Legals-OCN

T.S. No.: 2026-05152 APN: 090-081-10 TRA No.: 18-046 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/16/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-

Legals-OCN

LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash payable at time of sale in lawful money of the United States by cash, a cashier's check drawn by 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 will be held by the duly appointed trustee as shown 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: SIR AVILIN R. YU AND CHARO PIA M. YU, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Beneficiary Name: WEILI FU, A MARRIED WOMAN $100,000.00 AS TO AN UNDIVIDED 100% INTEREST Duly Appointed Trustee: INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION and pursuant to Deed of Trust recorded 12/24/2024 as Instrument No. 2024000333990 in book ---, page --- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 11/19/2026 at 9:00 AM Place of Sale: On the front steps to the entrance of the Orange Civic Center located at 300 East Chapman, Orange, CA 92866 Amount of unpaid balance and other charges: $110,725.85 The property heretofore is being sold "as is." The street Address or other common designation of real property is purported to be: 12352 ELMWOOD STREET, GARDEN GROVE, CA 92840 Legal Description: As more fully described on said Deed of

Trust. A.P.N.: 090-081-10 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. 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 1-844-477-7869 or visit this Internet Web site http://www.stoxposting.com/sales-calendar, using the file number assigned to this case 2026-05152. 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 1-844-477-7869 or visit this internet website site http://www.stoxposting.com/sales-calendar, using the file number assigned to this case 2026-05152 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. Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the 3rd party purchaser, prior to receiving the Trustees Deed, must provide all information and documentation necessary to complete and file the FinCEN Report. If this is a reportable transfer, the 3rd party purchaser will be receiving an email from our FinCEN Report vender and will be required to provide the information being requested. . Additional information regarding FinCEN's reporting requirements is available at https://www.fincen.gov/rre/. "NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "INTEGRATED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED". THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: 10/16/2026 INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION, as Trustee 611 Anton Blvd, Suite 1300 Costa Mesa, California 92626 (800) 232-8787 For Sale Information please call: 1-844-477-7869 MICHAEL DAVID REAGAN, TRUSTEE SALES OFFICER

Orange County News 10/30,11/6,13/2026-166865

NOTICE OF WAREHOUSE LIEN SALE

I am an attorney at law retained to collect these debts. Any information obtained will be used for that purpose. NOTICE IS HEREBY GIVEN that the mobilehome described below will be sold as is at public sale on November 16, 2026 at the hour of 11:00 a.m., at Space 178, Sunkist Gardens Mobile Home Park (Park) located at 1400 S. Sunkist Street, Anaheim, California in order to satisfy the lien claimed by the owner of the above mentioned mobilehome park for storage and other related charges incurred by Irene Lucille Wilson and Lerene Diane McCurdy. The Park's claims are itemized below. The Park may participate in the public sale.
Rent & Storage $5,698.32
Electricity - $ 119.36
Water - $ 126.00
City Tax - $ 23.48
Trash - $ 118.82
Late Fees $ 75.00
Current Claim $6,160.98
Per Diem storage fees will be charged at the rate of $100.00 from November 01, 2026 until the unit is redeemed or sold at public sale whichever occurs first. The sale will be free and clear of all claims, liens and encumbrances of record except for possible liens of unpaid mobilehome registration fees and unpaid taxes, if any. The Park has deemed this unit and the tenancy to be voluntarily vacant. Presently there is no right to keep this unit on Space 178. However, after the sale is concluded, the Park may entertain offers of financial consideration from the buyer in exchange for granting the buyer permission to leave the unit onsite in the future. Any prospective buyer wishing to reside in the unit must qualify for that right via the application and approval process. If the management approves this unit to remain on Space 178, then the successful bidder will be responsible for discovering and correcting all violations of Community Rules and State Regulations. Details are available at the Park on-site office. In the event that a post-sale agreement re: future occupancy is not reached, then the Park reserves the right to require the removal of the mobilehome within 48 hours after the sale. Prospective purchasers must tender a cashier's check for the full amount of the purchase immediately at the conclusion of the sale. Except for the warranty that this sale is authorized by law, absolutely no warranties of sale are made. The Park reserves the right to postpone and reschedule the sale without further notice. The general public will have access to the Mobile Home Park premises for purposes related to this sale. Mobile home dealers and/or commercial rehab & resale buyers must show proof of current licensure and sign a storage agreement. This sale does not include any contents of the unit and the successful bidder is responsible for the lawful disposition of all remaining contents of the unit. The Mobilehome is described as:
One (1) 1977 Gwest Single Family Mobile Home; California HCD Decal No.: ABD1397; Serial Nos.: A/B/C17439; Length: 64'; Width: 34'. The Park's claim is itemized above and must be paid by the registered owner or other party in interest within 10 days of this notice in order to redeem the mobilehome, remove it from Space 178 and stop the sale. The Registered Owner's payment of the sums demanded by this Notice will not reinstate the tenancy (and sub-tenancy, if any) under a rental agreement in default. NOTICE TO CONSUMER: The law gives you the thirty (30) days after you receive this Notice to dispute the validity of the debt or any part of it. If you do not dispute it within that period, I will assume the debt is valid. If you do dispute it - by notifying me in writing to that effect - I will, as required by law, obtain and mail to you proof of the debt. The law does not require me to wait until the end of the 30 day period before proceeding to collect this debt. If, however, you request proof of the debt within the thirty (30) day period that begins with your receipt of this Notice, the law requires me to suspend my efforts (through litigation or otherwise) to collect the debt until I mail the requested information to you.
DATED: 10/15/26 /s/ Michael W. Mihelich, Attorney for Sunkist Gardens Mobile Home Park (951) 313-0388
10/23, 10/30/26
CNS-4088806#
ORANGE COUNTY NEWS
Orange County News 10/23,30/2026-167768

