

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000476**

TO ALL INTERESTED PERSONS: Petitioner: HUI WANG and XUEHAI CAI on behalf of MINGXUAN CAI, a minor, filed a petition with this court for a decree changing names as follows: MINGXUAN CAI to TIMOTHY MINGXUAN CAI. 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**  
08/07/2025  
8:30 a.m. L74  
REMOTE  
Orange County Superior Court  
Family Law Court Operations  
341 The City Drive  
Orange, CA 92863-1570  
(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](http://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: 05/05/2025  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Orange County News**  
5/9,16,23,30/25-152881

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25FL000485**

TO ALL INTERESTED PERSONS: Petitioner: CALEB REDDEN and TABITHA NOEL REDDEN on behalf of JOCELYN JADE REDDEN, a minor, filed a petition with this court for a decree changing names as follows: JOCELYN JADE REDDEN to JOSEPHINE JADE RED-

DEN. 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**  
08/07/2025  
8:30 a.m. L74  
REMOTE  
Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://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: 05/05/2025  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Orange County News**  
5/16,23,30,6/6/25-153112

**NOTICE OF SALE**  
In accordance with the provisions of the Civil Code § 1988, there being due and unpaid storage for which Lake Park Brea, is entitled to a lien on the personal property herein-after described, and due notice having been given to parties known to claim an interest therein, and the time specified in such notice for payment of such charges having expired, notice is hereby given that the personal property will be sold at public auction in Orange County at 681 Wood Lake Drive, Space 185, Brea, CA 92681 on Monday, June 16, 2025 at 10:00 a.m.  
The property to be sold consists of the contents of: One sofa, one computer desk, several office chairs, miscellaneous chairs, one printer, one computer and monitor, miscellaneous framed wall paintings and photographs, miscellaneous electronics, one small vacuum, miscellaneous light fixtures, mis-

cellaneous books, binders and magazines, miscellaneous glassware and curios, miscellaneous wall art, 1 glass decorative small table, miscellaneous kitchenware, plates, cups, glasses, silverware, pots and pans, bowls and containers, miscellaneous desk top lamps, miscellaneous lamps, 1 recliner, 1 glass coffee table, 1 aluminum walker, one dining room table and 4 chairs, three living room chairs, miscellaneous statues, one weigh bench, miscellaneous rugs, 1 bedroom bench, twin size mattress and platform, one full/queen mattress and platform, one glass headboard, miscellaneous clothes, one bedroom wardrobe/dresser, one bathroom 6 drawers vanity case/cabinet, one wire vanity chair, miscellaneous wall mirrors, miscellaneous waste baskets an baskets, miscellaneous movies and tapes, miscellaneous paperwork, miscellaneous plastic ware and bowls, miscellaneous bedding and towels, blankets miscellaneous, ceramic decorations.  
Above items owned by Lillian Felderman, and located at 81 Wood Lake Drive, Space 185, Brea, CA 92681. The storage due is \$2,514.93  
Dated: May 30, 2025  
RUDDEROW LAW GROUP  
Christina Spiezia Authorized Agent for Lake Park Brea  
Contact: Renee' Bessett  
(949) 565-1344  
5/30, 6/6/25  
**CNS-3931141#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
5/30,6/6/25-153450

**NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)**  
Escrow No. 10704-AK  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: MERIAM NASHED-644 W. CHAPMAN AVE., PLACENTIA, CA 92870  
Doing Business as: MIKE'S SMOKE SHOP  
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 name(s) and business address of the Buyer(s) is/are: MEDHAT ABOSIF-644 W. CHAPMAN AVE., PLACENTIA, CA 92870  
The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, INVENTORY, COVENANT NOT TO COMPETE, LEASE,

AND LEASEHOLD IMPROVEMENT and are located at: 644 W. CHAPMAN AVE., PLACENTIA, CA 92870  
The bulk sale is intended to be consummated at the office of: DETAIL ESCROW, INC., 13737 ARTESIA BLVD. #105 CERRITOS, CA 90703 and the anticipated sale date is JUNE 17, 2025  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.  
[If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: DETAIL ESCROW, INC., 13737 ARTESIA BLVD #105, CERRITOS, CA 90703 and the last date for filing claims shall be JUNE 16, 2025, which is the business day before the sale date specified above.  
Dated: 5-20-25  
BUYER: MEDHAT ABOSIF  
ORD-3796106 ORANGE COUNTY NEWS 5/30/25  
**Orange County News**  
5/30/2025-153519

**NOTICE OF TRUSTEE'S SALE No. 24-4236-ORG::YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 5, 2023. 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.**  
On JUNE 23, 2025 at 1:30 pm, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, Ca. 92701, The Foreclosure Company, Inc., as Trustee, will sell at public auction to the highest bidder for cash (payable at the time of sale in lawful money of the United States) the following described property situated in the County of Orange, State of California, described more fully within said Deed of Trust. The street address and other common designation of the real property described above is purported to be: 11532 Yana Drive, Garden Grove, Ca. 92841 APN: 132-251-18  
The undersigned disclaims any liability for any incorrectness of the street address and other common designation shown here. **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 in a foreclosure sale under a lien secured by the property, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (408) 374-7204 or visit [www.foreclosureco.com](http://www.foreclosureco.com) or [www.nationwideposting.com](http://www.nationwideposting.com) and check Trustee's Sale #24-4236-ORG. 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:** 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 auc-

tion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (408) 374-7204 or visit [www.foreclosureco.com](http://www.foreclosureco.com) or [www.nationwideposting.com](http://www.nationwideposting.com) and check Trustee's Sale #24-4236-ORG 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. Said sale will be made without covenant or warranty, expressed or implied regarding title, possession or encumbrances to satisfy the obligations secured by and pursuant to the Power of Sale conferred in the Deed of Trust executed by Yana 11532, LLC, a Minnesota Limited Liability Company, as Trustor, Recorded on December 8, 2023 as Instrument No. 2023000303627 of Official Records in the Office of

