DUSTIN BIROSAK, MANAGER**
4/23/25
CNS-3917543#
ORANGE COUNTY

fect 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 or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner: **MARY E MULLIN ESQ SBN 162163**
LAW OFFICE OF MARY E MULLIN
10419 BOGARDUS AVE STE 125
WHITTIER CA 90603
CN115991 MEADOWS
Apr 18,23,25, 2025
Orange County News
4/18,23,25/2025-152194

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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 office of the Seller is: **SAME AS ABOVE**
The name(s) and address of the Buyer(s) is/are: **STEFANO'S KITCHEN AND DRINKS, LLC, 5232 KENTWATER PLACE, YORBA LINDA, CA 92286**
The location and general description of the assets to be sold are the trade name of the business, furniture, fixtures and equipment, inventory of stock, leasehold interest, leasehold improvements, goodwill, and covenant not to compete and transfer of License No. 41-561779 of that certain business known as **STEFANO'S GOLDEN BAKED HAMS** located at 18220 YORBA LINDA BOULEVARD, SUITE 307, YORBA LINDA, CA 92886.
The Bulk Sale and transfer of the Alcoholic Beverage License is intended to be consummated at the office of: **The Heritage Escrow Company, 2550 Fifth Avenue, Suite 800, San Diego CA 92103**, Escrow No. 107-042958
Escrow Officer: **Christopher Portillo**, and the anticipated date of sale/transfer is on or about 06/16/2025.
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As required by Sec. 24073 of the Business and Professions Code, it has been agreed between the Seller and the Buyer 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.
STEFANO'S KITCHEN AND DRINK, LLC
By: /s/ **DUSTIN BIROSAK, MANAGER**
4/23/25
CNS-3917543#
ORANGE COUNTY

NEWS
Orange County News
4/23/25-152234

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)
Escrow No: 00036729TT
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: **Rio Nails RN, LLC, a California limited liability company 1721 W Katella Avenue #C, Anaheim, CA 92804**
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: **Bellagio T&T Nails Spa Inc. Bellagio T&T Nails Spa, Inc., a California coporation 1721 W Katella Avenue #C, Anaheim, CA 92804**
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: **1721 W Katella Avenue #C3, Anaheim, CA 92804**
The business name used by the seller at that location is: **Rio Nails RN**
The anticipated date of the sale/transfer is **05/12/2025** 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 **05/09/2025** which is the business day before the sale date specified above.
Dated: 04/15/2025

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
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 CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:
• THURSDAY, 7:00 P.M., MAY 15, 2025
Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org 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.
AMENDMENT NO. A-042-2025
A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).
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 15, 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 Commission 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.
DATE: APRIL 17, 2025
PUBLISH: APRIL 23, 2025
Orange County News 4/23/2025-152271

NEWS
Orange County News
4/23/25-152234

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)
Escrow No: 00036729TT
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The names and business addresses of the Seller are: **Rio Nails RN, LLC, a California limited liability company 1721 W Katella Avenue #C, Anaheim, CA 92804**
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: **Bellagio T&T Nails Spa Inc. Bellagio T&T Nails Spa, Inc., a California coporation 1721 W Katella Avenue #C, Anaheim, CA 92804**
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: **1721 W Katella Avenue #C3, Anaheim, CA 92804**
The business name used by the seller at that location is: **Rio Nails RN**
The anticipated date of the sale/transfer is **05/12/2025** 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 **05/09/2025** which is the business day before the sale date specified above.
Dated: 04/15/2025

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
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 CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:
• THURSDAY, 7:00 P.M., MAY 15, 2025
Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org 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.
AMENDMENT NO. A-042-2025
A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).
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 15, 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 Commission 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.
DATE: APRIL 17, 2025
PUBLISH: APRIL 23, 2025
Orange County News 4/23/2025-152271

NEWS
Orange County News
4/23/25-152278

NOTICE OF SALE OF ABANDONED PROPERTY
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, I-5 SELF STORAGE, LLC, 2631 MICHELLE DR. TUSTIN, 92780, County Of Orange, State Of California, Will Sell By Com-

CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS FOR Harbor and Garden Grove Intersection Improvement Project
Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for **"HARBOR AND GARDEN GROVE IMPROVEMENT PROJECT No. CP 1303000"** will be received at the City Clerk's Office, City Hall, City of Garden Grove, 11222 Acacia Parkway, Garden Grove, CA 92840. The Engineer's estimate on this project is \$6.8 million dollars.
The following is a partial listing of work items: Clearing and Grubbing, Roadway Excavation, Removing and Reconstructing Failed Pavement Areas, ARHM, Replacement of PCC Curb and Gutter, Retaining Curb, Cross Gutter, Bus Pad, Drive Approach, Sidewalk and Curb Ramps, Stamped Concrete, Replacement and Adjustment of Utility Covers to Finish Grade, Adjustment of waterline, Fabco CPS, ARS Screen with Bypass Lid, Retaining Wall, Reinforced Concrete Pipes, Storm Drain Manholes, Catch Basins, Trees, Landscaping and Irrigation with 1 year maintenance period, Installation of Traffic Signal and Striping, Signing, Pavement Marking and Markers, Reestablishment of Centerline Ties and Monuments, and Other Items not mentioned above that are required by the Plans and Specifications.
Plans, specifications and contract documents can be obtained upon payment of a fee of one hundred dollars (\$100) for each electronic set of plans and specifications. This fee is not refundable. Please email rjacot@ggcity.org or contact Engineering Division during normal business hours at (714) 741-5192 for payment information. This fee is not refundable.
Bids are due in the City Clerk's Office by **11:00 a.m. on Thursday, May 15, 2025**, and will be opened in Conference Room 1-North, first floor, in City Hall.
Direct ANY and ALL questions to Tony An, Associate Engineer, (714) 741-5180.
/s/ **LIZABETH VASQUEZ**
City Clerk
Date: April 11, 2025
Publish: April 16, 2025 and April 23, 2025
Orange County News 4/16,23/2025-152070

petitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after 12:00pm, May 1st, 2025, and closing on or after 12:00pm, May 8th, 2025.
Ali C. Eddine
Abdullah Hamid
Carlos Urrego - 2 units
Purchases Must Be Made in Cash and Paid at the time of Sale. All Goods are Sold as is and must be Removed within 24 Hours of the time of Purchase. I-5 Self Storage, LLC, Reserves the Right to Re-tract Bids. Sale is Subject to Adjournment.
Orange County News
4/23/2025-152306

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