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<p>NOTICE OF TRUSTEE'S SALE TS No. CA-24-1003024-SH Order No.: 240640001-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2021. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): HOA VU, AN UNMARRIED MAN Recorded: 10/28/2021 as Instrument No. 2021000656751 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 7/30/2025 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$1,699,829.26 The purported property address is: 9362 TOWN AND COUNTRY DRIVE, GARDEN GROVE, CA 92841 Assessor's Parcel No.: 132-331-39 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</p>	<p>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 916-939-0772 for information regarding the trustee's sale or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003024-SH. 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 auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003024-SH 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. NOTICE TO PROSPECTIVE</p>	<p>OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1003024-SH and call (866) 645-7711 or login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <a href="http://www.qualityloan.com">http://www.qualityloan.com</a> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1003024-SH IDSPub #0248626 6/11/2025 6/18/2025 6/25/2025 <b>Orange County News 6/11,18,25/25-153699</b></p>	<p>YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 7/16/2025 at 3:00 PM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 10/21/2024 as Document No. 2024000274005 Book Page of Official Records in the Office of the Recorder of Orange County, California, The original owner: ARNULFO SILLER The purported current owner: ARNULFO SILLER WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 2163 N ORANGE OLIVE RD #1 ORANGE CA 92865 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$37,653.86 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, STONEWOOD CONDOMINIUM OWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at</p>	<p>a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site <a href="http://www.superiordefault.com">www.superiordefault.com</a>, using the file number assigned to this case 2024-1993. 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 if conducted after January 1, 2021, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website <a href="http://www.superiordefault.com">www.superiordefault.com</a>, using the file number assigned to this case 2024-1993 to find the date on which the trustee's sale was held, the amount of the last and highest bid,</p>	<p>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, by remitting the funds and affidavit 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 6/6/2025 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2024-1993 SDI-34202) <b>Orange County News 6/18,25,7/2/2025-154013</b></p>	<p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01486266</b> TO ALL INTERESTED PERSONS: Petitioner: ISAIAH PRIETO filed a petition with this court for a decree changing names as follows: ISAIAH PRIETO to ISAIAH REYES. 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. <b>NOTICE OF HEARING</b> 07/30/2025 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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>) 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: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court <b>Orange County News 6/4,11,18,25/25-153714</b></p>	<p><b>ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01486266</b> TO ALL INTERESTED PERSONS: Petitioner: PRISCILLA PRIETO filed a petition with this court for a decree changing names as follows: PRISCILLA PRIETO to PRISCILLA REYES. 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. <b>NOTICE OF HEARING</b> 07/30/2025 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 <a href="http://www.courts.ca.gov/find-my-court.htm">www.courts.ca.gov/find-my-court.htm</a>) 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: 05/30/2025 Judge David J. Hesseltine Judge of the Superior Court <b>Orange County News 6/4,11,18,25/25-153713</b></p>

**CHANGING YOUR NAME AND NEED TO PUBLISH?**  
For all public notices, please call us for rates and information:  
**(310) 329-6351**



