

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216609819**

a) PALMS MHP 2020 LLC b) PALMS MHP c) PALMS MOBILE HOME PARK, Located at: 140 CABRILLO ST., COSTA MESA, CA 92627. County: Orange. This is a New Statement. Registrant(s): PALMS MHP 2020 LLC, 2141 E BROADWAY RD., SUITE #105, TEMPE, AZ 85282. Have you started doing business yet? YES, 09/25/2020. This business is conducted by: LIMITED LIABILITY COMPANY. Registrant(s): /s/ KIM EGGLESTON, MANAGING MEMBER/MANAGER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/07/2021.

**Orange County News 7/16,23,30,8/6/21-108249**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216609954**

VALLEY VIEW SENIOR VILLAS, Located at: 12200 VALLEY VIEW STREET, GARDEN GROVE, CA 92845. County: Orange. This is a New Statement. Registrant(s): JG GROUP GP, LLC, 5150 OVERLAND AVE, CULVER CITY, CA 90230, WLB GROUP GP, LLC, 721 N REXFORD DRIVE, BEVERLY HILLS, CA 90210, & RH GROUP GP, LLC, 5403 OAKDALE AVE, WOODLAND HILLS, CA 91364. Have you started doing business yet? NO. This business is conducted by: LIMITED PARTNERSHIP. Registrant(s): /s/ BARRY CAYTON, MANAGING MEMBER/MANAGER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/07/2021.

**Orange County News 7/16,23,30,8/6/21-108272****FICTITIOUS BUSINESS NAME STATEMENT NO. 20216609799**

QUAN THAO NHI COFFEE & MORE, Located at: 14572 BROOKHURST STREET, WESTMINSTER, CA 92683. County: Orange. This is a New Statement. Registrant(s): LONG KIM LE, 8101 20TH STREET, WESTMINSTER, CA 92683. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ LONG LE. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/06/2021.

**Orange County News 7/9,16,23,30/21-108032**

Notice is hereby given that SmartStop Self Storage Garden Grove will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California Self-Service Storage Facility Act California business and professions code 10 division 8 chapter 21700, on or after 08/18/2021 at 1:00 pm at SmartStop Self Storage 12321 Western Avenue, Garden Grove CA 92841, (657)250-0210. All interested bidders may go to [www.selfstorageauction.com](http://www.selfstorageauction.com) to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in the storage unit are considered household and other goods.

Unit 1060 Deysi Loya  
Unit 1219 Charles Marc Borrego  
Unit 2015 Lenuel Zean Lacar  
Unit 2019 Pierre Hasell  
Unit 2065 Adam Franklin Ballard  
Unit 2249 Israel Figueroa  
Unit 2407 Adam Franklin Ballard  
**Orange County News 7/30,8/6/21-108479**

**FICTITIOUS BUSINESS NAME STATEMENT NO. 20216609656**

NASEEM BANU, Located at: 388 MONROE, IRVINE, CA 92620. County: Orange. This is a New Statement. Registrant(s): NASEEM BANU, 388 MONROE, IRVINE, CA 92620. Have you started doing business yet? YES, 06/15/2021. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ NASEEM BANU. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/02/2021.

**Orange County News 7/16,23,30,8/6/21-108257**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGERIE STEVENS CASE NO. 30-2021-01211445-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARGERIE STEVENS. A PETITION FOR PROBATE has been filed by SUSAN CAMPBELL in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that SUSAN CAMPBELL 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 **SEP 02, 2021 at 2:00 PM in Dept. C8 located at 700 Civic Center Drive West, Santa Ana, CA 92701.**

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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 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: KATHLEEN CASTRO,

ESQ  
CASTRO LAW PC  
377 E. CHAPMAN AVE., #220, PLACENTIA, CA 92870  
(888) 560-2743  
**Orange County News 7/28, 7/30, 8/4/2021-108524**

**BSC 220288**

Notice of Sale of Real Property at Private Sale Case #30-2021-01196698-PR-CP-CJC  
In the Superior Court of California, for the County of Orange  
In the matter of the Conservatorship of the Person and Estate of John M. Pepping, conservatee  
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 9TH day of August, 2021 at the office of Roehl & Glowacki, P.C., 24422 Avenida de la Carlota, Suite 285, Laguna Hills, CA 92653, all the right, title and interest of said conservatee 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:2 Tract No: 3558, as per map recorded in BOOK 121, Pages 39 to 41 of maps in the office of the County Recorder of Orange County, State of California  
APN#130-247-02

More commonly known as 12022 Saint Mark Street, Garden Grove, CA 92845  
Terms of the 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. Three percent (3%) of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: 7/22/21

Bruce Hitchman and Lee Ann Hitchman, Temporary Co-Conservators of the Person and Estate, Personal Representative of

the Estate  
Attorney(s) at Law:  
Cynthia V. Roehl, Roehl & Glowacki, P.C.24422 Avenida de la Carlota, Suite 285, Laguna Hills, CA 92653

