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75% OFF
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Offer not available in all areas and ends 6/30/2026. Offer good at initial consultation. Up to 75% Off applies to select styles and the base material. Does not include labor, underlayment and other sundries needed to complete the installation. Free Furniture Moving and Lifetime Installation Warranty free at initial consultation only. Free Floor Preparation: Offer only good at time of initial consultation. Provides a maximum of \$2,000 in material and labor for floor preparation. Work not included includes, but is not limited to, remedying any pre-existing defect affecting or compromising the structural integrity of the homes subfloor or foundation, (i) the handling of suspected or confirmed asbestos or asbestos containing material, or (ii) any work involving the modification or repair of plumbing, electrical, or gas lines that requires a licensed or trained trade. If additional floor preparation work must be performed so that Contractor can perform its work, the cost of such will be added to the price listed in this Agreement. It will be at the discretion of Contractor to determine if such work will be required at an additional charge. Deferred interest for 12 months available to well qualified buyers on approved credit only. Deferred interest and payment plan are only available in select markets. Financing is provided by federally insured, federal and state chartered financial institutions without regard to race, color, religion, national origin, sex, or familial status. Any finance terms advertised are estimates only, and all financing is provided by third-party lenders unaffiliated with Express Home Services LLC., under terms and conditional arranged directly between the customer and such lender, all subject to credit requirements. Offer not valid on previous purchases and cannot be combined with other offers. Residential projects only. ROC 357472, CLS# 1107441. Express Flooring of Nevada LLC. License # 0089319 & 0089671

Legals-OCN

T.S. No. 142303-CA APN: 131-612-22 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/23/2006. 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 On 4/30/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/29/2006 as Instrument No. 2006000651627 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: RUTH E. WHITE, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL 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; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7128 MARSHALL WAY, STANTON, CA 90680 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trust-

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ee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$363,630.92 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION:

Legals-OCN

ant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 142303-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION:

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(855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Orange County News 3/11,18,25/2026-161174

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01551457
TO ALL INTERESTED PERSONS: Petitioner: HERMANN KAM-MAN CHIU filed a petition with this court for a decree changing names as follows: HERMANN KAM-MAN CHIU to HERMANN SERNG GEE CHIU. 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
04/23/2026
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: 03/04/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 3/11,18,25,4/1/2026-161497

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01551493
TO ALL INTERESTED

Legals-OCN

PERSONS: Petitioner: GEORGE RIVERA JR. filed a petition with this court for a decree changing names as follows: GEORGE RIVERA JR. to GEORGE MARINO. 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
05/05/2026
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: 03/04/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 3/11,18,25,4/1/2026-161590

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6105 et seq. and B & P 24073 et seq.)
Escrow No: 00036850TT
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Licensee are: AA & H, Inc., a California Corporation 16501 Magnolia Street, Westminister, CA 92683 The business is known as: Royal Liquor The names and addresses of the

Legals-OCN

Buyer/Transferee are: Tahir Son's, LLC, a California Limited Liability Company 66 Centerstone Circle, Buena Park, CA 90620
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: (if none, so state.) NONE The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, INVENTORY, TRADENAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 16501 Magnolia Street, Westminister, CA 92683
The kind of license to be transferred is: 21-OFF-SALE GENERAL now issued for the premises located at: 16501 Magnolia Street, Westminister, CA 92683
The anticipated date of the sale/transfer is UPON ABC APPROVAL (ESTIMATED DATE 05/11/2026) at the office of Apex Escrow, Inc. 15440 Beach Blvd. #131, Westminister, CA 92683,
The amount of the purchase price or consideration in connection with the transfer of the license and business, including estimated inventory, is the sum of \$750,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$750,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: 02/10/2026
AA & H, Inc., a California Corporation
/S/ By: Amit Patel, President
/S/ By: Avani Pravinkumar Patel, Secretary
Tahir Son's, LLC, a California Limited Liability Company
/S/ By: Baljinder Singh Tahir, Member
/S/ By: Jaswinder Singh Tahir, Member
3/25/26
CNS-4025360#
ORANGE COUNTY NEWS

Legals-OCN

Orange County News 3/25/2026-161878

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6105 et seq. and B & P 24073 et seq.)
Escrow No: 00036863TT
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Licensee are: Khanh Ly Truong and Tony Truong 12912 Harbor Blvd, Garden Grove, CA 92840 The business is known as: Haus Of Pizza
The names and addresses of the Buyer/Transferee are: Lynn Thanh Phuong Nguyen and Anh Thanh Phuong Nguyen 12912 Harbor Blvd, Garden Grove, CA 92840
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: (if none, so state.) NONE The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADENAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 12912 Harbor Blvd, Garden Grove, CA 92840
The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 12912 Harbor Blvd, Garden Grove, CA 92840
The anticipated date of the sale/transfer is UPON ABC TRANSFER APPROVAL (ESTIMATED 05/09/2026) at the office of Apex Escrow, Inc. 15440 Beach Blvd. #131, Westminister, CA 92683,
The amount of the purchase price or consideration in connection with the transfer of the license and business is the sum of \$70,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$70,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and

