

# EVERY NEIGHBORHOOD HAS A Naturehood



## Legals-OCN

T.S. No. 25-75469 APN: 231-171-07 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/15/2016. 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 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. 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. Trustor: GONZALO ADAME CORCOLES, A SINGLE MAN, AND DEBRA R PINEDA, A SINGLE WOMAN, JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/17/2016, as Instrument No. 2016000389310, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2020000157134 AND RECORDED ON 04/08/2020 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2022000137193 AND RECORDED ON 04/11/2022 AND MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2025000084512 AND RECORDED ON 03/18/2025, of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/9/2026 at 12:00 PM

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Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$471,136.05 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 13302 DAWN AVENUE GARDEN GROVE, CALIFORNIA 92840 Description as follows: As more fully described on said Deed of Trust A.P.N #.: 231-171-07 The undersigned Trustee disclaims any liability for any inaccuracy 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. 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

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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 1-866-539-4173 or visit this internet website [www.servicelinkauction.com](http://www.servicelinkauction.com), using the 25-75469. 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 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 1-866-539-4173, or visit this internet website [www.servicelinkauction.com](http://www.servicelinkauction.com), using the 25-75469 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. Dated: 2/5/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 1-866-539-4173 [www.servicelinkauction.com](http://www.servicelinkauction.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to col-

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lect such obligation. EPP 46794 Pub Dates 02/11, 02/18, 02/25/2026  
**Orange County News 2/11, 18, 25/2026-160676**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01543136**

TO ALL INTERESTED PERSONS: Petitioner: HU, YAN filed a petition with this court for a decree changing names as follows: HU, YAN to SY, LU-AN HUAYAN. 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**  
03/18/2026  
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](http://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: 01/29/2026  
Judge David J. Hesseltine  
Judge of the Superior Court  
**Orange County News 2/4, 11, 18, 25/2026-160492**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000087**

TO ALL INTERESTED PERSONS: Petitioner: VIOLA SHENOUDA and SHADY ABOELKHEIR on behalf of EMILY ABOELKHEIR (MINOR), filed a petition with this court for a decree changing names as follows: EMILY ABOELKHEIR to EMILY ZAKI. 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

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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  
1:30 p.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](http://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: 01/29/2026  
Judge Eric J. Wersching  
Judge of the Superior Court  
**Orange County News 2/11, 18, 25, 3/4/2026-160741**

**NOTICE OF TRUSTEE'S SALE T.S. No. 25-00747-RM-CA Title No. RTSG2503-CA-3920342 APN. 399-162-08 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/12/2007. 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(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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; will be held by 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. The sale will be made in an "as is" condi-**

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tion, 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. Trustor: Cecelia Watson, an unmarried woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 02/16/2007 as Instrument No. 2007000104264 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 04/02/2026 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$752,713.50 Street Address or other common designation of real property: 13321 Siemon Avenue, Garden Grove, CA 92843 A.P.N.: 399-162-08 The undersigned Trustee disclaims any liability for any inaccuracy 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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

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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 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 25-00747-RM-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 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-00747-RM-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 in-

ent 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/11/2026 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4865965 02/25/2026, 03/04/2026, 03/11/2026

Orange County News 2/25,3/4,11/2026-160886

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01542275

TO ALL INTERESTED PERSONS: Petitioner: ELIZABETH MAYA WORK filed a petition with this court for a decree changing names as follows: ELIZABETH MAYA WORK TO ELIZABETH MAYA CHERNYAVSKAYA WORK. 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 03/11/2026 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: 02/04/2026 Judge David J. Hesselstine Judge of the Superior Court

Orange County News 2/11, 18, 25, 3/4/2026-160767

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01545976-CUPT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ISABELLE IRENE RAMIREZ filed a petition with this court for a decree changing names as follows: ISABELLE IRENE

RAMIREZ to ISABELLE IRENE CANUL. 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 04/07/2026 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: 02/10/2026 Judge of the Superior Court

Orange County News 2/18,25,3/4,11/2026-160931

Notice is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of: - Guillermo JF Plascencia - Arlene C Pelayo - Samantha Perez - Eduardo Padilla - Richard Ketcham - Nicole Smith - Ramon Larranaga - Bryan Adams Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics,

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR PROPOSED FY 2026-27 ACTION PLAN FOR USE OF HUD FUNDS

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION AND GARDEN GROVE CITY COUNCIL

The City of Garden Grove is an Entitlement City for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant, HOME Investment Partnership Act, and Emergency Solutions Grant.