The property which will be sold is  
**MANUFACTURER: FLAMINGO**  
**TRADE NAME: FLAMINGO**  
**MODEL NUMBER: UNKNOWN**  
**YEAR: 1958**  
**H.C.D. DECAL NO: ABJ8361**  
**SERIAL NO.: F10462F31**  
The current location of the subject property is: 13061 Fairview St Space 22, Garden Grove, CA 92843. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Five Thousand Four Hundred Thirty-Five Dollars and Twenty-One Cents (\$5,435.21). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.  
Dated: June 18, 2025  
**KIMBALL, TIREY & ST. JOHN**  
By: /s/ Taylor R. McElroy, Authorized Agent for BerryDale Trailer Villas  
Contact: (Taylor McElroy) (619) 231-1422  
6/18, 6/25/25  
**CNS-3938425#**  
**ORANGE COUNTY NEWS**  
**Orange County News 6/18,25/25-154073**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)  
Escrow No. 002151-AY  
(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 hereinafter described.  
(2) The name and business addresses of the seller are:  
**SPK CORPORATION,**  
2400 E CHAPMAN AVE  
UNIT B, FULLERTON CA 92831  
(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:  
**GOLDEN EGG LEGACY LLC,** 27942 FORBES RD  
UNIT 327, LAGUNA NIGUEL, CA 92677.  
(5) The location and general description of the assets to be sold are **GOODWILL, FURNITURE, FIXTURES & EQUIPMENT, LEASEHOLD IMPROVEMENT, INVENTORY, FRANCHISE, ETC.** of that certain business located at: 2400 E CHAPMAN AVE UNIT B, FULLERTON CA 92831  
(6) The business name used by the seller(s) at that location is: **POKEWORKS FULLERTON CHAPMAN**  
(7) The anticipated date of the bulk sale is 07/14/25 at the office of **AMERISCROW INC.,** 3435 WILSHIRE BLVD #890, LOS ANGELES, CA 90010, Escrow No. 0002151-AY, Escrow Officer: **AERAN YU.**  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 07/11/25.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) 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: **NONE**  
Dated: June 10, 2025  
Transferees:  
**GOLDEN EGG LEGACY LLC,** A CALIFORNIA LIMITED LIABILITY COMPANY  
By: **S/ RANDY THEPVONGSA,** MANAGER  
6/25/25  
**CNS-3939829#**  
**ORANGE COUNTY NEWS**  
**Orange County News 6/25/25-154195**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)  
Escrow No. 002151-AY  
(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 hereinafter described.  
(2) The name and business addresses of the seller are:  
**SPK CORPORATION,**  
2400 E CHAPMAN AVE  
UNIT B, FULLERTON CA 92831  
(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:  
**GOLDEN EGG LEGACY LLC,** 27942 FORBES RD  
UNIT 327, LAGUNA NIGUEL, CA 92677.  
(5) The location and general description of the assets to be sold are **GOODWILL, FURNITURE, FIXTURES & EQUIPMENT, LEASEHOLD IMPROVEMENT, INVENTORY, FRANCHISE, ETC.** of that certain business located at: 2400 E CHAPMAN AVE UNIT B, FULLERTON CA 92831  
(6) The business name used by the seller(s) at that location is: **POKEWORKS FULLERTON CHAPMAN**  
(7) The anticipated date of the bulk sale is 07/14/25 at the office of **AMERISCROW INC.,** 3435 WILSHIRE BLVD #890, LOS ANGELES, CA 90010, Escrow No. 0002151-AY, Escrow Officer: **AERAN YU.**  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 07/11/25.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) 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: **NONE**  
Dated: June 10, 2025  
Transferees:  
**GOLDEN EGG LEGACY LLC,** A CALIFORNIA LIMITED LIABILITY COMPANY  
By: **S/ RANDY THEPVONGSA,** MANAGER  
6/25/25  
**CNS-3939829#**  
**ORANGE COUNTY NEWS**  
**Orange County News 6/25/25-154195**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01484608**  
TO ALL INTERESTED PERSONS: Petitioner: **LORRAINE MICHELLE SALAZAR** filed a petition with this court for a decree changing names as follows: **LORRAINE MICHELLE SALAZAR** to **LORI MICHELLE ASAY.** 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**  
07/22/2025  
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](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: 05/22/2025  
Judge David J. Hesseltine  
Judge of the Superior Court  
**Orange County News 6/4,11,18,25/25-153487**

**NOTICE OF PUBLIC SALE OF PERSONAL 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 via [www.selfstorageauction.com](http://www.selfstorageauction.com) on July 10th, 2025 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.  
  
Unit 1075 Enrique Macias Virgen, electronics, furniture, appliances  
Unit 2349 Deborah Duncan, furniture, clothing, bike  
Unit 2351 Dante Corde, furniture, suitcase, mattress  
Unit 2354 Jeffrey William Johnson, appliances, collectibles, electronics  
Unit 1309 Vaifalematamalii Faiva-Lynn Mauga, furniture, housewares, electronics  
Unit 1007 Christine Martinez, totes, luggage, backpack  
Unit 1339 Sanisha Vianna Gomez, appliances, furniture, tools  
Unit 2009 Ernest Judd, electronics, bike, suitcase  
  
Purchase 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 (657)250-0210.

**NOTICE OF PUBLIC SALE OF PERSONAL 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 via [www.selfstorageauction.com](http://www.selfstorageauction.com) on July 10th, 2025 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.  
  
Unit 1075 Enrique Macias Virgen, electronics, furniture, appliances  
Unit 2349 Deborah Duncan, furniture, clothing, bike  
Unit 2351 Dante Corde, furniture, suitcase, mattress  
Unit 2354 Jeffrey William Johnson, appliances, collectibles, electronics  
Unit 1309 Vaifalematamalii Faiva-Lynn Mauga, furniture, housewares, electronics  
Unit 1007 Christine Martinez, totes, luggage, backpack  
Unit 1339 Sanisha Vianna Gomez, appliances, furniture, tools  
Unit 2009 Ernest Judd, electronics, bike, suitcase  
  
Purchase 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 (657)250-0210.