Legals-OCN

3/25/26
CNS-4025364#
ORANGE COUNTY NEWS
Orange County News
3/25/2026-161884

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/14/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below at the following locations:
480 W Crowther Ave
Placentia CA 92870
714.524.7552
11:00am
Megan Briceno
Christopher Anders
Daryl Taylor
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
3/25/26
CNS-4024294#
ORANGE COUNTY NEWS
Orange County News
3/25/2026-161796

NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE

Licensee(s) Name(s): HIEN THU LE
Premises Address(es) To Which The Licenses(s) Has/Have Been Issued: 12172 BROOKHURST STREET, GARDEN GROVE, CA 92840
Licensee's Mailing Address: 12172 BROOKHURST STREET, GARDEN GROVE, CA 92840
Applicant(s) Name(s): TAHIM SON'S, LLC
Mailing Address of Applicant: 66 CENTERSTONE CIRCLE, BUENA PARK, CA 90620
Kind of License Intended To Be Transferred: 21-OFF-SALE GENERAL
Escrow Holder/Guarantor Name: APEX ESCROW, INC.
Escrow Holder/Guarantor Address: 15440 BEACH BLVD STE 131, WESTMINSTER, CA 92683
Total consideration to be paid for business and license; including inventory, whether actual cost, estimated cost, or a not-to-exceed amount):
CASH \$750,000.00
TOTAL AMOUNT \$ 7 5 0 , 0 0 0 . 0 0
The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code.
Date signed: AA & H, Inc. by: Amit Patel and Avanie Pravinkumar Patel
Licensee(s)/Transferor(s) Date signed: Tahim Son's, LLC by: Baljinder Singh Tahim and Jaswinder Singh Tahim
Applicant(s)/Transferee(s)

Legals-OCN

3/25/26
CNS-4025364#
ORANGE COUNTY NEWS
Orange County News
3/25/2026-161884

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7611 Talbert Ave Huntington Beach, Ca 92648 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/14/2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below. Unit B002, Heather Rye, Boxes, Totes and Misc Items
Unit D045, Joseph Davenport, Boxes, Totes and Misc Items
Unit E088, Gina Toafa, Boxes, Totes and Misc Items
Purchase must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 657-342-4921.
Orange County News
3/25/2026-161861

NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE

Licensee(s) Name(s): HIEN THU LE
Premises Address(es) To Which The Licenses(s) Has/Have Been Issued: 12172 BROOKHURST STREET, GARDEN GROVE, CA 92840
Licensee's Mailing Address: 12172 BROOKHURST STREET, GARDEN GROVE, CA 92840
Applicant(s) Name(s): JOHN Q TRUONG
Mailing Address of Applicant: 12172 BROOKHURST STREET, GARDEN GROVE, CA 92840
Kind of License Intended To Be Transferred: ON-SALE BEER AND WINE-EATING PLACE - LICENSE # 41 654401
Escrow Holder/Guarantor Name: GOLDEN CALIFORNIA ESCROW, INC
Escrow Holder/Guarantor Address: 17151 NE-WHOPE STREET, #202, FOUNTAIN VALLEY, CA 92708
Total consideration to be paid for business and license; including inventory, whether actual cost, estimated cost, or a not-to-exceed amount):
CHECK(S) 40,000.00
TOTAL AMOUNT \$ 4 0 , 0 0 0 . 0 0
The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code.
Date signed: 3/15/2026
S/HIEN THU LE
Licensee(s)/Transferor(s) Date signed: 3/15/2026
S/JOHN Q THUONG

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Applicant(s)/Transferee(s) 3/25/26
CNS-4025720#
ORANGE COUNTY NEWS
Orange County News
3/25/2026-161913

NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE

Licensee(s) Name(s): KHANH LY TRUONG TONY TRUONG
Premises Address(es) To Which The Licenses(s) Has/Have Been Issued: 12912 HARBOR BLVD, GARDEN GROVE, CA 92840
Applicant(s) Name(s): LYNN THANH PHUONG NGUYEN ANH THANH PHUONG NGUYEN
Mailing Address of Applicant: 17905 SAN RAFAEL ST, FOUNTAIN VALLEY, CA 92708
Kind of License Intended To Be Transferred: 41-ON-SALE BEER AND WINE-EATING PLACE
Escrow Holder/Guarantor Name: APEX ESCROW, INC.
Escrow Holder/Guarantor Address: 15440 BEACH BLVD, STE 131, WESTMINSTER, CA 92683
Total consideration to be paid for business and license; including inventory, whether actual cost, estimated cost, or a not-to-exceed amount):
CASH \$70,000.00
TOTAL AMOUNT \$ 7 0 , 0 0 0 . 0 0
The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code.
Date signed: S/ Khanh Ly Truong
S/ Tony Truong
Licensee(s)/Transferor(s) Date signed: S/ Lynn Thanh Phuong Nguyen
S/ Anh Thanh Phuong Nguyen
Applicant(s)/Transferee(s) 3/25/26
CNS-4025358#
ORANGE COUNTY NEWS
Orange County News
3/25/2026-161914
T.S. No.: 2025-01172
APN: 215-081-09 Property Address: 12252 Adelle St, Garden Grove, CA 92841
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/20/2024. 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

Legals-OCN

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: Myrna D. Gonzalez and Myrna D. Gonzalez, Trustee Of The 2022 Myrna D. Gonzalez Revocable Trust Dated 06/22/2022 Duly Appointed Trustee: Sokolof Remtulla Recorded 2/20/2024 as Instrument No. 2024000035807 in book --, page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/15/2026 at 1:30 PM Place of Sale: At the north front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA Amount of unpaid balance and other charges: \$159,510.84 Street Address or other common designation of real property: 12252 Adelle St Garden Grove, CA 92841 A.P.N.: 215-081-09 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. No Trustee's Deed Upon Sale shall be issued or authorized for recording unless and until the foreclosure trustee has received all required federal reporting certifications or verified that the transferee qualifies for an applicable exemption. 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 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2025-01172. Information about postponements that are very short in duration or that occur close in time to

LEGAL NOTICE NOTICE OF PUBLIC HEARING

• THURSDAY, 9:00 A.M., APRIL 9, 2026

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, 7:00 P.M., APRIL 16, 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-011-2014 (REV. 2026)

A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. The site is located at 9856 Westminster Avenue in the C-1 (Neighborhood Commercial) 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 **April 9, 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: March 19, 2026
PUBLISH: March 25, 2026
Orange County News 3/25/2026-161921

Legals-OCN

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 TENANTS: 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 (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2025-01172 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. Please make cashier's checks payable to Sokolof Remtulla LLP Date:

LEGAL NOTICE NOTICE OF PUBLIC HEARING

• THURSDAY, 7:00 P.M., APRIL 16, 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-157-2025 (REV. 2026)

A request to modify the approved plans and conditions of approval under Site Plan No. SP 157-2025 to maintain the existing vehicular access to a driveway approach previously approved to be modified for egress-only on a site improved with an existing restaurant, In N Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA-036-2025 to remove an existing lot line to consolidate the lots. The site is at 9032 and 9062 Trask Avenue in the PUD-107-96 (Planned Unit Development) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

CONDITIONAL USE PERMIT NO. CUP-275-2025 (TE1)

A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square foot adult daycare facility for 463 adults. The site is at 11074 and 11076 Magnolia Street in the NMU (Neighborhood Mixed Use) 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 **April 16, 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: MARCH 19, 2026
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3/19/2026 Sokolof Remtulla 2301 Dupont Drive, Suite 500 Irvine, CA 92612
Sale Line: (916) 939-0772
Trustee Line: 888-522-6214
Deziray Scotia, Junior or Trustee Sale Officer
NPP0486739 To: ORANGE COUNTY NEWS
03/25/2026, 04/01/2026, 04/08/2026
Orange County News
3/25,4/1,8/2026-161970

NOTICE OF SALE OF ABANDONED PROPERTY

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, I-5 SELF STORAGE, LLC, 2631 MICHELLE DR., TUSTIN, 92780, County Of Orange, State Of California, 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 12:00pm, April 2nd, 2026, and closing on or after 12:00pm, April 9th, 2026.
Histed, MaryLou
Thomas, Antonio R. (3 units)
Russo, Lauren
Bridge Diagnostics, Chow, Bryan (2 units)
Christofilis, Jacques
Salami, Amina
Kim, Brian
Kerr, Alana
Purchases Must Be Made in Cash and Paid at the time of Sale. All Goods are Sold as is and must be Removed within 24 Hours of the time of Purchase. I-5 Self Storage, LLC, Reserves the Right to Retract Bids. Sale is Subject to Adjournment.
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3/25/2026-161864

LEGAL NOTICE NOTICE OF PUBLIC HEARING

• THURSDAY, 7:00 P.M., APRIL 16, 2026

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., APRIL 16, 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.

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