

Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN	Legals-OCN
A.P.N.: 930-444-48 TS No.:2024-2191 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT D A T E D 11/18/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A	2022000383972 Book Page of Official Records in the Office of the Recorder of Orange County, California, The original owner: VERNON E NEILY II The purported current owner: VERNON E NEILLY II WILL SELL AT PUBLIC AUCTION TO THE IDGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state of federal credit union, or a check drawn by a state or federal savings and loan association, savings associ-	right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1800 E HEIM A VE #48 ORANGE CA 92865 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without coven-	charges, and expenses of the Trustee, to-wit: \$23,464.38 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, PARK 72 HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the	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	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	2191. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet web-site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you

to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-2191 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 11/24/2025 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2024-2191 SDI-35806)

Orange County News
12/5,12,19/2025-158827

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01523901

TO ALL INTERESTED PERSONS: Petitioner: ELLENA SOYOUNG SOHN filed a petition with this court for a decree changing names as follows: ELLENA SOYOUNG SOHN to SOYOUNG ELLENA SON. 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
12/31/2025
1:30 p.m. D-100
REMOTE
Central Justice Center
700 W. Civic Center Dr.
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News
Date: 11/05/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News
11/28,12/5,12,19/25-158732

SUMMONS (Parentage—Custody and Support) CITACIÓN

Legals-OCN
(Paternidad—Custodia y Manutención)
NOTICE TO RESPONDENT (AVISO AL DEMANDADO): # SHENGDE CUI

You have been sued. Read the information below and on the next page. Lo han demandado. Lea la información a continuación y en la página siguiente.

Petitioner's name (El nombre del demandante): **QIANNI TAN**
CASE NUMBER: (Número de caso) **23P000966**

You have **30 calendar days** after this Summons and Petition are served on you to file a Response (form FL-220 or FL-270) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your right to custody of your children. You may also be ordered to pay child support and attorney fees and costs.

For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local bar association.

NOTICE: The restraining order on page 2 remains in effect against each parent until the petition is dismissed, a judgment is entered, or the court makes further orders. This order is enforceable anywhere in California by any law enforcement officer who has received or seen a copy of it.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

Tiene **30 días de calendario** después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-220 o FL-270) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten la custodia de sus hijos. La corte también le puede ordenar que pague manutención de los hijos, y honorarios y costos legales.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org), o poniéndose en contacto con el colegio de abogados de su condado.

AVISO: La orden de protección que aparecen en la página 2 continuará en vigencia en cuanto a cada parte hasta que se emita un fallo final, se despidió la petición o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de esta orden puede hacerla acatar en cualquier lugar de California. Esta orden de restricción continuará en vigencia hasta que se emita un fallo final, se despidió la petición o la corte dé otras órdenes.

AMENDED PETITION TO DETERMINE PARENTAL RELATIONSHIP
PETITIONER: QIANNI TAN
RESPONDENT: SHENGDE CUI
CHILD CUSTODY & VISITATION

1. Petitioner gave birth to the children listed in item 2.

2. The children are: Christine Tan Cui, Date of Birth: 03/06/2023, Age: 2 years.

3. The court has jurisdiction over the respondent

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previamente exentos a petición de usted o de la otra parte. The name and address of the court are: (El nombre y dirección de la corte son:) ORANGE COUNTY SUPERIOR COURT, 341 THE CITY DRIVE, ORANGE, CA 92868 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, are: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son:) MAXINE HO 231272, MAGNOLIA PLAZA, 17731 IRVINE BLVD. #201, TUSTIN, CA 92780. TEL: (714) 340-7282; (714) 242-9831. Date (Fecha): 09/05/2023 DAVID H. YAMASAKI, Clerk of the Court Clerk, by (Secretario, por) V. MARQUEZ, Deputy (Asistente)

STANDARD RESTRAINING ORDER (Parentage - Custody and Support) ORDEN DE RESTRICCIÓN ESTANDAR (paternidad - Custodia y Manutención)

Starting immediately, you and every other party are restrained from removing from the state, or applying for a passport for, the minor child or children for whom this action seeks to establish a parent-child relationship or a custody order without the prior written consent of every other party or an order of the court. This restraining order takes effect against the petitioner when he or she files the petition and against the respondent when he or she is personally served with the Summons and Petition OR when he or she waives and accepts service. This restraining order remains in effect until the judgment is entered, the petition is dismissed, or the court makes other orders. This order is enforceable anywhere in California by any law enforcement officer who has received or seen a copy of it.

