Legals-OCN

T.S. No. 132891-CA APN:
130-733-10 NOTICE OF
TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN
DEFAULT UNDER A DEED
OF TRUST, DATED
8/15/2003. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY
BE SOLD AT A PUBLIC
SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST YOU, YOU
SHOULD CONTACT A LAWYER ON 12/8/2025 at 9:00
AM, CLEAR RECON CORP,
as duly appointed trustee under and pursuant to Deed of
Trust recorded 9/3/2003 as Instrument No. 2003001065065
of Official Records in the office of the County Recorder of
Orange County, State of CALIFORNIA executed by: KENT
G. ATHERTON AND PATRICIA J. ATHERTON, HUSBAND AND WIFE WILL SELL
AT PUBLIC AUCTION TO
HIGHEST BIDDER FOR
CASH, 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, OR SAVINGS BANK
SPECIFIED IN SECTION
5102 OF THE FINANCIAL
CODE AND AUTHORIZED
TO DO BUSINESS IN THIS
STATE; Auction.com Room,
Hotel Fera Anaheim, a
DoubleTree by Hilton – 100
The City Drive, Orange, CA
2868 all right, title and interest conveyed to and now
held by it under said Deed of
Trust in the property situated
in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF
TRUST The street address
and other common designation, if any, of the real property described above is purported to be: 12872 SYLVAN
STREET; GARDEN GROVE,
CA 92845 The undersigned
Truste disclaims any liability
for any incorrectness of the
street address and other common designation, if any,
shown herein. Said sale will be
held, but without covenant or
warranty, express or implied,
regarding title, possession,
condition, or encumbrances,
including 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 obligation secured by the property to be sold and reasonable estimated costs, exexenses and advances at the
time of the initial pu

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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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 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 mortgage 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 whe sale. If you wish date has been postponed and, if applicable, the rescheduled sale may not immediately be reflected in the telephone information or on the