On March 2, 2026, at 6:30 p.m., the Garden Grove Neighborhood Improvement and Conservation Commission will hold a Public Hearing in the Council Chambers of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, to consider the Fiscal Year (FY) 2026-27 Action Plan, covering the period of July 1, 2026, through June 30, 2027. This Action Plan will allocate approximately \$3 million in new HUD funds.

On April 14, 2026, at 6:30 p.m., the City Council will also hold a Public Hearing in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, to consider the FY 2026-27 Action Plan.

Opportunity for Public Review and Comment

From February 25, 2026 through April 14, 2026, the City's FY 2026-2027 Action Plan will be available for public review at the following location:

Please visit the City's website at https://ggcity.org/neighborhood-improvement/reports to review the FY 2026-27 Action Plan, and please submit comments electronically to Dana Yang at danay@ggcity.org.

The Economic Development and Housing Department will accept written and verbal comments until 3:00 p.m. on April 14, 2026. Please direct any questions or comments to Dana Yang, at (714) 741-5131 or by email at danay@ggcity.org.

/s/ Lizabeth Vasquez City Clerk

Dated: 2/19/26 Publish: 2/25/26 Orange County News 2/25/2026-161035

sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 2:00 PM on the 18th of March 2026 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 2/25, 3/4/26

CNS-4014697#

ORANGE COUNTY NEWS

Orange County News 2/25,3/4/2026-160975

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 051071

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: ERNESTO PEREZ, 2790 E. LINCOLN AVENUE, ANAHEIM, CA 92806

(3) The location in California of the chief executive office of the Seller is: Same as above

(4) The names and business address of the Buyer(s) are: EDGAR MARTA, 2790 E. LINCOLN AVENUE, ANAHEIM, CA 92806

(5) The location and general description of the assets to be sold are all stock in trade including inventory, supplies, merchandise, fixtures, equipment, goodwill and trade name of that certain business located at: 2790 E. LINCOLN AVENUE, ANAHEIM, CA 92806

(6) The business name used by the seller(s) at that location is: PIZZA EXPRESS OC.

(7) The anticipated date of the bulk sale is 03/13/26 at the office of Security Land Escrow Company, 10323 Paramount Blvd. Downey, CA 90241, Escrow No. 051071, Escrow Officer: Lawrence Garces.

(8) Claims may be filed with Same as 7" above. (9) The last date for filing claims is 03/12/26. (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE". Dated: February 12, 2026 Transferees: S/ EDGAR MARTA 2/25/26

CNS-4015844#

ORANGE COUNTY NEWS

Orange County News 2/25/2026-161048

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2026-01548003

TO ALL INTERESTED PERSONS: Petitioner: UN JOO YUN filed a petition

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS CITY PROJECT NO. CP-1381000

Notice is hereby given that sealed bids to furnish material, equipment, and labor for "PROJECT NO. CP1381000 - TRAFFIC SIGNAL MODIFICATIONS AT VARIOUS LOCATIONS FY 25-26", will be received by the City Clerk's Office, City Hall, at 11222 Acacia Parkway, Garden Grove, CA 92840.

The Engineer's Estimate is \$1,350,000. The proposed project generally consists of traffic signal modifications, street light relocation, signage installation, and reconstruction of curb ramps and sidewalk.

Plans, specifications and contract documents can be obtained upon payment of a fee of forty dollars (\$40) for each electronic set of plans and specifications. This fee is non-refundable. Please contact the Engineering Division at (714) 741-5192 during normal working hours or email both valeriao@ggcity.org and juann@ggcity.org for payment information.