**Orange County News 6/25/2025-154238**

**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 Wednesday 7/9 at 8am. Unit E9, Axel Sports Nutrition, Located at 3731 W Warner Ave., Santa Ana, CA 92704. Auction will take place online at: [www.storagetreasures.com](http://www.storagetreasures.com).  
**Orange County News 6/25,7/2/2025-154213**

**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](http://WWW.LOCKERFOX.COM), with bids opening on or after Thursday July 3rd, 2025 at 9:00 am and closing on or after Thursday July 10th, 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](http://www.lockerfox.com).

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CITY OF GARDEN GROVE  
NOTICE INVITING SEALED BIDS  
PROJECT NO. CP1363000

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1363000 "SEWER SYSTEM REHABILITATION PLAN PHASE II SEWER MAIN REPLACEMENT PROJECT 1"** will be received at the Garden Grove City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840. Engineer's estimate on this project is around \$3,550,000 dollars.

The sewer project consist of replacing and upsizing approximately 1,651 lineal feet of 10-inch diameter VCP sewer and 2,679 lineal feet of 8-inch diameter VCP sewer. It also includes removing 4,246 lineal feet of existing 8-inch VCP sewers, abandonment of 510 lineal feet of existing 8-inch VCP sewers, removal of one existing sewer chimneys, and removal of one existing manhole and base. It also includes the construction of two new manholes, one chimney, core drilling and modification to 24 existing GGSD manhole shelves and channels, 81 sewer lateral reconnections, and two sewer lateral extensions. The entire project will require maintaining the existing sewer flows during construction, temporary traffic control, pavement replacement and resurfacing, replacement of traffic loop detectors, replacement of traffic striping/markings and pavement markers, replacing concrete sidewalks, concrete curbs and gutters damaged during construction, and all other appurtenant work. The project shall be completed within one hundred forty (140) working days.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred ninety-two dollars and eighty-eight cents (\$192.88). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

ARC  
345 Clinton Street  
Costa Mesa, CA 92626  
[www.e-arc.com/ca/costamesa](http://www.e-arc.com/ca/costamesa)  
949-660-1150 (ask for the Planwell Department)  
or e-mail your order to [costamesa.planwell@e-arc.com](mailto:costamesa.planwell@e-arc.com)

Bids are due in the City Clerk's Office on **Tuesday, July 15, 2025 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall.

**Direct ANY and ALL questions to Ms. Liyan Jin, Project Manager, (714) 741-5977.**

/s/ Lizabeth Vasquez, CMC  
City Clerk

Date: June 12, 2025  
Publish: June 18, 2025 and June 25, 2025  
**Orange County News 6/18,25/2025-154108**

gado  
Kim Johnson  
Glen Sueda  
Artemio Jacobo  
Salvador Rosas  
Stephanie Horton  
Julian Rodriguez  
**Orange County News 6/25/2025-154237**

**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. 10697-AK  
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: **SUPER WINE & SPIRITS INC, A CALIFORNIA CORPORATION,** 1150 E. IMPERIAL HWY. PLACENTIA, CA 92870  
Doing Business as: **SUPER LIQUOR**  
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 business address of the Buyer(s)/Applicant(s) is/are: **SUPER WINE AND SPIRIT, INC., A CALIFORNIA CORPORATION-1150 E. IMPERIAL HWY. PLACENTIA, CA 92870**  
The assets being sold are generally described as: **FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE, INVENTORY, AND ABC 21-OFF-SALE GENERAL LICENSE #602719** and is/are located at: **1150 E. IMPERIAL HWY. PLACENTIA, CA 92870**  
The type of license to be transferred is/are: **ABC 21-OFF-SALE GENERAL LICENSE #602719** now is-

sued 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: **DETAIL ESCROW, INC,** 13737 ARTESIA BLVD. #105 CERRITOS, CA 90703 and the anticipated sale date is **JULY 18, 2025**  
The Bulk sale 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 \$650,000.00, including inventory estimated at \$250,000.00, which consists of the following: **DESCRIPTION, AMOUNT: CASH \$195,000.00; CHECK \$455,000.00; TOTAL \$650,000.00**  
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: **MAY 8, 2025**  
**SUPER WINE & SPIRITS INC, A CALIFORNIA CORPORATION,**  
Seller(s)/Licensee(s)

**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., July 17, 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 [publiccomment@ggcity.org](mailto:publiccomment@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.