En forma inmediata, usted y cada otra parte tienen prohibido llevarse del estado a los hijos menores para quienes esta acción judicial procura establecer una relación entre hijos y padres o una orden de custodia, ni pueden solicitar un pasaporte para los mismos, sin el consentimiento previo por escrito de cada otra parte o sin una orden de la corte. Esta orden de restricción entrará en vigencia para el demandante una vez presentada la petición, y para el demandado una vez que éste reciba la notificación personal de la Citación y Petición, o una vez que renuncie su derecho a recibir dicha notificación y se dé por notificado. Cualquier agencia del orden público que haya recibido o visto una copia de esta orden puede hacerla acatar en cualquier lugar de California. Esta orden de restricción continuará en vigencia hasta que se emita un fallo final, se despidió la petición o la corte dé otras órdenes.

AMENDED PETITION TO DETERMINE PARENTAL RELATIONSHIP
PETITIONER: QIANNI TAN
RESPONDENT: SHENGDE CUI
CHILD CUSTODY & VISITATION

1. Petitioner gave birth to the children listed in item 2.

2. The children are: Christine Tan Cui, Date of Birth: 03/06/2023, Age: 2 years.

3. The court has jurisdiction over the respondent

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because the respondent lives in this state. 4. The action is brought in this county because the children live or is found in the county. 5. Petitioner claims respondent is the parent of the children listed in items 2 above. 6. A completed Declaration Under Uniform Child Custody Jurisdiction and Enforcement Act (Form FL-105) is attached. 7. PARENT-CHILD RELATIONSHIP: a. Petitioner; b. Respondent is the parent of the children listed in item 2. 8. CHILD CUSTODY AND VISITATION: b. Legal custody of children to Petitioner, c. Physical custody of children to Petitioner, d. Child visitation to be granted to Respondent. 10. FEES AND COSTS OF LITIGATION: a. Attorney fees to be paid by Respondent 11. NAME CHANGE: Children's names be changed, according to Family Code section 7638, as follows: Old Name: Christine Tan Cui; New Name: Christine Muhan Tan. 12. CHILD SUPPORT: The court may make orders for support of the children and issue an earnings assignment without further notice to either party. 14. I have read the restraining order on the back of the Summons (FL-210) and I understand it applies to me when this Petition is filed. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date: 07/16/2025 Qianni Tan, /s/ Qianni Tan

DECLARATION UNDER UNIFORM CHILD CUSTODY JURISDICTION AND ENFORCEMENT ACT
PETITIONER: QIANNI TAN
RESPONDENT: SHENGDE CUI
CASE NO: 23P000966

1. I am a party to this proceeding to determine custody of a child.

3. There is 1 (one) minor child who are subject to this proceeding, as follows: a. CHRISTINE TAN CUI, Place of Birth: Orange County, CA, Date of Birth: 03/06/2023, Sex: F, Period of Residence: 03/06/2023, Address: 19431 Rue De Valore Apt 34F, Person child lived with: Qianni Tan and Yun Tang, 19431 Rue De Valore, Relationship: Mother & Grandmother. 4. Do you have information about, or have you participated as a party or as a witness or in some other capacity in, another court case or custody or visitation proceeding, in California or elsewhere, concerning a child subject to this proceeding? No 6. Do you know of any person who is not a party to this proceeding who has physical custody or claims to have custody of or visitation rights with any child in this case? No Date: September 01, 2023 Qianni Tan, /s/ Qianni Tan

SUBSTITUTION OF ATTORNEY - CIVIL (Without Court Order)
XINGTANG (ZOE) CHU, ESQ (SBN 350831)
PREMIUM LEGAL PARTNERS, APC
16451 SCIENTIFIC WAY IRVINE, CA 92618
Superior Court of California, County of Orange, 341 The City Drive, Orange, CA 92866, Lamoreaux Justice Center.

