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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 PUBLIC 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

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 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 FINANCIAL SALEM HOUSE Decal Number: AAH2095 Serial Number(s): S4018U S4018X 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 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 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 TRUSTEE'S SALE Trustee Sale No. : 00000008694663 Title Order No.: DEF-490054 FHA/VA/PMI No.: 194-0232265-703 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/05/2018. 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. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/20/2018 as Instrument No. 2018000265438 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: DAVID JUAREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY ANDOSCAR URRUTIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTYAND MARLON SAN ROMAN, A SINGLE MAN AND MARIA E. MONJARAZ, ASINGLE WOMAN AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/07/2026 TIME OF SALE: 9:00 AM PLACE OF SALE: Auction.com Room, Hotel Fera Anaheim, a DoubleTree by Hilton – 100 The City Drive, Orange, CA 92868. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 9122 HEALEY DRIVE, GARDEN GROVE, CALIFORNIA 92841 APN#: 133-191-11 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, 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 $896,127.07. 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. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000008694663. 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to

this case 00000008694663 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 10/29/2026 A-4892201 11/06/2026, 11/13/2026, 11/20/2026

Orange County News 11/6,13,20/2026-168108

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. 20340KM
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are:
ZenOne LLC, 13872 Harbor Blvd Ste 1B, Garden Grove, CA 92843
The location in California of the Chief Executive Officer of the Seller(s) is: 4781 Candleberry Ave Seal Beach, CA 90740
Doing Business as: OC Musica
The name(s) and address of the Buyer(s) is/are:
Never Stop Playing, LLC, 2451 Charlemagne Ave, Long Beach CA 90815
The assets being sold are described in general as: Furniture, Fixtures, Equipment, and Goodwill and are located at: 13872 Harbor Blvd Ste 1B, Garden Grove, CA 92843
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: NONE
The bulk sale is intended to be consummated at the office of: Alliance Mutual Escrow, Inc., 12681 Newport Avenue, Tustin, CA 92780 and the anticipated sale date is 11/25/26
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES
The name and address of the person with whom claims may be filed is: Alliance Mutual Escrow, Inc., 12681 Newport Avenue, Tustin, CA 92780 and the last date for filing claims by any creditor shall be 11/24/26, which is the business day before the sale date specified above.
Dated: October 23, 2026
Buyer:
Never Stop Playing, LLC
S/ Analicia Avita,Managing Member
11/6/26
CNS-4093442#
ORANGE COUNTY NEWS
Orange County News 11/6/2026-168192

AMENDED SUMMONS (FAMILY LAW)
(CITACION
Derecho familiar)
CASE NUMBER
(Numero del Caso)
21D004185
NOTICE TO RESPONDENT:
(Aviso al
Demandado):
HEATH RESHA WAGNON
YOU ARE BEING SUED
PETITIONER'S NAME IS:
(Nobre del
demandante):
MARSHA ANN WAGNON
NOTICE! You have been sued. Read the information below.
You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (*www.courts.ca.gov/selfhelp*), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.
NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is enterd, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.
FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.
AVISO! Lo han demandado. Lea la informacion a continuacion.
Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerio. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado.
AVISO-LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de California.
EXENCION DE CUOTOS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.
The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California County of Orange, Lamoreaux Justice Center, 341 The City Drive South, Orange, CA 92868.
The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Marsha Ann Wagnon, 319 W. Lambert Road #46, Brea, CA 92821.
Date: 08/17/2021
DAVID H. YAMASAKI, Clerk of the Court
Clerk, by (Secretario): M. Gallardo
Deputy (Adjunto)
STANDARD FAMILY LAW RESTRAINING ORDERS
Starting immediately, you and your spouse or domestic partner are restrained from:
1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;
2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;
3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and
4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.
You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs.
ÓRDENES DE RESTRICCIÓN ESTÁNDAR DE DERECHO FAMILIAR
En forma inmediata, usted y su cónyuge o pareja de hecho tienen prohibido:
1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de repuesto para los hijos menores, sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte;
2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);
3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y
4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe presentar ante la corte un aviso del cambio y hacer una entrega legal de dicho aviso a la otra parte.
Cada parte tiene que notificar a la otra sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, y rendir cuenta a la corte de todos los gastos extraordinarios realizados después de que estas órdenes de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte.
NOTICE—ACCESS TO AFFORDABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506.
AVISO—ACCESO A SEGURO DE SALUD MÁS ECONÓMICO: ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com. O llame a Covered California al 1-800-300-0213
WARNING—IMPORTANT INFORMATION California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property.
ADVERTENCIA—IMFORMACIÓN IMPORTANTE De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado.
Orange County News 11/6,13,20,27/2026-168214

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 12321 Western Avenue Garden Grove, CA 92841 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 24th, 2026 at 1:00pm or after. Contents include personal property described below belonging to those individuals listed below.

Unit 2231, Karin Qadri, Furniture, boxes, lamp
Unit 1369, Emmelynsalateima Faiva Mauga-Sooalo, Push carts, backpacks, rug
Unit 2437, Lisa D Molina, Toolbox, Scooter, TV
Unit 1039, Kelly Linford Brooks, Box, generator, ladder

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 winning bidder takes possession of the personal property. Please contact the property with any questions at (657)250-0210.
Orange County News 11/6/2026-168066

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 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2026-01607085
TO ALL INTERESTED PERSONS: Petitioner: TZU-MING HUANG filed a petition with this court for a decree changing names as follows: TZU-MING HUANG to LILY TZU-MING HUANG. 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
12/10/2026
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: 10/23/2026
Judge David J. Hesseltine
Judge of the Superior Court
Orange County News 11/6,13,20,27/2026 - 168165

NOTICE CALLING FOR BIDS

DISTRICT: **GARDEN GROVE UNIFIED SCHOOL DISTRICT**
BID DEADLINE: **December 23, 2026 at 12:00PM**
BID OPENING: **December 28, 2026 at 11:00AM**
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 **Grounds Equipment & Parts**.

The District is seeking bids for **Grounds Equipment & Parts Bid No. 2604**, 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 **November 6, 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 24, 2026 at 10:00AM**. Answers to these questions will be posted as an official addendum no later than **December 11, 2026 at 5:00PM** on the Garden Grove Unified School District website (https://www.ggusd.us/departments/purchasing).

Dated this November 6, 2026
GARDEN GROVE UNIFIED SCHOOL DISTRICT

By: _____
Kathy Seo
Assistant Director of Business Services
Orange County News 11/6,13/2026-168264

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