



I didn't talk for a very long time

Jacob Sanchez
Diagnosed with autism

Lack of speech is a sign of autism. Learn the others at autismspeaks.org/signs.

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TS No: CA07000306-25-1
APN: 231-373-33 TO No: 3450472 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 29, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 10, 2025 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 6, 2011 as Instrument No. 2011000437767, of official records in the Office of the Recorder of Orange County, California, executed by LINDA L. BURDEN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SUN WEST MORTGAGE COMPANY, INC., as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 12542 JANET LANE, GARDEN GROVE, CA 92840-5633 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of

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the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$557,774.82 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held in account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either

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of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000306-25-1. 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 FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000306-25-1 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

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than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000306-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476613 To: ORANGE COUNTY NEWS 07/23/2025, 07/30/2025, 08/06/2025
Orange County News 7/23,30,8/6/2025-155064

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code § 798.56a and California Commercial Code §§ 7209 and 7210 that the following described property will be sold by Lake Park Brea, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to Lake Park Brea, payable at time of sale on Thursday, August 14, 2025 at 11:00 a.m., at the following location: 681 Wood Lake Drive aka 681 Wood Lake Drive, Space 185, Brea, CA 92821. The parties believed to claim an interest in the mobilehome are: Lillian Marie Felderman, Lyle Ely Felderman and the Estate of Lyle Ely Felderman. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. The property which will be sold is: MANUFACTURER: 9931 LCS HOMES INC, TRADE NAME: LCS, MODEL NUMBER: 767, YEAR: 1981, H.C.D. DECAL NO: 1AA2755, SERIAL NO: 811193CAA767003, 811193CAB767003. The current location of the subject property is: 681 Wood Lake Drive aka 681 Wood Lake Drive, Space 185, Brea, CA 92821. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Forty Thousand Eight Hundred

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Thirty-Three Dollars and Fifty Cents (\$40,833.50). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: July 30, 2025 RUDDEROW LAW GROUP, Christina Spiezia, Authorized Agent for Lake Park Brea. Contact: Renee' Bessett, (949) 565-1344 7/30, 8/6/25
**CNS-3951347#
ORANGE COUNTY NEWS
Orange County News 7/30,8/6/25-155181**

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 sale by competitive bidding on or after "AUG 13-2025", 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 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any on-line bids. Auction by www.storagetreasures.com.

1 - Alexander George Schulga
Orange County News 7/30,8/6/2025-155205

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01498373
TO ALL INTERESTED PERSONS: Petitioner: UNJEE AN filed a petition with this court for a decree changing names as follows: UNJEE AN to SOFIA UNJEE LEE. 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 be-

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fore 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
09/23/2025
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: 07/22/2025
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 7/30,8/6,13,20/25-155320

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
LINDA MAE TORRES
AKA LINDA MAE LEMUS
CASE NO. 30-2025-01499447-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 LINDA MAE TORRES AKA LINDA MAE LEMUS. A PETITION FOR PROBATE has been filed by RAUL AGUIRRE LEMUS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that RAUL AGUIRRE LEMUS 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 in this court as follows: 09/24/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at [TheSuperiorCourtOfCalifornia-CountyOfOrange\(occourts.org\)](http://TheSuperiorCourtOfCalifornia-CountyOfOrange(occourts.org)) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. In Pro Per Petitioner RAUL AGUIRRE LEMUS 754 HILLSBORO PLACE FULLERTON CA 92833 Telephone (714) 343-0725 8/6, 8/8, 8/13/25
CNS-3952860#

LEGAL NOTICE
ORANGE COUNTY NEWS
Orange County News
8/6,8,13/25-155321

BSC 227191
Notice of Sale of Real Property at Private Sale Case# 30-2024-01429642-PR-OP-CMC
In the Superior Court of California, for the County of Orange

In the matter of the Estate of LYLE PAUL NAKAMURA, aka LYLE P. NAKAMURA, deceased.
Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 11TH day of August, 2025 at the office of Law Offices of Duane S. Lindsey, A. P. C., located at 2082 Michelson Drive, Irvine, California 92612 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Garden Grove, County of Orange, State of California, particularly described as follows:
Lot 22 of Tract 1975 as per map recorded in Book 60, Pages 14 and 15 of Miscellaneous Maps, records of said County.
APN# 132-361-26

More commonly known as 9901 Royal Palm Blvd., Garden Grove, California
Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.
Ten percent (10%) of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: 7/23/25
Gerald Doverspike, Personal Representative of the Estate
Attorney(s) at Law:
Duane S. Lindsey
Law Offices of Duane S. Lindsey, A. P. C.
2082 Michelson Drive
Irvine, California 92612
Orange County News
7/30,8/1,8/6/2025-155178