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tion is to attend the scheduled sale. NOTICE TO TENANT:	condition, or encum- brances, including fees,	can purchase the property if you match the last and
Effective January 1, 2021, you may have a right to purchase	charges and expenses of the Trustee and of the	highest bid placed at the trustee auction. If you are
this property after the trustee auction pursuant to Section 2924m of the California Civil	trusts created by said Deed of Trust, to pay the	an "eligible bidder," you may be able to purchase
Code. If you are an "eligible tenant buyer," you can pur-	remaining principal sums of the note(s) secured by	the property if you exceed the last and highest bid
chase the property if you match the last and highest bid	said Deed of Trust. The total amount of the unpaid	placed at the trustee auction. There are three steps
placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase	balance of the obligation secured by the property to	to exercising this right of purchase. First, 48 hours
the property if you exceed the last and highest bid placed at	be sold and reasonable estimated costs, ex-	after the date of the trust- ee sale, you can call (855)
the trustee auction. There are three steps to exercising this	penses and advances at the time of the initial pub-	313-3319, or visit this internet website www.cle-
right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)	Sale is: \$209,904.23 If the	the file number assigned
313-3319, or visit this internet w e b s i t e	rustee is unable to convey title for any reason,	to this case 137699-CA to find the date on which the
www.clearreconcorp.com, us- ing the file number assigned to this case 132891-CA to find	sole and exclusive rem-	trustee's sale was held, the amount of the last and
the date on which the trustee's sale was held, the amount of	edy shall be the return of monies paid to the Trust- ee, and the successful bid-	dress of the trustee.
the last and highest bid, and the address of the trustee.	der shall have no further recourse. The beneficiary	written notice of intent to place a bid so that the
Second, you must send a writ- ten notice of intent to place a bid so that the trustee re-	under said Deed of Trust heretofore executed and	trustee receives it no more than 15 days after the
ceives it no more than 15 days after the trustee's sale. Third,	delivered to the under- signed a written Declara-	trustee's sale. Third, you must submit a bid so that
you must submit a bid so that the trustee receives it no more	tion of Default and De- mand for Sale, and a writ-	the trustee receives it no more than 45 days after
than 45 days after the trustee's sale. If you think you may qualify as an "eligible ten-	ten Notice of Default and Election to Sell. The un-	the trustee's sale. If you think you may qualify as
ant buyer" or "eligible bidder," you should consider contact-	dersigned or its prede- cessor caused said Notice	an "eligible tenant buyer" or "eligible bidder," you
ing an attorney or appropriate real estate professional immediately for advice regarding	of Default and Election to Sell to be recorded in the	should consider contact- ing an attorney or appro-
this potential right to purchase. FOR SALES INFORMATION:	county where the real property is located. NO-	priate real estate professional immediately for ad-
(855) 313-3319 CLEAR RE- CON CORP 3333 Camino Del	TICE TO POTENTIAL BIDDERS: If you are con-	vice regarding this potential right to purchase. FOR
Rio South, Suite 225 San Diego, California 92108 Orange County News	sidering bidding on this property lien, you should	SALES INFORMATION: (855) 313-3319 CLEAR
10/29,11/5,12/2025- 157586	understand that there are risks involved in bidding at	RECON CORP 3333 Camino Del Rio South,
T.S. No. 137699-CA APN:	be bidding on a lien, not	Suite 225 San Diego, California 92108
131-624-23 NOTICE OF TRUSTEE'S SALE IM-	on the property itself. Pla- cing the highest bid at a trustee auction does not	Orange County News 11/12,19,26/2025-158022
PORTANT NOTICE TO PROPERTY OWNER:	automatically entitle you to free and clear ownership	ORDER TO SHOW CAUSE FOR
YOU ARE IN DEFAULT UNDER A DEED OF	of the property. You should also be aware that	CHANGE OF NAME CASE NO.
T R U S T , D A T E D 5/30/2023. UNLESS YOU	the lien being auctioned off may be a junior lien. If you	30-2025-01519982-CU- PT-CJC
TAKE ACTION TO PRO- TECT YOUR PROPERTY,	are the highest bidder at the auction, you are or	TO ALL INTERESTED PERSONS: Petitioner:
IT MAY BE SOLD AT A PUBLIC SALE. IF YOU	may be responsible for paying off all liens senior	EMILY RAE HENWOOD filed a petition with this
NEED AN EXPLANA- TION OF THE NATURE OF THE PROCEEDING	to the lien being auctioned off, before you can re-	court for a decree chan- ging names as follows:
AGAINST YOU, YOU SHOULD CONTACT A	ceive clear title to the property. You are encour-	to EMILY RAE HENWOOD to EMILY RAE RODRIG- UEZ. THE COURT OR-
LAWYER On 12/8/2025 at 9:00 AM, CLEAR RECON	aged to investigate the existence, priority, and size of outstanding liens that	DERS that all persons interested in this matter ap-
CORP, as duly appointed trustee under and pursu-	may exist on this property by contacting the county	pear before this court at the hearing indicated be-
ant to Deed of Trust recorded 6/6/2023 as Instru-	recorder's office or a title insurance company, either	low to show cause, if any, why the petition for change
ment No. 2023000132358 of Official Records in the	of which may charge you a fee for this information. If	of name should not be granted. Any person ob-
office of the County Re- corder of Orange County,	you consult either of these resources, you should be	jecting to the name changes described above
State of CALIFORNIA executed by: CHARLOTTE	aware that the same lender may hold more than	must file a written objection that includes the reas-
SCOTT, ÁN UNMARRIED WOMAN WILL SELL AT	one mortgage or deed of trust on the property. NO-	ons for the objection at least two court days be-
PUBLIC AUCTION TO HIGHEST BIDDER FOR	TICE TO PROPERTY OWNER: The sale date	fore the matter is sched- uled to be heard and must
CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL	shown on this notice of sale may be postponed	appear at the hearing to show cause why the peti-
BANK, A CHECK DRAWN BY A STATE OR FEDER-	one or more times by the mortgagee, beneficiary,	tion should not be granted. If no written objection is timely filed, the court may
AL CREDIT UNION, OR A CHECK DRAWN BY A	ant to Section 2924g of the	grant the petition without a hearing.
STATE OR FEDERAL SAVINGS AND LOAN AS-	California Civil Code. The law requires that information about trustee sale	NOTICE OF HEARING 12/18/2025
SOCIATION, SAVINGS ASSOCIATION, OR SAV-	postponements be made available to you and to the	1:30 p.m. D-100 REMOTE
INGS BANK SPECIFIED IN SECTION 5102 OF	public, as a courtesy to those not present at the	Central Justice Center 700 W. Civic Center Dr.
THE FINANCIAL CODE AND AUTHORIZED TO	sale. If you wish to learn whether your sale date	Santa Ana, CA 92701 (To appear remotely,
DO BUSINESS IN THIS STATE; Auction.com	has been postponed, and, if applicable, the resched-	check in advance of the hearing for information
Room, Hotel Fera Ana- heim, a DoubleTree by Hilton — 100 The City	uled time and date for the sale of this property, you	about how to do so on the court's website. To find
Drive, Orange, CA 92868 all right, title and interest	may call (855) 313-3319 or visit this Internet website	your court's website, go to www.courts.ca.gov/find-my-court.htm)
conveyed to and now held by it under said Deed of	www.clearreconcorp.com, using the file number as- signed to this case	A copy of this Order to Show Cause must be pub-
Trust in the property situated in said County and	137699-CA. Information about postponements that	lished at least once each week for four successive
State described as: MORE ACCURATELY DE-	are very short in duration or that occur close in time	weeks before the date set for hearing on the petition
SCRIBED IN SAID DEED OF TRUST. The street ad-	to the scheduled sale may not immediately be reflec-	in the following newspa- per of general circulation,
dress and other common designation, if any, of the real property described	ted in the telephone information or on the Inter-	printed in this county: Orange County News Date: 10/21/2025
above is purported to be: 11202 AUSTIN WAY,	net Web site. The best way to verify postpone- ment information is to at-	Judge David J. Hesseltine Judge of the Superior
STANTON, CA 90680- 2810 The undersigned	tend the scheduled sale. NOTICE TO TENANT: Ef-	Court Orange County News
Trustee disclaims any liab- ility for any incorrectness	fective January 1, 2021, you may have a right to	10/29,11/5,12,19/25- 157688
of the street address and other common designa-	purchase this property after the trustee auction	AMENDED ORDER TO
tion, if any, shown herein. Said sale will be held, but	pursuant to Section 2924m of the California Civil	SHOW CAUSE FOR CHANGE OF NAME
without covenant or war- ranty, express or implied,	Code. If you are an "eligible tenant buyer," you	CASE NO. 30-2025-01521061
regarding title, possession,		TO ALL INTERESTED