Bids are due in the City Clerk's Office on **Wednesday, March 25, 2026 at 11:00 a.m.**, and will be opened in Conference Room 1-North, first floor, in City Hall.

Direct ANY and ALL questions to Mr. Juan Navarro, City Traffic Engineer, (714) 741-5186, juann@ggcity.org.

/s/ Lizabeth Vasquez, CMC City Clerk

Date: February 23, 2026 Publish: February 25, 2026 and March 4, 2026 Orange County News 2/25,3/4/2026-161075

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS PROJECT NO. CP1364000

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1364000 "SEWER SYSTEM REHABILITATION PLAN PHASE II SEWER MAIN LINING AND SPOT REPAIR PROJECT 1"** 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 \$1,947,000 dollars.

The Sewer System Rehabilitation Plan Phase II, Sewer Main Lining and Spot Repair Project 1, generally consists of rehabilitation of approximately 19,980 linear feet of existing 8-inch, 10-inch, 12-inch, and 15-inch vitrified clay pipe (VCP) sewer mains located within a residential neighborhood bounded by Euclid Street, Harbor Boulevard, Katella Avenue, and Chapman Avenue in Garden Grove. The project includes UV-cured, glass fiber-reinforced Cured-in-Place Pipe (GRP-CIPP) lining for the majority of the pipe segments, targeted open-cut spot repairs totaling approximately 4 segments of 6 LF each, robotic reinstatement of 430 active laterals, and installation of 83 Top Hat liners to ensure watertight connections.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred and forty-three and eighty cents (\$143.80). 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 **Monday, March 23, 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 Ms. Liyan Jin, Project Manager, (714) 741-5977.

/s/ Lizabeth Vasquez, CMC City Clerk

Date: February 23, 2026 Publish: February 25, 2026 and March 4, 2026 Orange County News 2/25,3/4/2026-161074

with this court for a decree changing names as follows: UN JOO YUN TO ANDREW JOO YUN. 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 04/02/2026 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

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE \* INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., MARCH 19, 2026

Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

SITE PLAN NO. SP-129-2023 (TE1)

A request for a one-year Time Extension for the approved entitlement under Site Plan No. SP 129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very low-income" households, and associated site improvements on a 0.83-acre lot. The site is at 9691 Bixby Avenue in the R-2 (Limited Multiple Residential) zone. A CEQA determination is not required as the project was previously exempted.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **March 19, 2026**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: FEBRUARY 19, 2026 PUBLISH: FEBRUARY 25, 2026 Orange County News 2/25/2026-161021

LEGAL NOTICE NOTICE OF PUBLIC HEARING

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:

• THURSDAY, 9:00 A.M., MARCH 12, 2026

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-262-2024 (REV. 2026)

A request to modify the Conditions of Approval for Conditional Use Permit No. CUP 262 2024 to allow the consumption of alcoholic beverages within the outdoor waiting area of an existing restaurant. The site is located at 5939 Chapman Avenue in the C-2 (Community Commercial) zone. In conjunction with this request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT NO. CUP-288-2026

A request for Conditional Use Permit approval to operate an existing 7-Eleven convenience store with a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License and a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit governing the tenant space, CUP-540-2001. The site is located at 12502 Harbor Boulevard in the HCSP-TN (Harbor Corridor Specific Plan - Transition Zone North) 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 **March 12, 2026**. 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: February 19, 2026 PUBLISH: February 25, 2026 Orange County News 2/25/2026-161022

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)

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE \* INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., MARCH 19, 2026

Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

SITE PLAN NO. SP-129-2023 (TE1)

A request for a one-year Time Extension for the approved entitlement under Site Plan No. SP 129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very low-income" households, and associated site improvements on a 0.83-acre lot. The site is at 9691 Bixby Avenue in the R-2 (Limited Multiple Residential) zone. A CEQA determination is not required as the project was previously exempted.

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DATE: FEBRUARY 19, 2026 PUBLISH: FEBRUARY 25, 2026 Orange County News 2/25/2026-161021

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• THURSDAY, 9:00 A.M., MARCH 12, 2026

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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: 02/19/2026 Judge David J. Hesselstine Judge of the Superior Court

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