SUMMONS (CITACION JUDICIAL)
NOTICE TO DEFENDANT (AVISO AL DEMANDADO):
JECY DURON, An Individual; MAXIM HEALTHCARE SERVICES, A Maryland Corporation, and DOES 1 through 10, Inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE):
LUKE SIMMONS, A Minor Child, by and through his Guardian ad Litem MICHELLE SIMMONS
CASE NUMBER (NÚMERO DE CASO):
30-2025-01510055-CU-MM-CJC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que la corte procese su caso. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado de inmediato. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.
THE NAME AND ADDRESS OF THE COURT IS (El nombre y dirección de la corte es):
Central Justice Center
700 W. Civic Center Dr., Santa Ana, CA 92701

THE NAME, ADDRESS, AND TELEPHONE NUMBER OF PLAINTIFF'S ATTORNEY, OR PLAINTIFF WITHOUT AN ATTORNEY, IS:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Marc JD Ellis, Esq.; Andrea G. Marquez, Esq.; ELLIS LAW FIRM
20042 Beach Blvd., Ste. 100,
Huntington Beach, CA 92648;
(714) 848-9532
DATE (Fecha):12/04/2025
Clerk (Secretario), By: DAVID H. YAMASAKI, Clerk of the Court
NOTICE TO THE PERSON SERVED: You are served.

Orange County News 10/30,11/6,13,20/2026-167884

NOTICE OF PETITION TO ADMINISTER ESTATE OF
RONALD LEE LEON, RONALD L. LEON
CASE NO. 30-2026-01606115-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: RONALD LEE LEON, RONALD L. LEON
A Petition for Probate has been filed by ISABEL R. LEON in the Superior Court of California, County of ORANGE.
The Petition for Probate requests that ISABEL R. LEON be appointed as personal representative to administer the estate of the decedent.
The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition will be held in this court on January 7, 2027 at 1:30 pm in Dept. CM06 located at 3390 Harbor Boulevard, Costa Mesa, CA 92626, Probate.
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California- County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: SUSAN B. PHILLIPS, DRISCOLL ANDERSON REYNARD LLP, 402 WEST BROADWAY, SUITE 950, SAN DIEGO, CA 92101, Telephone: (619) 220-8688.
10/28, 10/30, 11/4/26
CNS-4090319#
ORANGE COUNTY NEWS
Orange County News 10/28,30,11/4/2026-167907

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that **November 18, 2026**;Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property belonging to those individuals listed below at the following locations:
155 S. Adams St
Anaheim CA 92802
(714)-563-0388
12:00 PM
Lawrence McFadden
Francisco Lopez
Kamaya Taylor
Luis Garcia
Jerick Reyes
The auction will be listed and advertised on www.storagetreasures.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.
10/30/26
CNS-4088772#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167769

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **November 18th, 2026**;Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1705 S State College Blvd
Anaheim, Ca 92806
(714) 308-1789
2:00 PM
Georganne Dority
Jazmyne Cabaong
Jay Lumba
Melanie Castillo
Steve Zhang
Thanh Tran
Patricia Perez
Alexis Mullins
Anna Fanti
Thea Coogan
Sukhwinder Narr
Vanessa Perez
Erik Navarrete Romero
The auction will be listed and advertised on www.storagetreasures.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.
10/30/26
CNS-4088839#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167767

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by PLAZA PINES MOBILE ESTA TES (Warehouseman) at public auction to the highest bidder in the form of a cashier's check, money order or certified funds made payable to PLAZA PINES MOBILE ESTA TES (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/ Mobilehome: 1971 US FINAN-