bid placed at the auction. If you are tible bidder," you able to purchase erty if you exceed and highest bid at the trustee aucre are three steps ising this right of e. First, 48 hours date of the trustmatter 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 peryou can call (855) 9, or visit this inson objecting to the name changes described above must file a written objecebsite www.clecorp.com, using number assigned ase 137699-CA to tion that includes the reas date on which the s sale was held, unt of the last and ons for the objection at least two court days before the matter is sched bid, and the ad-of the trustee. you must send a uled to be heard and must appear at the hearing to show cause why the petinotice of intent to bid so that the eccives it no more tion should not be granted.
If no written objection is timely filed, the court may grant the petition without a hearing. days after the sale. Third, you omit a bid so that NOTICE OF HEARING 12/30/2025 1:30 p.m. D-100 REMOTE ee receives it no an 45 days after tee's sale. If you u may qualify as Orange County Superior Court u may quality as ble tenant buyer" ble bidder," you consider contact-ttorney or appro-eal estate profes-nmediately for ad-arding this poten-700 W. Civic Center Dr. 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/findo purchase. FOR INFORMATION: 13-3319 CLEAR N CORP 3333 Del Rio South, 5 San Diego, Calimy-court.htm)
A copy of this Order to
Show Cause must be pub-3333 lished at least once each week for four successive weeks before the date set 108 County News ,26/2025-158022 for hearing on the petition in the following newspaper of general circulation, printed in this county:
Orange County News
Date: 10/29/2025 RDER TO V CAUSE FOR NGE OF NAME CASE NO. 5-01519982-CU-PT-CJC Judge David J. Hesseltine INTERESTED Judge of the Superior Court NS: Petitioner: RAE HENWOOD Orange County News 11/5,12,19,26/25-158092 petition with this a decree chan-mes as follows: Title Order No.:
LTTSG2500341 Trustee
Sale No.: 88309 Loan No.:
399493017 APN: 100472-09 NOTICE OF
TRUSTEE'S SALE YOU
ARE IN DEFAULT UNDER A DEED OF TRUST RAE HENWOOD Y RAE RODRIG-HE COURT ORnat all persons in-in this matter apore this court at ing indicated be-now cause, if any, petition for change DATED 12/22/2023 UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE should not be Any person ob-to the name described above a written objec-ncludes the reas-AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G S AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/4/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS the objection at o court days be-matter is sched-e heard and must at the hearing to use why the peti-lld not be granted. TRUSTEE as the duly ap-pointed Trustee under and tten objection is ed, the court may petition without a bursuant to Deed of Trust Recorded on 2/5/2024 as Instrument No. 2024000025599 in book E OF HEARING 202400025599 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, ex-ecuted by: OMAR DEEN, AN UNMARRIED MAN, AR Trustor, SEE AT. 2/18/2025) p.m. D-100 REMOTE Il Justice Center Civic Center Dr. Ana, CA 92701 as Trustor SEE AT-TACHED EXHIBIT B, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER pear remotely, advance of the for information ow to do so on the website. To find irt's website, go to urts.ca.gov/find-OR CASH (payable time of sale in lawful t.htm)
of this Order to money of the United States, by cash, a cashier's check drawn by least once each four successive a state or national bank, a check drawn by a state or federal credit union, or a efore the date set check drawn by a state or federal savings and loan association, savings asso-ciation, or savings bank specified in section 5102 ng on the petition bllowing newspa-eneral circulation, n this county: County News /21/2025 avid J. Hesseltine of the Financial Code and authorized to do business authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE – continued all right title and interest conveyed. of the Superior County News 1/5,12,19/25-DED ORDER TO V CAUSE FOR NGE OF NAME title and interest conveyed to and now held by it un-der said Deed of Trust in CASE NO. 025-01521061 the property situated in said County, California de-INTERESTED

PERSONS: Petitioner: EL-BA P. DE LOS REYES

filed a petition with this court for a decree chan-

ging names as follows: EL-BA P. DE LOS REYES to ELBA M. PEREZ. THE COURT ORDERS that all persons interested in this The property heretofore described is being sold "as is". The street address and other common designa-tion, if any, of the real property described above is purported to be: 11700 ANABEL AVENUE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liab-ility for any incorrectness of the street address and other common designa-tion, if any, shown herein. Said sale will be made, but without covenant or war ranty, expressed or im-plied, regarding title, possession, or encumbrances. session, 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and penses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,409,674.05 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and 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 No-tice of Default and Elec-tion of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation DATE: 11/3/2025 CALI-FORNIA TD SPECIAL-ISTS, AS TRUSTEE, as Trustee 8190 EAST KAIS-ER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE IN-FORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFOR-PRESIDENT CALIFOR-NIA TD SPECIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NO-TICE TO POTENTIAL BIDDERS: If you are con-sidering bidding on this property lien, you should understand that there are risks involved in bidding at risks involved in bidding at has involved in bloding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to a trustee and clear ownership. 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 re-ceive clear title to the property. You are encour-aged to investigate the existence, priority, and size of the outstanding lien 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 resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed

