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Legals-OCN
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 **LIVE**

Legals-OCN
on property TUESDAY April 14th, 2026 at 12:00 pm
Purchases Must Be Made with DEBIT or CREDIT CARD 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 Santa Storage.

Marouane Baya
Chinie Cao x2

Legals-OCN
Annette Galindo
Zhou Guo Zhu
Terry Holmes x3
Vi Phan
Debra Riquier
Orange County News 4/1/2026-161910
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**

Legals-OCN
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

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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

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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

Legals-OCN
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 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 purchase 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: 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

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

TO ALL INTERESTED 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 is hereby given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of:
- Samantha Perez
- Francine L Provencio
- Isaac Bautista
- Marianne Perez
- Melanie A Kerby
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 24th of April 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. 4/1, 4/8/26 CNS-4027629#
ORANGE COUNTY NEWS Orange County News 4/1,8/2026-162134

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C.) Escrow No: 00036870TT Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the Seller are: Bay Pham & Trang Ton, Inc., a California Corporation 7427 Lampson Avenue, Garden Grove, CA 92841 The location in California of the chief executive office of the seller is: (If "same as above", so state) SAME AS ABOVE 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: (If "none", so state.) NONE The names and business addresses of the buyer are: Le Emporium, Inc., a California Corporation 7427 Lampson Avenue, Garden Grove, CA 92841 The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADE NAME, INVENTORY, LEASE AND LEASE-HOLD IMPROVEMENTS and are located at: 7427 Lampson Avenue, Garden Grove, CA 92841 The business name used by the seller at that location is: Hudson Butcher Supply The anticipated date of the sale/transfer is 04/17/2026 at the office of Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is Terry Tran. Apex Escrow 15440 Beach Blvd. #131, Westminster, CA 92683 and the last date for filing claims shall be 04/16/2026 which is the business day before the sale date specified above. Dated: 03/10/2026 Le Emporium, Inc., a California Corporation /S/ By: Khang Le Title: CEO/Secretary 4/1/26 CNS-4028323#
ORANGE COUNTY NEWS Orange County News 4/1/2026-162185

Notice is hereby given per Section 21700 et seq. of the California Business & Professional Code that the Undersigned, MINI PUBLIC STORAGE, located at 11342 Western Avenue, Stanton, California, County of Orange, State of California, will conduct a public lien sale of the personal property described below April 15, 2026. The Undersigned will accept cash bids to satisfy a lien for past due rent and incidentals incurred. The storage spaces generally consist of the following items: appliances, electronics, household furniture, beds, lamps, cabinets, sporting goods, bicycles, toys, baby items, clothing, office equipment and furniture, hand and power tools, vehicle parts and accessories, art work, art supplies, boxes (contents unknown), musical instruments and other miscellaneous items.

Name of Account: Unit # Jessinia Lopez 34 Troy Talbert 26 Sunny Berry 193 Rodger Johnson 304 Danny Nguyen 622 Michele Hall 704 Connie Parker 764 Dawn Harris 790 Darlene Schultz 804 Aurelio Gonzalez 1080 Gerardo Noguero 1165
Orange County News 4/1,8/2025-162189

AUCTION DATE: April 15, 2026 Auctioneer's Name: www.bid13.com Publish: Orange County News

Jeff Melton Mini Local Storage Office: 714-894-4724 Fax: 714-894-0880 manager@selfstorage-stanton.com
Orange County News 4/1,8/2025-162189

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 4/15/2026 at 1 PM or after. Contents include personal property described below belonging to those individuals listed below. A004, Jonny Matua: Furniture, Boxes, tools; A032, Mark Ferris: Skateboards, toys, boxes; B008, Wilma Carstensen: Furniture, Boxes, tools; F003, Michael Spacek: Skateboards, toys, boxes; F025, Anthony Munoz: Furniture, Boxes, tools; H006, Bret Stovall: Skateboards, toys, boxes. 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 CN125846 04-15-2026 Apr 1, 2026
Orange County News 4/1/2026-162200

T.S. No. 139250-CA APN: 231-241-01 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/10/2018. 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 5/11/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/20/2018 as Instrument No. 2018000302828 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: BENITO YU AND MICHAEL HODGES. A MARRIED COUPLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 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 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; Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton - 100 The City Drive, Orange, CA 92868 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: 13482 LAMPSON AVE, GARDEN GROVE, CA 92840 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 Trustee 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: \$406,382.77 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 139250-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: 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 match 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 139250-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:

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., 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.

CONDITIONAL USE PERMIT NO. CUP-281-2026

A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space. The site is at 13018 Harbor Boulevard in the HCSP-DC (Harbor Corridor Specific Plan - District Commercial) zone. In conjunction with the request, the Planning Commission will 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 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 27, 2026 PUBLISH: APRIL 1, 2026
Orange County News 4/1/2026-162192

(855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Orange County News 4/8,15,22/2026-162244

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

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