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 on August 21st, 2025 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit 1238 Israel Adolfo Rivas, Christmas lights, totes, ladders
Unit 1364 Yolanda Tuskevich, furniture, Holiday decorations, totes
Unit 1380 Norma Bernabe, tools, totes, clothing
Unit 2164 Elizabeth Wyatt, furniture, small appliances, boxes
Unit 2233 Quan La, Furniture, tools, electronics
Unit 2311 Inoke Langi, Small appliances, shoes, suitcase
Unit 1004 Jasmine Benitez, Kitchen wares, clothing, boxes
Unit 1069 Mitchell Thomas Macarthur, tools, garden tools, camping gear

Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse

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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
8/06/2025-155441

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 255247-CS
(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: SUREN SELLAMUTTU, 1217 S WESTERN AVE, ANAHEIM, CA 92804

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: SHALHOUT AND SONS INC, 10511 11TH ST CT E, EDGEWOOD, WA 98372-1308
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 1217 S WESTERN AVE, ANAHEIM, CA 92804
(6) The business name used by the seller(s) at said location is: BOUTIQUE SOMOA MARKET #3
(7) The anticipated date of the bulk sale is AUGUST 22, 2025, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866
Escrow No. 255247-CS, Escrow Officer CANDICE SILVA
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is: AUGUST 21, 2025
(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: JULY 31, 2025
TRANSFEREES: SHALHOUT AND SONS INC, A WASHINGTON CORPORATION
ORD-4012018 ORANGE COUNTY NEWS 8/6/25
Orange County News
8/6/2025-155473

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 online auction via www.self-storageauction.com on 8/20/2025 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below.

C003, Priscilla Obando: Skateboards, Toys, Boxes; C019, Tarek Elshayeb: Boxes, Suitcase, Home Goods; C034, Tim Amaro: Totes, Boxes, Tools; D026, Laura Ochoa: Boxes, Totes, Toys; E038, Richard Collins: Furniture, Tools, Bikes; G001, Jay Thomas Dillard jr: Stereos, a case, misc items; G052, Jacklyn Maldonado: Baby items, clothing, boxes; G063, Brandon Anaya: Furniture, boxes, household goods. 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 prop-

Legals-OCN
erty with any questions 562-236-6583
CN119360 08-20-2025 Aug 6, 2025
Orange County News
8/06/2025-155497

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

- David A Perez
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.Stor-ageTreasures.com. The sale ends at 2:00 PM on the 23rd of August 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 sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
7/30, 8/6/25
CNS-3943106#
ORANGE COUNTY NEWS
Orange County News
7/30,8/6/25-154562

SUMMONS (CITACION JUDICIAL) CASE NUMBER

(Numero del Caso):

30-2025-01469806-CU-PO-CJC

Assigned for All Purposes Judge Andre

Manssourian

NOTICE TO

DEFENDANT:

(Aviso al Demandado):

FRED DAY, an individual;

MERCY HOUSE LIVING CENTER dba

BRIDGES AT KRAEMER PLACE, a nonprofit California Corporation;

STATE OF CALIFORNIA, a governmental entity;

COUNTY OF ORANGE, a governmental entity;

CITY OF ANAHEIM, a governmental entity and DOES 1 to 100, inclusive, YOU ARE BEING SUED BY PLAINTIFF:

(Lo esta demandando el demandante)

ANTHONY REESE, 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.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center

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(www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 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 escuchar su version. Lea la informacion a continuacion.
TIENE 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada 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 encontrar 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 incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o 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 recuperacion de \$10,000 o

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mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso.
The name and address of the court is (El nombre y direccion de la corte es) : SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE, Central Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701.
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): MATTHEW L. BREMONT, ESQ (BAR#311957), SWEET JAMES, LLP, 4220 VON KARMAN AVENUE, SUITE 200, NEWPORT BEACH, CA 92660. FAX NO: (949) 644-1005, PHONE NO: (949) 644-1000.
Date: 03/24/2025
David H. Yamasaki, Clerk of the Court
Clerk, by (Secretario) Roberta Gardea Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are

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served
Orange County News
8/6,13,20,27/2025-155511
Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:
- Javier Contreras
- Houmam Abdallah
- Lizeth Molina
- April Marie Cabrera
- Jessica Unger
- John Moreno
- Stephanie Hernandez
- Devonne Hermon Finai
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.Stor-ageTreasures.com. The sale ends at 2:00 PM on the 20th of 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 sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
7/30, 8/6/25
CNS-3950853#
ORANGE COUNTY NEWS
Orange County News
7/30,8/6/25-155129

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, AUGUST 26, 2025 AT 6:30 P.M.**, OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.