scribing the land therein:
LOT 14 OF TRACT NO.
3090 AS SHOWN ON A
MAP RECORDED IN
BOOK 93, PAGES 28
AND 29 OF MISCELLANEOUS MAPS, RECORDERS OF ORANGE
COUNTY, CALIFORNIA.
The property heretofore diligence regarding the loan, the Property, its one or more times by the mortgagee, beneficiary, trustee, or a court, pursu-ant to Section 2924g of the California Civil Code. The value, the lien priority of the deed of trust being foreclosed, and the condi-tion of the title to the Proplaw requires that informalaw 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 erty. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site uled sale date. Any post-ponement or continuation of the sale does not obligate the trustee to obtain or www.stoxposting.com, using the file number assigned to this case T.S.# 88309. Information about postponements that are rely upon a new valuation nor does It alter the trustvery 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 Inter-net Web site. The best way to verify postpone-ment information is to attend the scheduled sale For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the Cali-fornia Civil Code. If you are an "eligible tenant buy-er," 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 (844) 477-7869, or visit this internet website www.STOXPOST-ING.com, using the file number assigned to this case 88309 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; 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 bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation receives it no more than based on a valuation provided t the trustee by the lender of the lender's representative. The trust-ee does not determine, verify, or opine on the ac-curacy of this valuation and makes no representa-tion regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an oninion warstrued as an opinion, warstrued as an opinion, war-ranty, or representation re-garding (i) the priority of the deed of trust being foreclosed, (ii) the condi-tion of title to the Property, or (iii) any other matters affecting the Property, In-cluding the value of the Property. The trustee re-lies solely on the trustee's sale quaranty and/or Insale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due

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ee's limited role in the process. Exhibit B Investor Amount Percentage Name Funded Owned Pacific Premier Trust, Custodian FBO Anthony Lyon, IRA \$122,500.00 10.00% River Venture Properties LLC \$122,500.00 10.00% Steve George, Trustee of The George Family Revocable Trust 1/25/05 \$122,500.00 10.00% Arthur M. Day & Marianne W. Day, as Trustees of The Day Family Trust dtd 1/24/05 \$122,500.00 10.00% Robert B. Stillwagon and Nancy R. Stillwagon and Nancy R. Stillwagon ee's limited role in the proon and Nancy R. Stillwag-on, Trustees of The Robert & Nancy Family Trust 9/1/04 \$122,500.00 10.00% Leonard Palmer & Glenda Dawn Palmer \$122,500.00 10.00% Cal-\$122,500.00 10.00% Calbio 401k Plan \$122,500.00 10.00% MV Fund I, LLC \$122,500.00 10.00% Ryan Carter \$61,250.00 5.00% Equity Trust Company Custodian FBO Sunii Kumar Malhotra IRA \$61,250.00 5.00% John C Warner, Trustee of The John C. Warner Trust dtd 3/8/02 \$61 250 00 5 00% John C. Warner Trust dto 3/8/02 \$61,250.00 5.00% Pacific Premier Trust, Custodian FBO Alexander MacDougall IRA \$61,250.00 5.00% Orange County News 11/12,19,26/2025-158117 Title Order No. LTTSG2500342 Trustee Sale No.: 88310 Loan No. 399493017 APN: 100-472-10 NOTICE OF TRUST-EE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/22/2023 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS ATION OF THE NATURE
OF THE PROCEEDINGS
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. On 12/4/2025 at
10:00 AM, CALIFORNIA
TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/29/2023 as Instrument No 2023000319641 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: OMAR DEEN AN UNMARRIED MAN AN ONMARRIED MAN
as Trustor SEE ATTACHED EXHIBIT B, as
Beneficiary WILL SELL AT
PUBLIC AUCTION TO
THE HIGHEST BIDDER
FOR CASH (payable at
time of sale in lawful
manay of the United money of the United States, by cash, a cashier's check drawn by 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 asso-ciation, or savings bank specified in section 5102 specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808 NOTICE OF TRUSTEE'S SALE – continued all right title and interest conveyed title and interest conveyed to and now held by it un-der said Deed of Trust in the property situated in said County, California de-

Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN
cribing the land therein:	mortgagee, beneficiary,	loan, the Property, its	Orange County News
OT 13 OF TRACT NO.	ant to Section 2924g of the	the deed of trust being	11/12,19,26,12/3/25- 158181
MAP RECORDED IN BOOK 93, PAGES 28	California Civil Code. The law requires that informa-	foreclosed, and the condi- tion of the title to the Prop-	
AND 29 OF MISCEL- LANEOUS MAPS, RE-	tion about trustee sale postponements be made	no liability for the accur-	NOTICE TO CREDITORS OF BULK SALE AND OF
CORDERS OF ORANGE COUNTY, CALIFORNIA.	available to you and to the public, as a courtesy to	acy or completeness of any information provided	INTENTION TO TRANS- FER ALCOHOLIC
The property heretofore described is being sold "as	those not present at the sale. If you wish to learn	the lender. The valuation	BEVERAGE LICENSE
s". The street address and other common designa-	whether your sale date has been postponed, and	used to determine the min- imum opening bid applies	(U.C.C. 6101 et seq. and B & P 24073 and 24074 et
oroperty described above	if applicable, the resched- uled time and date for the	only to the Initially sched- uled sale date. Any post-	seq.) Escrow No. 70547-TC
s purported to be: 11702	sale of this property, you may call 844-477-7869, or	of the sale does not oblig-	Notice is hereby given that a bulk sale of assets and a
GARDEN GROVE, CA 92843. The undersigned	visit this internet Web site www.stoxposting.com, us-	ate the trustee to obtain or rely upon a new valuation,	transfer of alcoholic beverage license is about to be
Frustee disclaims any liab- lity for any incorrectness	ing the file number assigned to this case T.S.#	nor does It alter the trust- ee's limited role in the pro-	made. The name(s) and address of the Seller/Li-
of the street address and other common designa-	88310. Information about postponements that are	cess. Exhibit B Investor Amount Percentage Name	censee are: RANCHO PA- CIFIC RETAIL PART-
ion, if any, shown herein. Said sale will be made, but	very short in duration or that occur close in time to	Funded Owned Pacific Premier Trust, Custodian	NERS LLC, A CALIFOR- NIA LIMITED LIABILITY
vithout covenant or war- anty, expressed or im-	the scheduled sale may not immediately be reflec-	FBO Anthony Lyon, IRA \$122,500.00 10.00% River	COMPANY, 3380 LA SI- ERRA AVE, STE 104-790,
blied, regarding title, possession, or encumbrances,	ted in the telephone in- formation or on the Inter-	Venture Properties LLC \$122,500.00 10.00%	RIVERSIDE, CA 92503 The business is known as:
o pay the remaining prin- cipal sum of the note(s)	net Web site. The best way to verify postpone-	Steve George, Trustee of The George Family Re-	GARDEN GROVE BREEZE MARKET AKA
secured by said Deed of Frust, with interest there-	ment information is to attend the scheduled sale."	vocable Trust 1/25/05 \$122,500.00 10.00% Ar-	BREEZE MARKET & GARDEN GROVE SHELL
on, as provided in said note(s), advances, if any,	For sales conducted after January 1, 2021: NOTICE	thur M. Day & Marianne W. Day, as Trustees of	The names, and addresses of the
under the terms of the	TO TENANT: You may	The Day Family Trust dtd 1/24/05 \$122,500.00	Buyer/Transferee are: VENTURE SID PART-
Deed of Trust, estimated ees, charges and ex-	this property after the	10.00% Robert B. Stillwag-	NERS, INC., A CALIFOR- NIA CORPORATION,
penses of the Trustee and of trusts created by said	section 2924m of the Cali-	on and Nancy R. Stillwag- on, Trustees of The Robert	18653 BURBANK BLVD, APT 3, TARZANA, CA
Deed of Trust, to-wit: 6 1 , 4 0 7 , 4 4 2 . 8 0	are an "eligible tenant buy-	& Nancy Family Trust 9/1/04 \$122,500.00	91356
Estimated). Accrued in- erest and additional ad-	er," you can purchase the property if you match the	10.00% Leonard Palmer & Glenda Dawn Palmer	As listed by the Seller/Li- censee, all other business
rances, if any, will in- crease this figure prior to	at the trustee auction. If	\$122,500.00 10.00% Calbio 401k Plan \$122,500.00	names and addresses used by the Seller/Li-
sale. The beneficiary un- der said Deed of Trust	you are an "eligible bidder," you may be able	10.00% MV Fund I, LLC \$122,500.00 10.00% Ry-	censee within the three years before the date such
neretofore executed and delivered to the under-	to purchase the property if you exceed the last and	an Carter \$61,250.00 5.00% Equity Trust Com-	to the Buyer/Transferee
signed a written Declara- ion of Default and De-	highest bid placed at the trustee auction. There are	pany Custodian FBO Sunil Kumar Malhotra IRA	are: NONE The assets to be sold are
nand for Sale, and a writ- en Notice of Default and	three steps to exercising this right of purchase.	\$61,250.00 5.00% John C. Warner, Trustee of The	described in general as: FURNITURE, FIXTURES,
Election to Sell. The undersigned caused said No-	First, 48 hours after the date of the trustee sale,	John C. Warner Trust dtd 3/8/02 \$61,250.00 5.00%	EQUIPMENT, GOOD- WILL and are located at:
ice of Default and Elec- ion of Sell to be recorded	you can call (844) 477-7869, or visit this internet	Pacific Premier Trust, Custodian FBO Alexander	7051 GARDEN GROVE BLVD, GARDEN GROVE,
n the county where the eal property is located	website www.STOXPOST-ING.com, using the file	MacDougall IRA \$61,250.00 5.00%	CA 92841 The kind of license to be
and more than three months have elapsed	number assigned to this case 88310 to find the	Orange County News 11/12,19,26/2025-158157	transferred is: OFF-SALE BEER AND WINE 20-
since such recordation. DATE: 11/3/2025 CALI-	date on which the trustee's sale was held, the amount	ORDER TO	636800, now issued for the premises located at:
ORNIA TD SPECIAL- STS, AS TRUSTEE, as	of the last and highest bid, and the address of the	SHOW CAUSE FOR CHANGE OF NAME	7051 GARDEN GROVE BLVD, GARDEN GROVE,