**Orange County News 7/28, 7/30, 8/4/2021-108527**

**SST II 7611 Talbert Ave LLC**

will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 8/11/2021 at 11:00 am at SmartStop Self Storage 7611 Talbert Ave Huntington Beach, CA 92648, 714-625-2385. All interested bidders may go to [www.selfstorageauction.com](http://www.selfstorageauction.com) to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specify all contents in storage unit are consider household and other goods.  
Felipe Fuentes  
A059  
Personal and Household Goods

Tammy T Tamayo  
B002  
Personal and Household Goods

Kris Allen Selfridge  
D101  
Personal and Household Goods

Benard Max Mandoza  
E086  
Personal and Household Goods

**Orange County News 7/23,30/21-108496**

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000008330581 Title Order No.: 190807299 FHA/VA/PMI No.: 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 11/21/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TRENDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/30/2006 as Instrument No. 2006000801578 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: ELLIE E LAM, A SINGLE MAN, 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: 08/26/2021 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 10531 LAKESIDE DR S # 132, GARDEN GROVE, CALIFORNIA 92840-5071 APN#: 939-88-132 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/80TH INTEREST IN AND TO LOT 2 OF TRACT NO. 11246, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 487, PAGES 16 AND 17 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 125 THROUGH 204 INCLUSIVE, AS SHOWN ON THE

**ESOTERIC ASTROLOGY AS NEWS FOR WEEK JULY 28 - AUGUST 3, 2021****A LAW UNTO OURSELVES - REGULUS, THE ROYAL LAW GIVER**

We are in the month of Leo and the royal star, Regulus, the heart of Leo. Regulus is a star of first magnitude, and the star through which Sirius (Ray 2 of Love & Wisdom, the star that directs and guides the United States) flows through.

Regulus is the Ruler, the Lawgiver. Its significance is that it holds a spiritual law that man ("man" is Sanskrit for "thinker") is to become a law unto himself, for within each human there is the capacity to be a ruler (king/queen). Hidden within Regulus are a group of stars called the "sickle" The ancient Initiates/Rishis, who comprehended the essence within all stars and planets, saw these stars as symbols of an unfolding drama in heaven and on earth, a drama vaster than they could understand.

Regulus in Leo, and its cluster of stars convey three major ideas for humanity to understand; 1) man is a ruler (steward) of the kingdoms and the Son of God; 2) man is governed by the laws of nature (Rule of Law) which is a spiritual law to which all are bound by and subject to; 3) our (humanity's) work is with the sickle, to cut out all that hinders one from living within and applying the spiritual laws of nature so that the Soul of peoples, countries and nations can come forth. Regulus, one of the four Archangelic stars in the heavens is called the Watcher of the North, offering four "words" to humanity - purity, love, dedication and service. When one adapts these, one has attained four of the qualities of the White Magician.

In 2011-2012 Regulus, while maintaining its essential Leo

energies, moved from 29 degrees Leo to 0 degrees Virgo, sign of purification for humanity. In ancient wisdom texts it is written that Regulus will bring about a situation wherein the reorientation of the legal system will take place. Its functions and duties will become purposeful and useful for the world and legislation for the care and protection of the children of the world will be the law's motivating power. This legal step will be primarily advocated by the United States of American and by Russia. Within the next ten years.

ARIES: There's an increase of creativity when relating to children and to those you love and are intimate with, also when you enter into the arts, play games and look in the mirror. Simultaneously, your work calls to you, makes even more plans for your future. Responsibility looms over everything in your life and you understand and accept this because love has a hold on you like never before. Just one important counsel - no risk taking, no gambling.

TAURUS: All things concerning home and partner, family and foundation, past nurturance and present, mother and father and tending to where you live (or lived) comes up for review, reassurance and replay. It's not Mercury retro (that's late September & October), but the present chaotic times brings these forth and the next new moon asks what will you do and how long will it take to make those momentous decisions in dire need of completion? You must be worried about the future. We stand with you. GEMINI: What are you thinking?

# RISA'S STARS

Are you sleeping? Are ideas being impressed upon your mind concerning your present/future? There is a bit of organizing that needs doing. Is that in your mind, at work, at home? And there's some communication that needs communicating. What is it about? Did something from the past appear - a feeling, situation, a memory, a person? You must ponder the future seriously (Sirius). It won't be what you expect. And prepare.

CANCER: Resources and money will be deeply considered with new ideas on how to use your finances productively. It's possible a new value system emerges due to your knowledge of the present world situation. As the current chaotic times presents you with new ideas and direction, observe any changes in your thinking concerning resources, their availability, source, and how you express yourself through them. Have cash on hand. Invest in real things.

LEO: Happy Birthday to all Leos this month. How interesting to again have an eclipse in your sign. Your sign is so potent that it contains three fires and this fiery energy streams toward you from the heart of the Sun into your heart. They are creating many changes and a lasting ending to parts of your past no longer useful. Your gifts are many because they are needed by humanity. On your birthday re-commit yourself, take a vow as a world disciple.