**NEGATIVE DECLARATION GENERAL PLAN AMENDMENT NO. GPA-002-2025 SITE PLAN NO. SP-159-2025**

A request that the Planning Commission recommend City Council approval of General Plan Amendment No. GPA-002-2025 and Site Plan No. SP-159-2025. The proposed General Plan Amendment would increase the maximum allowable floor area ratio from 0.5 to 0.55 for industrial uses only on five parcels located within the existing IC (industrial/commercial mixed use) land use designation at 12777, 12821, 12832, and 12881 Knott Street. These five parcels would be designated as "Subarea B" of the IC Land Use designation, and the rest of the properties within the IC Land Use designation would be designated as "Subarea A" and would not be affected by the General Plan Amendment. The maximum floor area ratio for commercial uses on the five parcels within Subarea B would remain at 0.5, and residential uses would continue to be prohibited on all properties within the IC designation. The proposed Site Plan approval would permit the development of an approximately 10,368 square-foot interior mezzanine addition to an existing industrial building located at 12821 Knott Street and would increase the floor area ratio on this site to 0.53.

**ADDRESS AND ASSESSOR PARCEL NUMBERS OF PROPERTIES AFFECTED BY THE GENERAL PLAN AMENDMENT:**

**ASSESSOR PARCEL NUMBERS OF PROPERTIES AFFECTED:**

09918162, 09918167, 09918168, 09918169, 09918170, 09918171, 09918172, 09918173, 09918174, 09918175, 09918176, 09918177, 09918178, 09918179, 09918180, 09918181, 09918182, 09918183, 09918184, 09918185, 09918186, 09918187, 09918188, 09918189, 09918214, 09918215, 09918216, 09918217, 09918222, 09918223, 09918224, 09918225, 09918226, 09918227, 09918228, 09918229, 09918303, 21501207, 21501208, 21501301, 21501401, 21501402, 21705201, 21705202, 23111101, 23111102, 23111103

The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project pursuant to the California Environmental Quality Act. Copies of the Negative Declaration, including the initial study and all documents referenced in the Negative Declaration, are available for public review at Garden Grove City Hall, Planning Services Counter, 11222 Acacia Parkway, Garden Grove.

Electronic copies are available online at [www.ggcity.org/planning/environmental-documents](http://www.ggcity.org/planning/environmental-documents). The City invites all interested parties to submit written comments on the Initial Study and Negative Declaration during the public review period beginning on June 26, 2025 and ending on July 16, 2025, at 5:30 p.m. written comments can be mailed or electronically submitted to:  
**Priit Kaskla, AICP**  
Planning Services Division, City of Garden Grove  
11222 Acacia Parkway, Garden Grove, CA 92840  
Email: [priitk@ggcity.org](mailto:priitk@ggcity.org)

Please reference the case numbers with all correspondence.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **JULY 17, 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: JUNE 19, 2025  
PUBLISH: JUNE 25, 2025  
**Orange County News 6/25/2025-154288**

**SUPER WINE AND SPIRIT, INC., A CALIFORNIA CORPORATION,**  
Buyer(s)/Applicant(s)  
ORD-3882946 **ORANGE COUNTY NEWS 6/25/25**  
**Orange County News 6/25/2025-154329**

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at [www.storagetreasures.com](http://www.storagetreasures.com) sale by competitive bidding on or after **"JULY 14, 2025"**, at 10:00 am. Where said property has been stored and which are located at One Stop Storage 1401 N Harbor Blvd Santa Ana, CA 92703, County of Orange, State of California. The property belonging to tenants listed below. Property to be sold may be described as follows: household goods, furniture, clothing, personal items and miscellaneous unknown boxes. Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 48 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids.  
Auction by [www.storagetreasures.com](http://www.storagetreasures.com).  
2139 - Eduardo Vera

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DATE: JUNE 19, 2025  
PUBLISH: JUNE 25, 2025  
**Orange County News 6/25/2025-154288**

Rivas  
2138 - Lucia Morales Roman  
4003 - Marcela Hernandez Cruz  
5003 - Jackie Denise Mendez  
5129 - Jhony Morales Rodriguez  
5154 - ShayInn Monet Barrett  
8021 - Blake Edward Frich  
**Orange County News 6/25/2025-154330**

**FICTITIOUS BUSINESS NAME STATEMENT**

**NO: 20256716210**  
**KRUA SIAM** located at: 12541 S. HARBOR BLVD, GARDEN GROVE, CA 92840. County: Orange. This is a New Statement. Registrant/s/ **VIPA SOONTHORNWACHARIN**, 10361 MC CLURE AVE, GARDEN GROVE, CA 92843. This business is conducted by: **INDIVIDUAL**. The registrant commenced to transact business under the fictitious business name on: 05/16/2025. Registrant /s/ **VIPA SOONTHORNWACHARIN**. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 05/16/2025.  
**Orange County News 6/4,11,18,25/25-153499**

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