CIAL SALEM HOUSE Decal Number: AAH2095 Serial Number(s): S4018US4018X The current location of the subject property is: 11250 Beach Blvd., Space 64, Stanton, California 90680. The sale will be held as follows: Date: November 18, 2026 Time: 3:00 p.m. Place: Front steps to the entrance of the Orange Civic Center 300 E. Chapman Avenue Orange, CA 92866 The public auction will be made to satisfy the lien for storage of the above-described Property that was deposited by the EST A TE OF KAREN LEA KNOLES with PLAZA PINES MOBILE ESTATES. Upon purchase of the mobilehome, the purchaser must remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of $45.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including estimated costs, expenses, and advances as of the date of the public sale is $28,124.90. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. Dated: October 22, 2026 purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including estimated costs, expenses, and advances as of the date of the public sale is $28,124.90. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. Dated: October 22, 2026
GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent Plaza Pines Mobile Estates (TS# 2131-024 SDI-38726)
Orange County News 10/30,11/6/2026-167914

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on November 18th, 2026.Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
480 W Crowther Ave
Placentia CA 92870
714.837.6214
11:00am
Alley Cats Music Inc
Peter A Reinhardt
Marlene Ortega
David Victorian
Christopher Hahn
The auction will be listed and advertised on www.storagetreasures.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.
10/30/26
CNS-4090480#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167912

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on November 18th, 2026, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1761 W Katella Ave
Anaheim CA, 92804
714.922.3019
11:00 AM
Brian Franco
Heaven Fonseca
Derrick Wallace
The auction will be listed and advertised on www.storagetreasures.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.
10/30/26
CNS-4090807#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167924

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on November 18th, 2026, Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:
1761 W Katella Ave
Anaheim CA, 92804
714.922.3019
11:00 AM
Brian Franco
Heaven Fonseca
Derrick Wallace
The auction will be listed and advertised on www.storagetreasures.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.
10/30/26
CNS-4090967#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167927

NOTICE OF LIEN SALE AT PUBLIC AUCTION
Notice is hereby given that personal property in the following units will be sold at public auction on
November 10, 2026
AFTER 10:30 AM
Pursuant to the California Self-Store Facility Act the sale will be conducted at
U-Haul Moving & Storage at Fairview
13042 Fairview St
Garden Grove, CA 92843
The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:
Customer Name Unit Number
John Harding 0214
10/23, 10/30/26
CNS-4085546#
ORANGE COUNTY NEWS
Orange County News 10/23,30/2026-167505

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE
(UCC Sec. 6101 et seq. and B & P 24073 et seq.)
Escrow No. 10889-AK
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: GURMEET KAUR GHOTRA, 753 E. WHITTIER BLVD LA HABRA, CA 90631
Doing Business as: HAPPY LIQUOR
All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE
The name(s) and business address of the Buyer(s)/Applicant(s) is/are: NABIL MOKHBIR AWAD 753 E. WHITTIER BLVD LA HABRA, CA 90631
The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE, AND ABC LICENSE 21-OFF-SALE GENERAL LICENSE #547034 and is/are located at: 753 E. WHITTIER BLVD., LA HABRA, CA 90631
The type of license to be transferred is/are: 21-OFF SALE GENERAL LICENSE #547034 now issued for the premises located at:
The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: DETAIL ESCROW, INC, 13737 ARTESIA BLVD. #206 CERRITOS, CA 90703 and the anticipated sale date is NOVEMBER 25, 2026
The Bulk sale subject to California Uniform Commercial Code Section 6106.2.
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of $320,000.00, including inventory estimated at $60,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH $230,000.00; PROMISSORY NOTE $90,000.00; TOTAL $320,000.00
It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for 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: OCTOBER 26, 2026
GURMEET KAUR GHOTRA, Seller(s)/Licensee(s)
NABIL MOKHBIR AWAD, Buyer(s)/Applicant(s)
ORD-5511958 ORANGE COUNTY NEWS 10/30/26
Orange County News 10/30/2026-168007