Case Name: Qianni Tan v. Shengde Cui
CASE NO: 23P000966
THE COURT AND ALL PARTIES ARE NOTIFIED

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THAT (name): Qianni Tan makes the following substitution: 1. Former legal representative: Attorney: Maxine Ho, Esq 2. New legal representative: Attorney a. Name: Xingtang (Zoe) Chu, Esq b. State Bar No: 350831 c. Address: Premium Legal Partners, APC, 16451 Scientific Way, Irvine, CA 92618 d. Telephone No: (657) 225-5555 3. The party making this substitution is a petitioner. 4. I consent to this substitution: Date: 05/13/2025 Qianni Tan, /s/ Qianni Tan 5. I consent to this substitution: Date: 5/14/2025 Maxine Ho, Esq, /s/ Maxine Ho 6. I consent to this substitution: Date 05/13/2025 Xingtang (Zoe) Chu, Esq, /s/ Xingtang Chu

Orange County News
12/5,12,19,26/25 158957

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01526304

TO ALL INTERESTED PERSONS: Petitioner: VU THANH Y DAO aka VU THANH Y IVANOV filed a petition with this court for a decree changing names as follows: VU THANH Y DAO aka VU THANH Y IVANOV to KATHY IVANOV. 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
01/13/2026
1:30 p.m. D-100
REMOTE
Central Justice Center
700 W. Civic Center Dr.
West
Santa Ana, CA 92701
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News
Date: 11/12/2025
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News
11/28,12/5,12,19/25-158764

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 1/06/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit B025, Gaby Aziz, Boxes, Totes and Misc Items

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Unit B060, Deborah Spicer, Boxes, Totes and Misc Items Unit B013, Annette Ventura Galindo, Boxes, Totes and Misc Items Unit D074, CLAY JAMES, Boxes, Totes and Misc Items Unit D092, Robert Scott Ulriksen, Boxes, Totes and Misc Items Unit F067, Kam Ian Foo, Boxes, Totes and Misc Items (Excluding Vehicle) Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 657-342-4921.

Orange County News
12/19/2025-159025

STORAGE TREASURES AUCTION

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

10741 Dale Ave Stanton, CA 90680
January 6, 2026
11:00 AM
Theresa Oliff
Cristian Flores
Jerilyn Crawford
Christen Fien
Theresa Oliff
Ashia Moore
Hala Hamam
Darrell Gipson
Erica King
Allysa Moreno
Daishawn Smalley
Erica Branden Henson

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 12/19/25

CNS-3993176#
ORANGE COUNTY NEWS
Orange County News
12/19/25-159049

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **January 07, 2026**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

1705 S State College Blvd Anaheim, Ca 92806
(714) 308-1789
2:00 PM
Joel Sanchez
Desiree Grigolet
Damion Reed
Bridget Chowen
Gabriela Garcia
Mia Robbins
Garran Johnson
Virginia Umscheid
Mary Neville
HERStory INC – Snamiesha Ebhotemen
Carla Sanchez
Samy Avalos
Exhibit Factory LLC – Ashur Mooshaibad
Serita Johnson

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 12/19/25

Legals-OCN
CNS-3993620#
ORANGE COUNTY NEWS
Orange County News
12/19/25-159096

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that January 07, 2026; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations:

155 S. Adams St Anaheim Ca 92802
(714)-563-0388
12:00 PM
Jose Sanchez Tec
Kameron Castillo
Brian Aragon
Linda Pineda
Bashir Abdi
Michelle Gonzales
Miguel Cardenas Jr

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 12/19/25

CNS-3993661#
ORANGE COUNTY NEWS
Orange County News
12/19/25-159101

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2025-01528504

TO ALL INTERESTED PERSONS: Petitioner: JEANA LAURI ANDRUS DANZ filed a petition with this court for a decree changing names as follows: JEANA LAURI ANDRUS DANZ to JEANA LAURI DANZ. 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
02/3/2026
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: 11/26/2025
Judge Gassia Apkarian
Judge of the Superior Court

