

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, SAVINGS 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 92868 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 Trustee 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, to pay the remaining principal sums of the note(s) secured 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, expenses and advances at the time of the initial publication of the Notice of Sale is: \$131,269.76 If the Trustee is

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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 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. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132891-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information

tion is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 132891-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Orange County News
10/29, 11/5, 12/2025-157586

T.S. No. 137699-CA APN: 131-624-23 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/30/2023. 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 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 6/6/2023 as Instrument No. 2023000132358 of Official Records in the Office of the County Recorder of Orange County, State of CALIFORNIA executed by: CHARLOTTE SCOTT, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO THE 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, SAVINGS 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 92868 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 ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 11202 AUSTIN WAY, STANTON, CA 90680-2810 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 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, to pay the remaining principal sums of the note(s) secured 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, expenses and advances at the time of the initial publication of the Notice of Sale is: \$209,904.23 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. 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 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. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 137699-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 137699-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Orange County News
11/12, 19, 26/2025-158022

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01519982-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: EMILY RAE HENWOOD filed a petition with this court for a decree changing names as follows: EMILY RAE HENWOOD to EMILY RAE RODRIGUEZ. 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
12/18/2025
1:30 p.m. D-100
REMOTE

Central Justice Center
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/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: 10/21/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
10/29, 11/5, 12, 19/25-157688

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01521061
TO ALL INTERESTED

PERSONS: Petitioner: ELBA P. DE LOS REYES filed a petition with this court for a decree changing names as follows: ELBA P. DE LOS REYES to ELBA M. PEREZ. 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
12/30/2025
1:30 p.m. D-100
REMOTE

Orange County Superior Court
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/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: 10/29/2025
Judge David J. Hesselstine
Judge of the Superior Court
Orange County News
11/5, 12, 19, 26/25-158092

Title Order No. : LTSG2500341 Trustee Sale No. : 88309 Loan No. : 399493017 APN : 100-472-09 NOTICE OF TRUSTEE'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 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 2/5/2024 as Instrument No. 2024000025599 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, 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 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 association, or savings bank 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 to and now held by it under said Deed of Trust in the property situated in said County, California de-

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 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: 11700 ANABEL AVENUE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum 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 of trusts created by said Deed of Trust, to-wit: \$ 1, 4 0 9, 6 7 4 . 0 5 (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 delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 11/3/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 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 aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed

one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88309. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." 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 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.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 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. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation 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 opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale 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

diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. 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 sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee'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, 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% 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 Sunil 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% 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. : LTSG2500342 Trustee Sale No. : 88310 Loan No. : 399493017 APN : 100-472-09 NOTICE OF TRUSTEE'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 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, 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 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 association, or savings bank 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 to and now held by it under said Deed of Trust in the property situated in said County, California de-

scribing the land therein: LOT 13 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 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: 11702 ANABEL AVENUE GARDEN GROVE, CA 92843. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum 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 of trusts created by said Deed of Trust, to-wit: \$ 1, 4 0 7, 4 4 2. 8 0 (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 delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election 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 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 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 aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88310. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." 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 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.COM, using the file number assigned to this case 88310 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 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation 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 opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale 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 diligence regarding the

loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. 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 sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee'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, 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% 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 Sunil 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% Pacific Premier Trust, Custodian FBO Alexander MacDougall IRA \$61,250.00 5.00%

Orange County News 11/12,19,26/2025-158157

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01522435

TO ALL INTERESTED PERSONS: Petitioner: JENNIFER VILLA filed a petition with this court for a decree changing names as follows: JENNIFER VILLA to JENNIFER ISSABEL VILLA OCHOA. 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
12/30/2025
1:30 p.m. D-100
REMOTE
Orange County Superior Court

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/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: 10/30/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News 11/12,19,26,12/3/25-158181

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.)

Escrow No. 70547-TC
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller/Licensee are: RANCHO PACIFIC RETAIL PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 3380 LA SIERRA AVE, STE 104-790, RIVERSIDE, CA 92503
The business is known as: GARDEN GROVE BREEZE MARKET AKA BREEZE MARKET & GARDEN GROVE SHELL
The names, and addresses of the Buyer/Transferee are: VENTURE SID PARTNERS, INC., A CALIFORNIA CORPORATION, 18653 BURBANK BLVD, APT 3, TARZANA, CA 91356

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL and are located at: 7051 GARDEN GROVE BLVD, GARDEN GROVE, CA 92841

The kind of license to be transferred is: OFF-SALE BEER AND WINE 20-636800, now issued for the premises located at: 7051 GARDEN GROVE BLVD, GARDEN GROVE, CA 92841
The anticipated date of the sale/transfer is DECEMBER 8 2025 at the office of: UNITED ESCROW CO., 3440 WILSHIRE

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
(SPECIAL MEETING)**

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR 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:

*** TUESDAY, 9:00 A.M., NOVEMBER 25, 2025**

The City of Garden Grove Zoning Administrator will hold a Public Hearing in the Community Meeting Center, to consider the request listed below. Members of the public who wish to comment on matters before the Zoning Administrator, 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 prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

CONDITIONAL USE PERMIT NO. CUP-285-2025

A request for Conditional Use Permit approval to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer And Wine - Eating Place) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and expired. The site is at 12761 Harbor Boulevard, Unit I-1 in the PUD-121-98 (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator 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 **November 25, 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 Zoning Administrator 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: NOVEMBER 10, 2025
PUBLISH: NOVEMBER 12, 2025
Orange County News 11/12/2025-158281

BLVD #600, LOS ANGELES, CA 90010
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$575,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$20,000.00; DEMAND NOTE TO BE REPLACED 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 consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
DATED: OCTOBER 30, 2025
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

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)

(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)

Escrow No. 25-39356-JP
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) 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
Doing Business as: HIBACHI STEAK HOUSE

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 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 generally described as: FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE and is/are located at: 108-112 S FAIRMONT BLVD, ANAHEIM, CA 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: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale/transfer is DECEMBER 8, 2025

The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$216,000.00, including inventory estimated at \$12,000.00 which consists of the following: DESCRIPTION/AMOUNT CASH \$216,000.00; ALLOCATION-SUB TOTAL \$216,000.00; ALLOCA-

**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 East including but not limited to reservoir cleaning, 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:

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 in the City Clerk's Office on **Wednesday, December 10, 2025 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall.

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

/s/ Lizabeth Vasquez, CMC
City Clerk

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

TION TOTAL \$ 2 1 6 , 0 0 0 . 0 0 .
It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: 11/6/25
MIKIO CORPORATION, SELLER(S)/LICENSEE(S)
SHIN NIHON KOSAN INC., BUYER(S)/APPLICANT(S)
ORD-4373975 ORANGE COUNTY NEWS 11/12/25
Orange County News 11/12/2025-158280

FICTITIOUS BUSINESS NAME STATEMENT NO. 20256726480

INTEGRA located at: 3 PARK PLAZA, SUITE 1700, IRVINE, CA 92614. County: Orange. This is a New Statement. Registrant/s/ REDWITZ INTEGRAL, 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 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 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