



In schools to encourage healing.

As if dealing with his mom's death wasn't hard enough, Sean had to adjust to a new home and new school. It was a lot to handle, so he struggled emotionally and academically. Lee from Communities In Schools helped Sean develop coping skills by finding positive outlets for his feelings. As his attitude improved, his grades followed—going from D's to B's. Now, he's focused on football and a promising future. There are millions of at-risk kids like Sean who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed.
CommunitiesInSchools.org



Legals-OCN

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1020285-BF Order No.: 250418790-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/16/2021. 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. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): BRIAN ALAN NGUYEN, A SINGLE MAN Recorded: 12/17/2021 as Instrument No. 2021000758236 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 3/9/2026 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$438,011.63 The purported property address is: 12668 CHAPMAN AVE UNIT 2104, GARDEN GROVE, CA 92840 Assessor's Parcel No.: 936-19-165 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been

Legals-OCN

made with the trustee prior to the scheduled sale. **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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 buy-

Legals-OCN

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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020285-BF 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020285-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designa-

Legals-OCN

tion, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1020285-BF IDSPub #0292837 2/13/2026 2/20/2026 2/27/2026 **Orange County News 2/13,20,27/2026-160258** **NOTICE OF TRUSTEE'S SALE** File No.:25-325913 A.P.N.:133-303-04 Property Address.: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 06, 2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by

Legals-OCN

the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): REGINA N. RYBA AND JOEL T. BIECHELE, WIFE AND HUSBAND Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on November 10, 2006 at Instrument No 2006000762014 of Official Records in the office of the Recorder of ORANGE County, California Sale Date: 2/26/2026 Sale Time: 12:00 PM Sale Location: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701. Amount of unpaid balance and other charges: \$127,058.59 (Estimated) Street Address or other common designation of real property: 12541 LORALEEN STREET, GARDEN GROVE, CA 92841. See Legal Description - Exhibit "A" attached hereto and made a part hereof. **LEGAL DESCRIPTION - EXHIBIT A LOT 30 OF TRACT NO. 1836, IN THE CITY OF GARDENA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 53 PAGE (S) 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF**

Legals-OCN

SAID COUNTY. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **NOTICE TO POTENTIAL BIDDER(S):** 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(S):** 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned

Legals-OCN

to this case 25-325913. 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(S):** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-325913 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. Robertson, Anschutz, Schneid and Crane, LLP Date: 1/16/2026 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 **SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKASAP.COM](http://WWW.SERVICELINKASAP.COM) FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727).** The above-named trustee may be acting as a debt collector or attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation

was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4863113 02/06/2026, 02/13/2026, 02/20/2026

Orange County News
2/6,13,20/2026-160589

NOTICE OF PETITION TO ADMINISTER ESTATE OF JACQUELINE PHUONG THY PHAN

CASE NO. 30-2026-01544984-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: JACQUELINE PHUONG THY PHAN

A PETITION FOR PROBATE has been filed by TRAN HUYEN TRAN in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that TRAN HUYEN TRAN 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 with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on 04/09/2026 at 1:30 PM in Dept. CM07 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE CENTER.

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at 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 within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a

notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (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: Christine Anne Chung, Esq. (SBN: 252605) Law Offices of Christine Chung 2522 Chambers Road, Suite 113 Tustin, CA 92780 Telephone: (949) 529-1480

2/13, 2/18, 2/20/26

CNS-4012298#

ORANGE COUNTY NEWS

Orange County News
2/13,18,20/2026-160785

AMENDMENT 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 DAO. 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
03/17/2026

1:30 p.m. D100

REMOTE

Central Justice Center 700 Civic Center Dr. West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News Date: 01/22/2026 Judge David J. Hesseltine Judge of the Superior Court

Orange County News
1/30,2/6,13,20/2026-160246

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000126

TO ALL INTERESTED PERSONS: Petitioner: RICHARD PARK AND SELLRA BAE on behalf of TATE PARK, a minor, filed a petition with this court for a decree changing names as follows: TATE PARK to TATE BAE-PARK. THE COURT ORDERS that all persons interested in this matter appear before this

Orange County News
2/13,20,27/2026-160810

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000068

TO ALL INTERESTED PERSONS: Petitioner: JAYME LYNN WOLF GURZI filed a petition with this court for a decree changing names as follows: JAYME LYNN WOLF GURZI to JAYME LYNN WOLF. 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.