Orange County News
12/12,19,26/25,1/2/26-159117

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on January 7, 2026, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described

OCN

below belonging to those individuals listed below at the following locations:
**1761 W Katella Ave
Anaheim CA, 92804
714.922.3019
11:00 AM**
Jesse Miskulin
Edward Saragosa
Richard Aller
Tamara Marie Gutierrez
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 12/19/25
**CNS-3995014#
ORANGE COUNTY NEWS
Orange County News
12/19/25-159185**

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **January 7, 2026** Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
**480 W Crowther Ave
Placentia CA 92870
714.524.7552
11:00am**
Dawn Hess
Giovanni Smith
Alena Kovalena
Bijan Namdar
Davyon Andrews
Samantha Alonzo
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 12/19/25
**CNS-3995384#
ORANGE COUNTY NEWS
Orange County News
12/19/25-159208**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ETHEL MAE WALLACE, aka ETHEL M. WALLACE TRUSTEE OF THE ETHEL M. WALLACE FAMILY TRUST
CASE NO. 30-2025-01530817-PR-LA-CMC**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ETHEL MAE WALLACE, aka ETHEL M. WALLACE TRUSTEE OF THE ETHEL M. WALLACE FAMILY TRUST. A PETITION FOR PROBATE has been filed by DENSHAY ROSE WALLACE in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that DENSHAY ROSE WALLACE be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an

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objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **FEB 11, 2026 at 1:30 PM in Dept. CM08
3390 Harbor Blvd, Costa Mesa, CA 92626**
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file

NOTICE CALLING FOR PROPOSALS
District: **Garden Grove Unified School District**
Bid Deadline: **January 23, 2026 at 12:00 Noon PST**
Place of Bid Receipt: **Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Sunny Ho, Purchasing Supervisor
10331 Stanford Avenue
Garden Grove, CA 92840**
Project: **RFP No. 2511 GGUSD E-RATE 2026 C1 WIDE AREA NETWORK SERVICES**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District", will receive up to, but not later than, the above stated bid deadline, sealed proposals at the place indicated above for the award of a contract for the above referenced RFP. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.
Time is of the essence. Each proposal must conform and be responsive to the RFP documents, which are on file in the Information Technology Department. RFP documents will be available for download on **December 19, 2025** on <https://ggusd.us/itrfp> and <https://ggusd.us/departments/purchasing>. No bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.
Any and all questions shall be directed to the District e-mail address at rfp@ggusd.us on or before **January 5, 2026, by 10:00 AM**. Answers to these questions will be posted to the District website <https://ggusd.us/itrfp> and <https://ggusd.us/departments/purchasing> on or before **January 9, 2026 by 5:00 PM**.
Dated this December 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 12/19,26/2025-159324

Legals-OCN

with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: JAMES C. CAVIOLA, JR., ESQ.; ATTORNEY AT LAW, 20422 BEACH BLVD STE 415, HUNTINGTON BEACH, CA 92648. (714) 969-9111 BSC 227825
**Orange County News
12/19,12/24,12/26/2025-159244**
NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE
(UCC Sec. 6101 et seq. and B & P 24073 et seq.)
Escrow No. 32243-PC
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(s)/Licensee(s) are: BE THE BEST CORPORATION, 118 W. WILSHIRE AVENUE, FULLERTON, CA 92832 Doing business as: 8 EIGHTY-EIGHT
All other business name(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 names and addresses of the Buyer(s)/Applicant(s) is/are: BE THA BEST CORPORATION, 15397 ROCKY MOUNTAIN, JAMUL, CA 92832
The assets being sold are generally described as: GOODWILL, TRADEMARKS, TRADE NAMES, SOCIAL MEDIA ACCOUNTS, FURNITURE, FIXTURES AND EQUIPMENT, POS SYSTEM, MEMBERSHIP/CUSTOMER RECORDS, VENDOR LIST, BUSINESS WEBSITE, DOMAIN, EMAIL ADDRESS, LICENSES,

