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Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01600503

TO ALL INTERESTED PERSONS: Petitioner: RAFAEL MAXWELL GASTELUM filed a petition with this court for a decree changing names as follows: RAFAEL MAXWELL GASTELUM to RAFAEL MAXWELL SOTO. 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

11/17/2026
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: 09/29/2026
Judge David J. Hesseltine
Judge of the Superior Court

Orange County News 10/14,21,28,11/4/2026 - 167558

Trustee Sale No. 195778 Title No. 95533946 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/22/2015. 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 11/23/2026 at 9:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/28/2015, as Instrument No. 2015000391319, in book xx, page xx, of Official Records in the office of the County Recorder of ORANGE County, State of CALIFORNIA, executed by HENRY HUNG NGUYEN AND CONNIE HOANG NGUYEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH THE RIGHTS OF SURVIVORSHIP, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 098-633-01 The street address and other common designation, if any, of the real property described above is purported to be: 9597 HAZARD AVENUE, GARDEN GROVE, CA 92844. 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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created 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: $145,650.26 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 10/8/2026 PRIME RECON LLC By: Sharri Thomas, Authorized Signer PRIME RECON LLC 28765 SINGLE OAK DRIVE, SUITE 250 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: HTTPS://SALESINFORMATION.PRIMERECON.COM 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 (844) 901-0998 for information regarding the trustee's sale or visit this internet website - HTTPS://SALESINFORMATION.PRIMERECON.COM - for information regarding the sale of this property, using the file number assigned to this case: TS#195778. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are 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 (844) 901-0998 for information regarding the trustee's sale, or visit this internet website HTTPS://SALESINFORMATION.PRIMERECON.COM for information regarding the sale of this property, using the file number assigned to this case TS#195778 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. 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Type Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date Date trust agreement executed Revocability Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique dentification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details NPP0495910 To: ORANGE COUNTY NEWS 10/21/2026, 10/28/2026, 11/04/2026

Legals-OCN

Orange County News 10/21,28,11/4/2026-167758

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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26FL000922

TO ALL INTERESTED PERSONS: Petitioner: JOSEPHINE WILLIAMS filed a petition with this court for a decree changing names as follows: JOSEPHINE WILLIAMS to JOSEPHINE SANCHEZ. 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
12/21/2026
8:45 a.m. L63
REMOTE
Orange County Superior Court
Family Law Court Operations
341 The City Drive
Orange, CA 92863-1570
(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: 10/01/2026
Supervising Judge Eric J. Wersching
Judge of the Superior Court
Orange County News 10/14,21,28,11/4/2026 - 167639

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01606777-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: ANDREW BRADLEY ROACH filed a petition with this court for a decree changing names as follows: ANDREW BRADLEY ROACH to ANDREW DAVID DAWSON. 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
12/01/2026
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: 10/22/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 10/28,11/4,11,18/2026 - 167938

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01607093

TO ALL INTERESTED PERSONS: Petitioner: MYLAGRACE DEBORRAH ZAPANTA SERRA filed a petition with this court for a decree changing names as follows: MYLAGRACE DEBORRAH ZAPANTA SERRA to MYLAGRACE DEBORRAH ZAPANTA. 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
01/12/2027
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: 10/23/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 10/28,11/4,11,18/2026 - 167945

NOTICE OF PETITION TO ADMINISTER ESTATE OF: STEVEN JOHN STARKE CASE NO. 30-2026-01606094-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 STEVEN JOHN STARKE.
A PETITION FOR PROBATE has been filed by MICHAEL STARKE in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that MICHAEL STARKE 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 in this court as follows: 01/06/27 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
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
NIKKI HASHEMI - SBN 238073
TRUST AGAIN LAW INC.
144 W. LOS ANGELES AVE., SUITE 106-109
MOORPARK CA 93021
Telephone (805) 424-3131
11/4, 11/6, 11/11/26
CNS-4092094#
ORANGE COUNTY NEWS
Orange County News 11/4,6,11/2026-168032

NOTICE OF PUBLIC AUCTION

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

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

Juan Alvarado
Yesenia Alvarez
Tyfani Dang
Martin Esquivel
Cherry Hoang
Angela Ramirez
Amador Reyna
Jose Vasquez
Jose Arroyo
Orange County News 11/4/2026-168057

Notice of Sale of Real Property at Private Sale Case No. 30-2025-01534209-PR-LA-CMC

In the Superior Court of the State of California, for the County of Orange
In the Matter of the Estate of Charlene Arletta Berezny, deceased.
Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 14th day of November, 2026, at the Law Office of Randal P. Hannah, 489 N. Central Avenue, Upland, CA 91786, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Garden Grove, County of Orange, State of California, particularly described as follows:
Lot 9 of Tract No. 2277, in the City of Garden Grove, County of Orange, State of California, as per Map recorded in Book 70, Pages 17 and 18 of Miscellaneous Maps, in the Office of the County Recorder of said County.
More commonly known as: 12231 Ferrari Lane, Garden Grove, CA 92841
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.
Dated October 29, 2026
Joseph M. Berezny
Personal Representative of the Estate.
Attorney(s) at Law:
Law Office of Randal P. Hannah
489 N. Central Avenue
Upland, CA 91786
11/4, 11/6, 11/11/26
CNS-4092608#
ORANGE COUNTY NEWS
Orange County News 11/4,6,11/2026-168065

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.
10741 Dale Ave Stanton, CA 90680
November 17, 2026
11:30 AM
Glenn Pamaran
Alan Curtis
Jesus Edmundo Guillen
Marisol Venegas
Dawn Jones
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.
11/4/26
CNS-4090809#
ORANGE COUNTY NEWS
Orange County News 11/4/2026-167926

NOTICE TO CREDITORS OF BULK SALE
(SECS. 6104, 6105 U.C.C.)
Escrow No: 00036964TT
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: Saigon Bistrot, Inc., a California Corporation 12546 Valley View Street, Garden Grove, CA 92845
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: Savory By B.O.S.S, LLC, a California Limited Liability Company 12546 Valley View Street, Garden Grove, CA 92845
The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, TRADENAME, INVENTORY, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 12546 Valley View Street, Garden Grove, CA 92845
The business name used by the seller at that location is: Saigon Bistrot
The anticipated date of the sale/transfer is 11/24/2026 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 11/23/2026 which is the business day before the sale date specified above.
Dated: 10/28/2026
Savory By B.O.S.S, LLC, a California Limited Liability Company
/S/ By: Nancy Nguyen, Member
11/4/26
CNS-4092880#
ORANGE COUNTY NEWS
Orange County News 11/4/2026-168112