NOTICE TO CREDITORS OF BULK SALE
(Secs. 6104, 6105 U.C.C.)
Escrow No. 28210-TV
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 name(s) and business address(es) of the seller(s) are:
Bengongs Tea Inc and Herb Garden Noodle Star Inc. 14291 Euclid Street D107-D109 Garden Grove, CA 92843
The location in California of the chief executive office of the seller is: 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: none
The name(s) and business address(es) of the buyer(s) are:
Marder Inc. 14291 Euclid Street D107-D109 Garden Grove, CA 92843
The assets to be sold are described in general as: furniture fixtures equipment, leasehold improvements, and goodwill and are located at: 14291 Euclid Street D107-D109 Garden Grove, CA 92843
The business name used by the Seller at that location is: BenGongs Tea and Herb Garden Noodle Star.
The anticipated date of the bulk sale is 11/18/26 at the office of Covina Escrow Company, 167 east College Street P.O. Box 266, Covina, CA 91723.
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: Covina Escrow Company, 167 East College Street P.O. Box 266, Covina, CA 91723, and the last date for filing claims shall be 11/17/26, which is the business day before the sale date specified above.
Dated: October 21, 2026
Marder Inc.
S/ By: Kiattisak Suyanon, Chief Financial Officer
10/30/26
CNS-4091383#
ORANGE COUNTY NEWS
Orange County News 10/30/2026-167977

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.storagetreasures.com on November 17th, 2026 at 1:00 pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit# A015, Jeffrey Thomson, 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 714-625-2385.
Orange County News 10/30/2026-168010

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NANCY BEA STEIN CASE NO. 30-2026-01607594-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NANCY BEA STEIN.
A PETITION FOR PROBATE has been filed by in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that JENNIFER E. GONTERMAN be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on
JANUARY 20, 2027
1:30PM Dept: CM08
3390 Harbor Blvd
Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8452 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statues and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: JESSICA R, BLAIR, ESQ, 1968 S. COAST HWY, SUITE 685, LAGUNA BEACH, CA 92651, TEL: (949) 446-8615
Orange County News 10/30,11/6,13/2026-168018

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 4200 Westminster Ave Santa Ana, CA 92703 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.storagetreasures.com on 11/17/2026 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.
Unit E047 - Misty Anne Gardiner - Tool Boxes, Car Jack, Skateboards
Unit G033 – Frances Rodriguez - Mattress, Totes, Car Jack
Unit I025 - AnnMarie Rosario Spence - Boxes, Totes, Kid Toys
Unit L039 – Cindy Pham - Tool Boxes, Totes, Speaker
Unit M012 - Rudy Raul Ortega III – Wagon, Boxes, Shoes
Unit M060 - Mark Espino Ortega - File Cabinet, Car Stands, Car Jack
Unit N056 – JOHN BIRCHETT - Boxes, Books, Posters
Unit N075 - Khurram Fazal - Luggage, Boxes, Totes
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 (714)874-3667.
Orange County News 10/30/2026-167782

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01603885
TO ALL INTERESTED PERSONS: Petitioner: PARHAM HESAMADDIN filed a petition with this court for a decree changing names as follows: PARHAM HESAMADDIN to PARHAM HESAM. 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
12/08/2026
1:30 p.m. D100
REMOTE
Central Justice Center
700 Civic Center Drive 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: 10/12/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 10/16,23,30,11/6/2026 - 167680

NOTICE CALLING FOR BIDS

DISTRICT: **GARDEN GROVE UNIFIED SCHOOL DISTRICT**
BID DEADLINE: **December 17, 2026 at 11:00AM**
BID OPENING: **December 18, 2026 at 2:00PM**
PLACE OF RECEIPT: Garden Grove Unified School District
Purchasing Department, 4th Floor
Attn: Melissa Torres
10331 Stanford Avenue
Garden Grove, California 92840

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above-stated bid deadline, sealed bids at the place identified above for the award of a contract for **Vehicle Parts & Supplies**.

The District is seeking bids for **Vehicle Parts & Supplies Bid No. 2609**, in accordance with Instructions, Conditions, and Specifications now on file in the Purchasing Department of said School District. It is the Bidder's sole responsibility to ensure that their bid is received prior to the scheduled closing time for receipt of bids. In accordance with Government Code § 53068, any bid received after the scheduled closing time for receipt of bids shall be returned to the Bidder unopened.

Time is of the essence. Each bid must conform and be responsive to the bid documents. Bid documents are available for download on **October 30, 2026** on the Garden Grove Unified School District website (https://www.ggusd.us/departments/purchasing). The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process. No bidder may withdraw any bid for a period of sixty (60) calendar days after the date set for the opening of the bids.

Any and all questions regarding this bid shall be reduced to writing and e-mailed to Melissa Torres, Buyer, at mtorres62@ggusd.us before **November 18, 2026 at 10:00AM**. Answers to these questions will be posted as an official addendum no later than **December 4, 2026 at 5:00PM** on the Garden Grove Unified School District website (https://www.ggusd.us/departments/purchasing).

Dated this October 30, 2026
GARDEN GROVE UNIFIED SCHOOL DISTRICT

By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 10/30,11/6/2026-168014