NOTICE CALLING FOR PROPOSALS
District: **Garden Grove Unified School District**
Bid Deadline: **January 23, 2026 at 12:00 Noon PST**
Place of Bid Receipt: **Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Sunny Ho, Purchasing Supervisor
10331 Stanford Avenue
Garden Grove, CA 92840**
Project: **RFP No. 2509 GGUSD E-RATE 2026 C2 NETWORK EQUIPMENT**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District", will receive up to, but not later than, the above stated bid deadline, sealed proposals at the place indicated above for the award of a contract for the above referenced RFP. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.
Time is of the essence. Each proposal must conform and be responsive to the RFP documents, which are on file in the Information Technology Department. RFP documents will be available for download on **December 19, 2025** on <https://ggusd.us/itrfp> and <https://ggusd.us/departments/purchasing>. No bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.
Any and all questions shall be directed to the District e-mail address at rfp@ggusd.us on or before **January 5, 2026, by 10:00 AM**. Answers to these questions will be posted to the District website <https://ggusd.us/itrfp> and <https://ggusd.us/departments/purchasing> on or before **January 9, 2026 by 5:00 PM**.
Dated this December 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 12/19,26/2025-159323

Legals-OCN

PERMITS, TOBACCO PERMIT, ABC LICENSE LICENSE #57-560311 and is/are located at: 118 W. WILSHIRE AVENUE, FULLERTON, CA 92832 The type of license to be transferred is/are: ON-SALE GENERAL SPECIAL NO. #57-560311 now issued for the premises located at: SAME
The bulk sale and transfer of the alcoholic beverage license(s) is/are intended to be consummated at the office of: CITYWIDE ESCROW SERVICES, INC., 12501 SEAL BEACH BLVD., SUITE 130, SEAL BEACH, CA 90740 and the anticipated sale date is JAN 20, 2026.
The Bulk sale is not subject to California Uniform Commercial Code Section 6106.2.
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$2,200,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH THRU ESCROW \$2,200,000; ALLOCATION TOTAL \$ 2 , 2 0 0 , 0 0 0 . 0 0
CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS
PROJECT NO. CP1415000
Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1415000 "LANDFILL GAS TREATMENT SYSTEM ENHANCEMENTS,"** 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 \$710,000 dollars.
This project is to provide enhancements to the Landfill Gas Treatment System at Garden Grove Sanitary District's Longsdon Pit North/Sierra Park Landfill. The project includes upsizing the existing carbon tanks and blowers, installing a new control panel, adding monitoring instruments and SCADA systems, and expanding the site with a new concrete pad and modified chain-link fence. The project shall be completed within one hundred forty (140) working days.
The plans, specifications and contract documents may be purchased from ARC for the price of one hundred thirty-four dollars and thirty-one cents (\$134.31). 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, January 21, 2026 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 Mr. Mark Ladney, Project Manager, (714) 741-5372.
/s/ Lizabeth Vasquez, CMC
City Clerk
Date: December 17, 2025
Publish: December 19, 2025 and January 2, 2026
Orange County News 12/19/25 & 1/02/2026-159309

NOTICE CALLING FOR PROPOSALS
District: **Garden Grove Unified School District**
Bid Deadline: **January 23, 2026 at 12:00 Noon PST**
Place of Bid Receipt: **Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Sunny Ho, Purchasing Supervisor
10331 Stanford Avenue
Garden Grove, CA 92840**
Project: **RFP No. 2511 GGUSD E-RATE 2026 C1 WIDE AREA NETWORK SERVICES**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District", will receive up to, but not later than, the above stated bid deadline, sealed proposals at the place indicated above for the award of a contract for the above referenced RFP. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.
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Dated this December 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 12/19,26/2025-159323

Legals-OCN

BLVD., SUITE 130, SEAL BEACH, CA 90740 and the anticipated sale date is JAN 20, 2026.
The Bulk sale is not subject to California Uniform Commercial Code Section 6106.2.
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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, January 21, 2026 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall.
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NOTICE CALLING FOR PROPOSALS
District: **Garden Grove Unified School District**
Bid Deadline: **January 23, 2026 at 12:00 Noon PST**
Place of Bid Receipt: **Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Sunny Ho, Purchasing Supervisor
10331 Stanford Avenue
Garden Grove, CA 92840**
Project: **RFP No. 2511 GGUSD E-RATE 2026 C1 WIDE AREA NETWORK SERVICES**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District", will receive up to, but not later than, the above stated bid deadline, sealed proposals at the place indicated above for the award of a contract for the above referenced RFP. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.
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Dated this December 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 12/19,26/2025-159323

