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\$49

Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.01. Offer expires 3/31/2026. License numbers available at ars.com/licenses. *Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820*

SAVE UP TO \$2000

on a New Cooling and Heating System with our Buy Back Program!

Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.01. Offer expires 3/31/2026. License numbers available at ars.com/licenses. *Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820*

Legals-OCN

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

Legals-OCN

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 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 sched-

Legals-OCN

uled 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,

Legals-OCN

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,

Legals-OCN

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

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01542275 TO ALL INTERESTED

Legals-OCN

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

Legals-OCN

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 2/21/11, 18, 25, 3/4/2026-160767

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 10 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" condition, 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 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. 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 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, 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, 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 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 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01545976-CU-PT-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, 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01548003

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

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 valeriaio@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

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
Orange County News 2/25, 3/4, 11, 18/2026-161093

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 580 E Lambert Rd La Habra, CA 90631 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.self-storageauction.com on 3/18/2026 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. A006, Danyal Mohammed: Furniture, boxes, home goods; A009, Maria Cerpa: Boxes, totes, home decor; A014, Candace Matson: Decorations, memorabilia, collectibles; D070, Jose Pavon: Tools, work supplies, boxes; F009, JUVENTINO SILVA: Decorations, furniture, party supplies; G001, Daniel Haro: home goods, boxes, furniture; G020, Kim Serrano: household goods, boxes, appliances; G027, Sarah L Armendariz: Boxes, decorations, merchandise; G052, Jacklyn Maldonado: Baby items, boxes, furniture; H002, Yvonne Parker: Boxes, furniture, appliances; H022, JUVENTINO SILVA: Decorations, party supplies, furniture; H023, Bertha Lopez: Home goods, boxes, furniture. 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 562-236-6583
CN125034 00108 Mar 4, 2026
Orange County News 3/4/2026-161252

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE
(U.C.C. 6101 et seq. and B & P 24074 et seq.)
Escrow No. 051084

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be

made.
The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are:
Rigoberto Chavez Ramirez and Mariana Montes De Chavez, 629 S. Anaheim Blvd., Anaheim, CA 92805
The Business is known as: QUALITY MARKET
The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are:
QUALITY MINI MARKET INC. A CALIFORNIA CORPORATION BY: GEORG DAOUD
629 S. ANAHEIM BLVD., ANAHEIM, CA 92805
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: ALL STOCK IN TRADE INCLUDING INVENTORY, SUPPLIES, MERCHANDISE, FIXTURES, EQUIPMENT, GOODWILL AND TRADE NAME and are located at: 629 S. ANAHEIM BLVD., ANAHEIM, CA 92805
The kind of license to be transferred is: OFF-SALE BEER AND WINE now issued for the premises located at: 629 S. ANAHEIM BLVD., ANAHEIM, CA 92805
The anticipated date of the sale/transfer is MARCH 24, 2026 at the office of SECURITY LAND ESCROW COMPANY, 10323 PARAMOUNT BLVD. DOWNEY, CA 90241.
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$180,000.00, which consists of the following:
D E S C R I P T I O N :
A M O U N T :
CHECKS \$180,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Profes-

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

ions 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: FEBRUARY 10, 2026
Quality Mini Market Inc. a California Corporation S/ GEORG DAOUD
3/6/26
CNS-4017744#
ORANGE COUNTY NEWS
Orange County News 3/6/2026-161255

NOTICE OF PUBLIC AUCTION

Notice Is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Wednesday March 11th, 2026 at 9:00 am and closing on or after Wednesday March 18th, 2026 at 1:00 pm

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. **NO CASH IS ACCEPTED.** All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Retract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Alexander Schulga x4
Fernando Palma
Rosa Villa x2
Cesar Cantu
Jose Arroyo
John Hoskins
Danny Hong
Olga Casillas
Orange County News 3/4/2026-161278

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

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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