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
05/18/2026

8:30 a.m. L74

REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(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: 02/09/2026 Judge Eric J. Wersching Judge of the Superior Court

Orange County News
2/13,20,27,3/6/2026-160804

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000031

TO ALL INTERESTED PERSONS: Petitioner: NATALIE HURTADO and GUSTAVO BAUTISTA AGUILAR on behalf of NICHOLAS REYNOSO and BENJAMIN GUSTAVO REYNOSO, minors, filed a petition with this court for a decree changing names as follows: NICHOLAS REYNOSO to NICHOLAS AGUILAR and BENJAMIN GUSTAVO REYNOSO to BENJAMIN GUSTAVO AGUILAR. 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
05/04/2026

8:30 a.m. L74

REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868 (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: 01/14/2026 Judge Eric J. Wersching Judge of the Superior Court

Orange County News
2/13,20,27,3/6/2026-160810

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000068

TO ALL INTERESTED PERSONS: Petitioner: JAYME LYNN WOLF GURZI filed a petition with this court for a decree changing names as follows: JAYME LYNN WOLF GURZI to JAYME LYNN WOLF. 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
05/18/2026

8:30 a.m. L74

REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(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: 01/14/2026 Judge Eric J. Wersching Judge of the Superior Court

Orange County News
2/13,20,27,3/6/2026-160810

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000068

TO ALL INTERESTED PERSONS: Petitioner: JAYME LYNN WOLF GURZI filed a petition with this court for a decree changing names as follows: JAYME LYNN WOLF GURZI to JAYME LYNN WOLF. 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.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26FL000068

TO ALL INTERESTED PERSONS: Petitioner: JAYME LYNN WOLF GURZI filed a petition with this court for a decree changing names as follows: JAYME LYNN WOLF GURZI to JAYME LYNN WOLF. 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
03/13/2026

8:45 a.m. L53

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(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: 01/27/2026 Judge Eric J. Wersching Judge of the Superior Court

Orange County News
2/6,13,20,27/2026-160605

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

CECIL AZAR LOTIEF

CASE NO. 30-2025-

01528533-PR-PL-CM

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CECIL AZAR LOTIEF.

A PETITION FOR PROBATE has been filed by MICHAEL P. LOTIEF in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that MICHAEL P. LOTIEF be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on

APRIL 16, 2026

1:30 PM Dept: CM07

3390 Harbor Blvd

Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. 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 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: 223 BENDEL ROAD, LAFAYETTE, LA 70503; TEL: 337-654-6918

Orange County News
2/13,20,27/26-160841

NOTICE CALLING FOR BIDS

DISTRICT: Garden Grove Unified School District

BID NUMBER: 2512 Fencing Project #14

PROJECT LOCATIONS: Murdy Elementary School, McGarvin Intermediate School, Northcutt Elementary School, Parkview Elementary School

BID DEADLINE & OPENING: March 19, 2026 at 2:00 PM

PLACE OF RECEIPT: Facilities Department

Garden Grove Unified School District

11700 Knott Avenue, Building C, Garden Grove, CA 92841

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 bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD

Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid Form") and must otherwise comply with the requirements set forth in the document entitled "Information for Bidders" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "Bid Bond" in the form attached hereto; (2) a completed "Non-collusion Affidavit"; (3) "Designation of Subcontractors" all of which must be on the forms attached hereto.

The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

The District will conduct a mandatory informational job walk and conference relative to the Project. The location of that job walk and conference shall start at Parkview Elementary School, 12272 Wilken Way, Garden Grove, CA 92840. Meet at the flag pole in front of the school. The job walk and conference will commence promptly

March 4, 2026 at 6:30 AM. Failure to attend or tardiness will render bid ineligible.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Bid Package No. Description License

Bid No. 2512 Fencing Project #14 C13

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement.

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.

The "Project Documents" (as defined in the Information for Bidders) are on file at the following location: ARC planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("Plans and Specifications").

Option 1: View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions: https://order.e-arc.com/arcEOC/x_project.asp?de=C14C724E-5A32-4ADB-8BC9-147D628AFC39

Option 2: <https://www.ggusd.us/departments/purchasing>

Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: **Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us**

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date").

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.

Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to facilities@ggusd.us no later than **March 10, 2026 at 10:00 AM.** Answers to these questions will be posted online as an addendum at <https://www.ggusd.us/departments/purchasing> on or before **March 13, 2026 at 5:00 PM.**

Date of this Notice: **February 20, 2026**

Garden Grove Unified School District

By: Kevin Heerschap

Director of Maintenance, Operations and Facilities

Orange County News
2/20,27/2026-160999

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 12321 Western Avenue Garden Grove, CA 92841 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on March 7th, 2026 at 11:00am or after. Contents include personal property described below belonging to those individuals listed below.

Unit 2231 Karin Qadri Furniture, boxes, lamp Unit 1060 Deysi Loya, boxes, furniture, kids toys 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)250-0210.

Orange County News
2/20/2026-160985