

Legals-OCN

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
10/23/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr 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: 09/05/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156556

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDWARD MARTINEZ ZARAGOZA
CASE NO. 30-2025-01509568-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 EDWARD MARTINEZ ZARAGOZA. A PETITION FOR PROBATE has been filed by EDUARDO N. ZARAGOZA in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that EDUARDO N. ZARAGOZA 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
SEPT 30, 2025 at 1:30 PM in Dept. CM07
3390 Harbor Blvd, Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The 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 657-622-8452 for assistance.

For all public notices, please call us for rates and information:

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: KEVIN G. RICE, ESQ.; KEVIN RICE & ASSOCIATES, 18377 BEACH BLVD., STE 212, HUNTINGTON BEACH, CA 92648. (714) 843-0450. BSC 227441
Orange County News
9/17,9/19,9/24/2025-156637

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 25-17247-TN. NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: CHADA THAI LLC, CHADA THAI RIVER LLC, 9872 WESTMINSTER AVE, #B, GARDEN GROVE, CA 92844. Doing Business as: CHADA THAI.

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 address of the Buyer(s) is/are: BOON BARAMEE INC, 60 WOODLEAF IRVINE, CA 92614.

The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, TRADENAME, GOODWILL, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 9872 WESTMINSTER AVE, #B, GARDEN GROVE, CA 92844. The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the anticipated sale date is OCTOBER 3, 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: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the last date for filing claims shall be OCTOBER 2, 2025, which is the

business day before the sale date specified above. Dated: 9/10/25
BUYER: BOON BARAMEE INC
ORD-4184025 ORANGE COUNTY NEWS 9/17/25
Orange County News
9/17/2025-156644

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01508734
TO ALL INTERESTED PERSONS: Petitioner: GLENN DALL DONNA BROWN filed a petition with this court for a decree changing names as follows: GLENN DALL DONNA BROWN to GLENN DALL TRACEY BROWN. 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

11/05/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr 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: 09/08/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156683

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01509542
TO ALL INTERESTED PERSONS: Petitioner: MARIA SIMONA EZELL filed a petition with this court for a decree changing names as follows: MARIA SIMONA EZELL to SIMONA MARIA EZELL WEINBERG. 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

11/06/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr 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)
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Date: 09/10/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156687

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 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 10/02/2025 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below.
Unit B013, Annette Ventura Galindo, Boxes, Totes and Misc Items
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 657-342-4921.
Orange County News
9/17/2025-156386

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01509668
TO ALL INTERESTED PERSONS: Petitioner: CYNTHIA LING KWOK HUI filed a petition with this court for a decree changing names as follows: CYNTHIA LING KWOK HUI to KAY LING KWOK HUI. 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

11/13/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr 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: 09/11/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156690

ORDER TO SHOW CAUSE FOR

CHANGE OF NAME CASE NO.

30-2025-01510180
TO ALL INTERESTED PERSONS: Petitioner: ASHLEY BRIDGETTE CRUZ-ABRAHAM filed a petition with this court for a decree changing names as follows: ASHLEY BRIDGETTE CRUZ-ABRAHAM to ASHLEY BRIDGETTE ABRAHAM. 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

11/06/2025
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Dr 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: 09/12/2025

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., OCTOBER 2, 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.

CONDITIONAL USE PERMIT NO. CUP-162-2025 INTERPRETATION OF USE NO. IOU-007-2025

A request for Interpretation of Use approval to determine the compatibility between indoor playground facilities and the C-1 (Neighborhood Commercial) zone, and to allow indoor playground facilities subject to a Conditional Use Permit. Also, a request for a Conditional Use Permit to allow a new 10,132 square-foot indoor playground facility to operate within an existing inline multi-tenant shopping center. The site is at 12491 Valley View in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT NO. CUP-283-2025

A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "tattoo, general" business within an existing multi-tenant commercial shopping center. The site is at 9757 Garden Grove Boulevard in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality 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 **October 2, 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: SEPTEMBER 11, 2025
PUBLISH: SEPTEMBER 17, 2025
Orange County News 9/17/2025-156623

Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156694

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

10741 Dale Ave Stanton, CA 90680
October 7, 2025
11:00AM

Itaty Alina Hernandez Garcia
Darrell Gipson
Steven Bull
Maria Isabel Coronado Rubio
Daishawn Smalley
Lenora Jane Van den hof
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
9/17/25

CNS-3965371#
ORANGE COUNTY NEWS
Orange County News
9/17/25-156443

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25FL000966
TO ALL INTERESTED PERSONS: Petitioner: SARAH BENCH-SALORIO obo RYDER BENCH-ROCHA, a minor filed a petition with this court for a decree chan-

ging names as follows: RYDER KEVEN BENCH-ROCHA to RYDER KEVEN BENCH. 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

12/01/2025
1:30 p.m. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive, 7th Floor, Rm 706
Orange, CA 92870
(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: 09/02/2025

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS PROJECT NO. CP1368000

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1368000 "Woodbury Road, Bowen to Taft Water Improvements Project"** will be received by the Garden Grove City Clerk at City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840.

The project consists of constructing approximately 2,500 feet of new 10-inch and 600 feet of new 8-inch C-900 polyvinylchloride (PVC) water mains and the abandonment of existing undersized 6-inch diameter asbestos cement pipe (ACP) water mains in the City of Garden Grove. The construction will include the installation of fittings, gate valves, fire hydrants, water services and appurtenances, trenching, shoring, backfilling, compaction, asphalt repair and replacement, street replacement, pipe disinfection and testing.

The project area extends adjacent to Excelsior Elementary School, City of Garden Grove Well Site, Orange County Flood Control Westminster Channel and surrounding residential homes. Project phasing will be determined necessary based on school operations: efforts to minimize impact on school traffic is a priority.

Construction working hours will prioritize minimizing community impacts; coordinating with school officials and approval of a construction schedule prior to construction will be required. **Construction hours in front of Excelsior Elementary School on Woodbury Road from Bowen Street to Taft Street will be restricted to 9:00 a.m. to 2:00 p.m.** while school is in regular session. Class schedules vary throughout the week, see school website for current information (<https://excelsior.ggusd.us/our-school/bell-schedule/>).

This project should be complete within one hundred (100) total working days from the notice to proceed. Engineer's estimate on this project is around \$2,100,000.00 dollars.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred nineteen dollars and ninety eight cents (\$119.98). 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
949-660-1150 (ask for the Planwell Department)
or e-mail your order to costamesa.planwell@e-arc.com

Bids are due to the City Clerk's Office on **Wednesday, October 15, 2025 by 11:00 a.m.**, and will be opened in the Planning Conference Room CH-1 North (First Floor) at City Hall located at 11222 Acacia Parkway, Garden Grove, CA 92840.

Direct ANY and ALL questions to Ms. Carina Dan, Project Manager, (714) 741-5349.

/s/ Lizabeth Vasquez, CMC
City Clerk

Date: September 15, 2025
Publish: September 17, 2025 and September 24, 2025
Orange County News 9/17,24/2025-156657

Judge Eric J. Wersching
Judge of the Superior Court
Orange County News
9/17,24,10/1,8/25-156700

Notice is hereby given per Section 21700 et seq. of the California Business & Professional Code that the Undersigned, MINI PUBLIC STORAGE, located at 11342 Western Avenue, Stanton, California, County of Orange, State of California, will conduct a public lien sale of the personal property described below September 25, 2025. The Undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following items: appliances, electronics, household furniture, beds, lamps, cabinets, sporting goods, bicycles, toys, baby items, clothing, office equipment and furniture, hand and power tools, vehicle parts and accessories, art work, art supplies, boxes (contents unknown), musical instruments and other miscellaneous items.

Name of Account: Unit #
Bronz Krebs 249
Alfredo Garcia 295
Baltazar Beltran 527
Jeffrey Herndon 1008
Gerardo Noguron 1165
Craig Taoka 1163

AUCTION DATE:
September 25, 2025
Auctioneer's Name:
www.bid13.com
Orange County News
9/10,17/2025-156464