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

PROJECT DESCRIPTION: A REQUEST TO ESTABLISH IC (INDUSTRIAL / COMMERCIAL MIXED USE) SUBAREA A AND SUBAREA B TO FACILITATE THE ADDITION OF A MEZZANINE OFFICE AREA TO AN EXISTING INDUSTRIAL BUILDING. AS PART OF THE PROJECT, THE GARDEN GROVE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED THAT THE CITY COUNCIL:

(I) ADOPT GENERAL PLAN AMENDMENT NO. GPA-002-2025 TO DESIGNATE SUBAREAS "A" AND "B" WITHIN THE EXISTING IC (INDUSTRIAL / COMMERCIAL MIXED USE) LAND USE DESIGNATION. THE PROPOSED GENERAL PLAN AMENDMENT WOULD ALSO INCREASE THE MAXIMUM ALLOWABLE FLOOR AREA RATIO FROM 0.50 TO 0.55 FOR INDUSTRIAL USES ONLY ON FIVE (5) PARCELS LOCATED WITHIN THE PROPOSED "SUBAREA B" AT 12777, 12821, 12832, AND 12881 KNOTT STREET. THE MAXIMUM FLOOR AREA RATIO FOR COMMERCIAL USES ON THE FIVE (5) PARCELS WITHIN "SUBAREA B" WOULD REMAIN AT 0.50. 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. RESIDENTIAL USES WOULD CONTINUE TO BE PROHIBITED ON ALL PROPERTIES WITHIN THE IC DESIGNATION; AND

(II) APPROVE SITE PLAN NO. SP-159-2025 TO CONSTRUCT AN APPROXIMATELY 10,368 SQUARE-FOOT MEZZANINE ADDITION INTERIOR TO AN EXISTING INDUSTRIAL BUILDING LOCATED AT 12821 KNOTT STREET.

THE CITY COUNCIL WILL ALSO CONSIDER ADOPTION OF A NEGATIVE DECLARATION FOR THE PROJECT. 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.

GPA PROJECT LOCATION:

ADDRESS	APN	ADDRESS	APN	ADDRESS	APN
14221 Euclid St	09918162	14371 Euclid St	09918182	10851 Capital Ave	09918226
14241 Commerce Dr	09918167	14331 Euclid St	09918183	10821 Capital Ave	09918227
14255 Commerce Dr	09918168	10891 Forbes Ave	09918184	14272 Commerce Dr	09918228
NO ADDRESS	09918169	10871 Forbes Ave	09918185	14271 Corporate Dr	09918229
14291 Commerce Dr	09918170	10781 Forbes Ave	09918186	14241 Euclid St	09918303
14275 Commerce Dr	09918171	NO ADDRESS	09918187	12832 Knott St	21501207
14333 Commerce Dr	09918172	14235 Commerce Dr	09918188	12832 Knott St	21501208
14329 Commerce Dr	09918173	14231 Commerce Dr	09918189	12881 Knott St	21501301
14325 Commerce Dr	09918174	10892 Forbes Ave	09918214	12821 Knott St	21501401
14321 Commerce Dr	09918175	10872 Forbes Ave	09918215	12777 Knott St	21501402
NO ADDRESS	09918176	10852 Forbes Ave	09918216	12812 Valley View St	21705201
14341 Commerce Dr	09918177	10822 Forbes Ave	09918217	12842 Valley View St	21705202
14337 Commerce Dr	09918178	14322 Commerce Dr	09918222	12902 Haster St	23111101
14349 Commerce Dr	09918179	14321 Corporate Dr	09918223	13001 Garden Grove Blvd	23111102
14345 Commerce Dr	09918180	10891 Capital Ave	09918224	13001 Garden Grove Blvd	23111103
10862 Capital Ave	09918181	10871 Capital Ave	09918225		

SP PROJECT LOCATION: Northwest Corner Of Knott Street And Acacia Avenue, At 12821 Knott Street (APN: 215-014-01)

GPA ZONES: Planned Unit Development Nos. PUD-105-76, PUD-105-96, PUD-134-99, PUD-104-70 (Rev. 2019), PUD-107-72, PUD-104-81, PUD-104-81/84/86 (Rev. 92), PUD-104-81/86/90 (Rev. 2019), PUD-108-72, And Office Professional (O-P)

SP ZONE: Planned Unit Development No. PUD-104-70 (Rev. 2019)

On July 17, 2025, by a **4-0 vote**, with three (3) commissioners absent, the City of Garden Grove Planning Commission recommended to City Council the adoption of a Negative Declaration, and approval of General Plan Amendment No. GPA-002-2025, and Site Plan No. SP-159-2025, pursuant to Resolution Nos. 6117-25 (ND), 6118-25 (GPA), and 6119-25 (SP).

ALL INTERESTED PARTIES are invited to attend the City Council Public Hearing, or write a letter, to express opinions or submit evidence for or against the project as outlined above. If you challenge the project in Court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council prior to the Public Hearing. Written correspondence received at cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting will be forwarded to the City Council prior to the meeting. Further information on the above matter may be obtained from the Planning Services Division, Community Development Department, City Hall, 11222 Acacia Parkway, Garden Grove, or by telephone at (714) 741-5312.

/s/ LIZABETH VASQUEZ, CMC
City Clerk
Date: August 1, 2025
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