Frustee 8190 EAST KAIS- ER BLVD., ANAHEIM	trustee. Second, you must send a written notice of in-	CASE NO. 30-2025-01522435	CA 92841 The anticipated date of the
HILLS, CA 92808 PHONE: 714-283-2180 FOR	tent to place a bid so that the trustee receives it no	TO ALL INTERESTED PERSONS: Petitioner:	sale/transfer is DECEM- BER 8 2025 at the office
RUSTEE SALE IN-	more than 15 days after the trustee's sale. Third,	JENNIFER VILLA filed a petition with this court for a	of: UNITED ESCROW CO., 3440 WILSHIRE
FO: www.stoxposting.com	you must submit a bid; by remitting the funds and af-	decree changing names as follows: JENNIFER	LEGAL N
PATRICIO S. INCE', VICE PRESIDENT CALIFOR-	fidavit described in Section 2924m(c) of the Civil	VILLA to JENNIFER ISSA- BEL VILLA OCHOA. THE	NOTICE OF PUE (SPECIAL I
NIA TD SPECIALIST IS A DEBT COLLECTOR AT-	Code; so that the trustee receives it no more than	COURT ORDERS that all persons interested in this	NOTICE IS HEREBY GIVEN
TEMPTING TO COL- LECT A DEBT. ANY IN-	45 days after the trustee's sale. If you think you may	matter appear before this court at the hearing indic-	MINISTRATOR OF THE CI WILL HOLD A PUBLIC F
FORMATION OBTAINED WILL BE USED FOR	qualify as an "eligible ten- ant buyer" or "eligible bid-	ated below to show cause, if any, why the petition for	MUNITY MEETING CENTE ENUE, GARDEN GROVE
THAT PURPOSE. "NO- TICE TO POTENTIAL	der," you should consider	change of name should not be granted. Any per-	DATE * INDICATED BELOW SIDER ALL EVIDENCE AND
BIDDERS: If you are con-	contacting an attorney or appropriate real estate	son objecting to the name changes described above	THE APPLICATION(S) DES
sidering bidding on this property lien, you should	for advice regarding this	must file a written objection that includes the reas-	• TUESDAY, 9:00 A.M.,
inderstand that there are isks involved in bidding at	potential right to purchase. Disclosure In compliance	ons for the objection at least two court days be-	The City of Garden Grove 2 hold a Public Hearing in
a trustee auction. You will be bidding on a lien, not	with CA civil code 2924f(F), the opening bid	fore the matter is sched- uled to be heard and must	Center, to consider the re- bers of the public who wis
on the property itself. Pla- cing the highest bid on a	for the foreclosure sale is based on a valuation	appear at the hearing to show cause why the peti-	before the Zoning Adminis in person, may submit con
rustee auction does not automatically entitle you to	provided t the trustee by the lender of the lender's	tion should not be granted. If no written objection is	lic-comment@ggcity.org n day prior to the meeting
ree and clear ownership of the property. You	representative. The trust- ee does not determine,	timely filed, the court may	provided to the Zoning Ad meeting record.
should also be aware that he lien being auctioned off	verify, or opine on the ac- curacy of this valuation	grant the petition without a hearing. NOTICE OF HEARING	CONDITIONAL USE PERMI
may be a junior lien. If you are the highest bidder at	and makes no representa- tion regarding the market	12/30/2025	A request for Conditional Us
he auction, you are or nay be responsible for	value of the property subject to foreclosures (the	1:30 p.m. D-100 REMOTE	ate an existing restaurant with holic Beverage Control (ABC
paying off all liens senior of the lien being auctioned	"Property"). The trustee's compliance or non-compli-	Orange County Superior Court	And Wine - Eating Place) Lition that the Zoning Admini
off, before you can re- ceive clear title to the	ance with CA civil code 2924f(f) shall not be con-	700 W. Civic Center Dr. Santa Ana, CA 92701	Conditional Use Permits graincluding Conditional Use F
property. You are encouraged to investigate the ex-	strued as an opinion, war- ranty, or representation re-	(To appear remotely, check in advance of the	which was never exercised 12761 Harbor Boulevard, U
stence, priority, and size of the outstanding lien that	garding (i) the priority of the deed of trust being	hearing for information about how to do so on the	(Planned Unit Development the request, the Zoning Adm
may exist on this property by contacting the county	foreclosed, (ii) the condition of title to the Property,	court's website. To find your court's website, go to	a determination that the prof from the California Environn
ecorder's office or a title nsurance company, either	or (iii) any other matters affecting the Property, In-	www.courts.ca.gov/find- my-court.htm)	ALL INTERESTED PARTIES
of which may charge you a ee for this information. If	cluding the value of the Property. The trustee re-	A copy of this Order to Show Cause must be pub-	hearing and express opinion against the proposal as outl
you consult either of these resources, you should be	lies solely on the trustee's sale guaranty and/or In-	lished at least once each week for four successive	25, 2025 If you challenge the may be limited to raising
aware that the same ender may hold more than	formation provided by the lender regarding the lien	weeks before the date set for hearing on the petition	someone else raised at the this notice, or in written corre
one mortgage or deed of rust on the property. NO-	priority and title condition and does not Independ-	in the following newspa- per of general circulation,	Zoning Administrator at, or Further information on the ab
TICE TO PROPERTY DWNER: The sale date	ently verify such Informa- tion. All bidders are solely	printed in this county: Orange County News	Planning Services Division Parkway, or by telephone
shown on this notice of sale may be postponed	responsible for conducting their own Independent due	Date: 10/30/2025 Judge David J. Hesseltine	DATE: NOVEMBER 10, 2025
one or more times by the	diligence regarding the	Judge of the Superior Court	PUBLISH: NOVEMBER 12, 2 Orange County News 11/12
			-