CITY OF GARDEN GROVE  
NOTICE INVITING SEALED BIDS  
2025 VARIOUS STREETS REHABILITATION  
PROJECT, PROJECT NO. CP – 1442000 and 2025 5-YEAR LANDSCAPE AND IRRIGATION MAINTENANCE, PROJECT NO. CP – 1505000

Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for "2025 VARIOUS STREETS REHABILITATION PROJECT, PROJECT NO. CP – 1442000 and 2025 5-YEAR LANDSCAPE AND IRRIGATION MAINTENANCE, PROJECT NO. CP – 1505000" 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 for both projects is \$10 million dollars.

Various streets includes Orangewood Ave from Knott St to Western Ave; Markon Dr from Blades Ave to Patterson Dr; Blades Ave from Markon Dr to Monarch St; Monarch St from S'ly End to Patterson Dr; Edison Way from Lampson Ave to Belgrave Ave; Industry St from S'ly End to Chapman Ave; Patterson Dr from Knott St to Monarch St; Honold Cir from W'ly End to Markon Dr; Doig Dr from Monarch St to End; Hunt Ave from Monarch St to End; Belgrave Ave from Knott St to Industry St; Anaconda Ave from Monarch St to Western Ave; Western Ave from Lampson Ave to Chapman Ave; Commerce Dr from Capital Ave to Forbes Ave; Capital Ave from Commerce Dr to Corporate Dr; Forbes Ave from Commerce Dr to Euclid St; Emperor Quang Trung from Corporate Dr to Euclid St; Corporate Dr from Capital Ave to Forbes Ave; Euclid St from Westminster Ave to Trask Ave; Cardinal Cir from West End to Harbor Blvd; Salinas Dr from Newhope St to End; Anabel Ave from Newhope St to A Better Way; A Better Way from Westminster Ave to Anabel Ave; West St from Westminster Ave to End; and Seaboard Cir from Westminster Ave to End.

The following is a partial listing of work items: Clearing and Grubbing, Roadway Excavation, Removing and Reconstructing Failed Pavement Areas, Asphalt Rubber Aggregate Membrane (ARAM), FR-AC Surface Course, Replacement of PCC Curb and Gutter, Cross Gutter, Splash Pad, Drive Approach, Sidewalk and Curb Ramps, Replacement and Adjustment of Utility Covers to Finish Grade, ARS Catch Basin Screens, Installation of Traffic Striping, Signing, Pavement Marking and Markers, Installation of CCTV Cameras, Installation of Loop Detectors, Irrigation and Landscaping, 5-Year Landscape and Irrigation Maintenance, 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 [aliciah@ggcity.org](mailto:aliciah@ggcity.org) or contact Engineering Division during normal business hours at (714) 741-5887 for payment information.

Bids are due in the City Clerk's Office by **11:00 a.m. on Wednesday, June 25, 2025**, and will be opened in Conference Room 1-North, first floor, in City Hall.

**Direct ANY and ALL questions to Nick Hsieh, (714) 741-5190.**

/s/ Lizabeth Vasquez, CMC  
City Clerk

Date: May 20, 2025  
Publish: May 23, 2025 and May 30, 2025  
**Orange County News 5/23,30/2025-153344**

the Recorder of Orange County. At the time of the initial publication of this Notice, the amount due to satisfy the obligation secured by the subject Deed of Trust, estimated costs, expenses, fees and advances is \$632,564.91. To verify the opening bid call (408) 374-7204, before the sale date. The Foreclosure Company, Inc., as Trustee Date: May 27, 2025 By: Christina Leigh, Foreclosure Officer The Foreclosure Company, Inc., as Trustee 827 Cedar Street, Santa Cruz, Ca. 95060 This office is attempting to collect a debt and any information obtained will be used for that purpose; whether that information is obtained verbally or in writing. NPP0474954 To: ORANGE COUNTY NEWS 05/30/2025, 06/06/2025, 06/13/2025  
**Orange County News**  
5/30,6/6,13/2025-153524

**NOTICE OF PUBLIC SALE:** The following self-storage unit contents containing packaging items, supplement products and other personal goods will be sold via online public auction to satisfy a lien on Mon 6/16 at 8am. Unit E9, Axel Sports Nutrition, Located at 3731 W Warner Ave., Santa Ana, CA 92704. Auction will take place online at: [www.storageasures.com](http://www.storageasures.com).  
**Orange County News**  
5/23,30/2025-153327

# SAVE \$350 when you transform your patio into an outdoor oasis.



- Instant shade—at the touch of a button.
- Enjoy more quality time with family and friends.
- Up to 10-Year Limited Warranty.

Call 1-877-592-3564 now to SAVE \$350 TODAY!

America's #1 Awning!