Legals-OCN

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for 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: _____
SELLER(S)/LICENSEE(S) : BE THE BEST CORPORATION
BUYER(S)/APPLICANT(S) : BE THA BEST CORPORATION
ORD-4516486 ORANGE COUNTY NEWS 12/19/25
Orange County News 12/19/2025-159303
CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS
PROJECT NO. GT1408000
Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for Project No. GT1408000 "MEDA OF HONOR TRAIL CONCRETE INSTALLATION FOR FITNESS EQUIPMENT," will be received by the Garden Grove City Clerk's Office, City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840.
This project consists of installing four (4) concrete pads for the installation of fitness equipment along the Medal of Honor Trail, located at 12602 Shelley Dr., Garden Grove CA 92840. The Contractor will be required to adhere to the latest edition of Caltrans Standards Plans and Specifications, latest edition of Standard Specifications for Public Works Construction (Greenbook), City of Garden Grove Standard Plans, Orange County Standard Plans, Resources and Development Management Department (RDMD) Design Manuals, and these project plans, specifications, and special provisions. This Project has a DBE goal of 12%. The contractor will also be required to pay the latest prevailing wage rates per the Davis-Bacon Prevailing Wage Regulations as established by the State of California, Department of Industrial Relations. Certified weekly payroll reports, monthly utilization and Davis-Bacon Regulation reports for the prime and all subcontractors will be required for each project.
The Contractor is advised that the entire project is a combination of one (1) set of plans for one (1) Project. One (1) "Notice to Proceed" will be issued for the entire project. The entire project shall be completed within forty (40) working days. Plans, specifications and contract documents can be downloaded at the City's Vendor Portal on PlanetBids at <https://ggcity.org/finance/purchasing>.
Sealed bids are due in the City Clerk's Office on **Thursday, February 12, 2026 by 11:00 a.m.** and will be publicly opened in Conference Room 1 North, first floor, in City Hall.
Direct ANY and ALL questions to Christy Le at christyl@ggcity.org, copied Alana Cheng at alanac@ggcity.org, and Eric Hong at erich@ggcity.org.
/s/ Lizabeth Vasquez, CMC
City Clerk
Date: December 17, 2025
Publish: December 19, 2025 and December 26, 2025
Orange County News 12/19,26/2025-159311

NOTICE CALLING FOR PROPOSALS
District: **Garden Grove Unified School District**
Bid Deadline: **January 23, 2026 at 12:00 Noon PST**
Place of Bid Receipt: **Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Sunny Ho, Purchasing Supervisor
10331 Stanford Avenue
Garden Grove, CA 92840**
Project: **RFP No. 2510 GGUSD E-RATE 2026 C1 MANAGED TELECOMMUNICATION SERVICES**
NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District", will receive up to, but not later than, the above stated bid deadline, sealed proposals at the place indicated above for the award of a contract for the above referenced RFP. It is the Bidder's sole responsibility to ensure that their proposal is received prior to the scheduled closing time for receipt of proposals. In accordance with Government Code § 53068, any proposal received after the scheduled closing time for receipt of proposal shall be returned to the Bidder unopened.
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Dated this December 19, 2025
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 12/19,26/2025-159322

Legals-OCN

ment of Alcoholic Beverage Control.
Dated: _____
SELLER(S)/LICENSEE(S) : BE THE BEST CORPORATION
BUYER(S)/APPLICANT(S) : BE THA BEST CORPORATION
ORD-4516486 ORANGE COUNTY NEWS 12/19/25
Orange County News 12/19/2025-159303
CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS
PROJECT NO. GT1408000
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/s/ Lizabeth Vasquez, CMC
City Clerk
Date: December 17, 2025
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Orange County News 12/19,26/2025-159311