cense is about to be. The name(s) and ss of the Seller/Lie are: RANCHO PA-C RETAIL PART-C LLC, A CALIFOR-IMITED LIABILITY PANY, 3380 LA SI-AVE, STE 104-790, RSIDE, CA 92503 usiness is known as: DEN GROVEZE MARKET AKA EZE MARKET AKA EZE MARKET AKA EZE MROVE SHELL names, and adcense is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

DATED: OCTOBER 30, 2025 names, and ad-ses of the /Transferee are: 2025 RANCHO PACIFIC RE-RANCHO PACIFIC RETAIL PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Seller/Licensee VENTURE SID PARTNERS, INC., A CALIFORNIA CORPORATION, Buyer/Transferee ORD-4372903 ORANGE COUNTY NEWS 11/12/25 Orange County News 11/12/2025-158279 URE SID PART-, INC., A CALIFOR-CORPORATION, BURBANK BLVD, 3, TARZANA, CA , ed by the Seller/Li-e, all other business s and addresses by the Seller/Li-e within the three pefore the date such as sent or delivered Buyer/Transferee NOTICE TO CREDITORS
OF BULK SALE AND OF
INTENTION TO TRANSFER ALCOHOLIC ONE NONE
ssets to be sold are
bed in general as:
ITURE, FIXTURES,
PMENT, GOODand are located at: BEVERAGE LICENSE(S) (UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)
Escrow No. 25-39356-JP
NOTICE IS HEREBY GIV-GARDEN GROVE **GARDEN GROVE** nd of license to be erred is: OFF-SALE AND WINE 20-10, now issued for EN that a bulk sale of assets and a transfer of alco-holic beverage license(s) is about to be made. The is about to be made. The name(s) and business address (es) of the Seller(s)/Licensee(s) are: MIKIO CORPORATION, 108-112 S FAIRMONT BLVD, ANAHEIM, CA 92808
NITED ESCROW 3440 WILSHIRE CHI STEAK HOUSE LEGAL NOTICE NOTICE OF PUBLIC HEARING (SPECIAL MEETING) CE IS HEREBY GIVEN THAT THE ZONING ADTRATOR OF THE CITY OF GARDEN GROVE HOLD A PUBLIC HEARING IN THE COM-TY MEETING CENTER, 11300 STANFORD AV-TY MEETING CENTER, 11300 STANFORD AV-TY GARDEN GROVE, CALIFORNIA, ON THE * INDICATED BELOW TO RECEIVE AND CON-TALL EVIDENCE AND REPORTS RELATIVE TO PPLICATION(S) DESCRIBED BELOW: UESDAY, 9:00 A.M., NOVEMBER 25, 2025 ity of Garden Grove Zoning Administrator will a Public Hearing in the Community Meeting r, to consider the request listed below. Mem-if the public who wish to comment on matters the Public who wish to comment on matters the Zoning Administrator, in lieu of doing so son, may submit comments by emailing <u>pubment@ggcity.org</u> no later than 3:00 p.m. the rior to the meeting. The comments will be led to the Zoning Administrator as part of the g record. TIONAL USE PERMIT NO. CUP-285-2025 est for Conditional Use Permit approval to operuest for Conditional Use Permit approval to operal existing restaurant with a new original State Alco-Beverage Control (ABC) Type "41" (On-Sale Beer Vine - Eating Place) License and a recommendant the Zoning Administrator revoke all previous tional Use Permits granted for the tenant space, ling Conditional Use Permit No. CUP-224-2022, was never exercised and expired. The site is at I Harbor Boulevard, Unit I-1 in the PUD-121-98 ned Unit Development) zone. In conjunction with quest, the Zoning Administrator will also consider ermination that the project is categorically exempt he California Environmental Quality Act (CEQA). TERESTED PARTIES are invited to attend said TERESTED PARTIES are invited to attend said g and express opinions or submit evidence for or at the proposal as outlined above, on **November 25** If you challenge the application in Court, you be limited to raising only those issues you or one else raised at the public hearing described in tice, or in written correspondence delivered to the g Administrator at, or prior to, the public hearing. In rinformation on the above may be obtained at the ing Services Division, City Hall, 11222 Acacia ray, or by telephone at (714) 741 5312. NOVEMBER 10, 2025 SH: NOVEMBER 12, 20 e County News 11/12/2025-158281

Legals-OCN

BLVD #600, LOS ANGELES, CA 90010 The amount of the pur-chase price or considera-tion in connection with the

transfer of the license and

business, including the estimated inventory is the sum of \$575,000.00, which

sum of \$575,000.00, which consists of the following: D E S C R I P T I O N, AMOUNT: CHECKS DE-POSITED INTO ESCROW BY BUYER \$20,000.00; DEMAND NOTE TO BE RE-PLACED BY BUYER IN CASHIER'S CHECK \$555,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the

Professions Code, that the consideration for the transfer of the business and li-

Legals-OCN

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 address of the

of the Buyer(s)/Applicant(s) is/are: SHIN NIHON KOSAN INC. 2123 FOOT-HILL BLVD., SUITE A-C, LA VERNE, CA 91750 The assets being sold are capacally described as:

generally described as: FURNITURES, FIX-TURES, EQUIPMENTS, TOOLS, GOODWILL,

TOOLS, GOODWILL LEASEHOLD INTEREST

LEASEHOLD INTEREST, LEASEHOLD IMPROVE-MENTS, ALL TRANSFER-ABLE PERMITS, LI-CENSES AND INVENT-ORY OF STOCK IN TRADE and is/are located at: 108-112 S FAIRMONT BLVD, ANAHEIM, CA 92808 The type of license(s) and

92808
The type of license(s) and license no(s) to be transferred is/are: ON-SALE BEER & WINE EATING PLACE 41-199251. And are now issued for the premises located at:

premises located at: SAME The bulk sale and transfer

of alcoholic beverage li-

or alconolic beverage li-cense(s) is/are intended to be consummated at the of-fice of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale/transfer is

the fictitious business name or names listed above on: 07/01/2025. Registrant /s/ JENNIFER RIVA, SECRETARY. I declare that all information in this statement is true and anticipated sale/transfer is DECEMBER 8, 2025 The purchase price or consideration in connection with the sale of the business and transfer of the lithis 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 10/06/2025.

Orange County News 10/22,29,11/5,12/2025-157523 cense, is the sum of \$216,000.00, including in-ventory estimated at \$12,000.00 which consists of the following: DE-SCRIPTION/AMOUNT CASH \$216,000.00; AL-LOCATION-SUB TOTAL \$216,000.00; ALLOCA-157523 CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS PROJECT NO. CP1328000 Notice is hereby given that sealed bids for providing material, equipment, and labor for Project No. CP1328000 "REPAIR AND REHABILITATION OF WATER STORAGE RESERVOIRS PHASE II – TRASK RESERVOIRS REHABILITATION PROJECT" 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 \$3,496,000 dollars. The Trask Reservoirs Site is located at 13421 Magnolia Street in the City of Garden Grove (City), County of Orange, California. The City owned triangle-shaped parcel is situated at the northwest corner of Trask Avenue and Magnolia Street with gated entrances at three driveways. The parcel contains two circular prestressed concrete reservoirs (Trask West and Trask East), two pump station buildings, a well building, a storage building, and additional smaller structures. The work generally includes: Rehabilitation of the existing 5-million-gallon Trask Reservoir West and 5-million-gallon Trask Reservoir Ceaning concrete and sealant repair, safety improvements, interior concrete and sealant repair, safety improvements, interior pipe recoating, steel grating covers, cathodic protection improvements, instrumentation and control improvements, connection, and integration to the City's SCADA systems; and disinfection; site lighting improvements AC paving rehabilitation/replacement and concrete cross-gutter repair; and valve rehabilitation/replacement There will be a mandatory prebid conference at the site of the proposed project (13421 Magnolia Street Garden Grove, CA 92840) on Thursday, November 20 2025 at 9:00 am to discuss the objectives and requirements of the work and other items deemed necessary to provide a bid. The plans, specifications and contract documents may be purchased from ARC for the price of one hundred ninety seven dollars and seventy six cents (\$197.76) 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:

ment of Alcoholic Beverage Control.
Dated: 11/6/25
MIKIO CORPORATION
SELLER(S)/LICENSEE(S)
SHIN NIHON KOSAN
INC., BUYER(S)/APPLIC-ANT(S)
ORD-4373975 ORANGE
COUNTY NEWS 11/12/25
Orange County News
11/12/2025-158280 FICTITIOUS BUSINESS NAME STATEMENT NO. 20256726480 NO. 20256726480
INTEGRA located at: 3
PARK PLAZA, SUITE
1700, IRVINE, CA 92614
County: Orange. This is a
New Statement. Registrant/s/ REDWITZ INTEGRA, INC, 3 PARK
PLAZA, SUITE 1700
IRVINE, CA 92614. This
business is conducted by
CORPORATION. The registrant commenced to
transact business under
the fictitious business

Legals-OCN

TION TOTAL \$216,000.00. It has been agreed between the seller(s)/li-censee(s) and the inten-

ded buyer(s)/applicant(s) as required by Sec. 24073 of the Business and Professions code, that the

consideration for transfer of the business and li-cense is to be paid only

after the transfer has been approved by the Department of Alcoholic Bever-

Date: November 10, 2025 Publish: November 12, 2025 and November 19, 2025 **Orange County News 11/12,19/2025-158293**

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 in the City Clerk's Office on <u>Wednesday</u> <u>December 10, 2025 at 11:00 a.m.</u>, 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