VIRGO: The Leo planets are resting and behind the scenes offering you refuge and contemplation, spirituality and the opportunity to listen for the voice of God. Maybe

some have crept into your first house of self-identity, too. It's therefore a proper time for rest and relaxation, for pondering the future by gathering all strands of the past, and by assembling new work and daily life agendas. Things may feel a bit chaotic but you're able to form new harmonies from any disruptions and conflicts.

LIBRA: This is a most important time to review future wishes, hopes and dreams. Take time away from work and family responsibilities, from relationships and social interactions, and, in solitude, interact with your inner self. You need reacquainting with goals, desires and aspirations, priorities and true values. The planets are shedding intense light on these issues. They shape the quality and excellence of your future, the success of which depends upon you developing Right Human Relations and true Goodwill.

SCORPIO: Read and follow Libra's instructions. Then be aware that your two rulers (Mars the tester and Pluto the transformer) are challenging you to discipleship. This challenge will be reflected and thus felt in your life with friends, finances and communication. On inner levels you may be challenged to learn how to bring more harmony and goodness, more resources and kindness into your life. Hint: give, give and give some more. Then love some more, too.

SAGITTARIUS: Ok, so maybe if you're very observant you'll have the sense you've awakened from a deep sleep and suddenly all you've longed for (others, adventure, travel, change, opportunities) may be

available. And then you'll have to make choices (not easy) about what actually enRICHes you; how best to explore the recesses of your mind, heart and the world; and what perspectives are seeking to infiltrate your very being. Blame everything on the stars.

CAPRICORN: As the months of summer unfold, as Leo and Sirius flow into your heart, you easily move toward intimacy with loved ones. Intimacy isn't just another word for sex. It means love and wisdom, contact (releases love) and sharing, giving and receiving, tending toward and moving closer to all that you love. This is an opportunity this week and the next three months. Have the intention to work consciously with and under this divine influence. The outcome is surprising.

AQUARIUS: With all communication in the coming weeks and months, remember to use a tone of nurturance. You will be communicating more with others due to an emphasis in work, relationships, love affairs and all things artistic and creative. Remember to radiate kindness and conscious Goodwill. Let these define you and your ways of interacting and communicating. This is the most important guidance one could receive.

PISCES: Health and work needs must be focused upon as you simultaneously consider what parts of the past to keep, what to eliminate and what ideas are forming concerning beginning new projects. Tend to health very carefully for the next three months. Work ceaselessly in creating a new work environment out of the old and create daily agendas, including exercise and study. You will attempt to bring harmony out of the chaos (a creative state) of continual change. Ask your angels for assistance. They are surprising beings.



CONDOMINIUM PLAN RECORDED APRIL 24, 1984 AS INSTRUMENT NO. 84-169200 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, AND AS AMENDED BY CONDOMINIUM PLAN RECORDED OCTOBER 10, 1984 AS INSTRUMENT NO. 84-420064 OF SAID OFFICIAL RECORDS AND AS AMENDED BY CONDOMINIUM PLAN RECORDED NOVEMBER 30, 1984 AS INSTRUMENT NO. 84-500639 OF SAID OFFICIAL RECORDS. ALSO EXCEPT THEREFROM EXCLUSIVE EASEMENTS TO USE AND OCCUPY AT ALL TIMES THOSE PORTIONS OF THE ABOVE DESCRIBED LOT CONSTITUTING THE RESTRICTED COMMON AREA CARPORTS AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID REAL PROPERTY WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES FROM SAID REAL PROPERTY BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING REAL PROPERTY OR LYING OUTSIDE OF THE ABOVE DESCRIBED REAL PROPERTY, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY NOR TO USE ANY OF SAID REAL PROPERTY OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID REAL PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY PACIFIC HERITAGE DEVELOPMENT COMPANY, INC., IN A DEED RECORDED JULY 19, 1985 AS INSTRUMENT NO. 85-267458 OF OFFICIAL RECORDS. PARCEL 2: UNIT 132, AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 3: AN EXCLUSIVE APPURTENANT EASEMENT TO USE AND OCCUPY, AT ALL TIMES, THAT PORTION OF THE RESTRICTED COMMON AREA DESCRIBED AND DESIGNATED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE AS CARPORT NO. 231. PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 82-058596, AND THAT CERTAIN SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF

ANNEXATION RECORDED AS INSTRUMENT NO. 84-169172, AND THE FIRST AMENDMENT TO THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF ANNEXATION, RECORDED AS INSTRUMENT NO. 84-418368 AND RECORDED DECEMBER 7, 1984 AS INSTRUMENT NO. 84-508380 ALL OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, WHICH EASEMENT IS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO THE COMMON AREA OF EACH PHASE OF THE PROJECT, RESPECTIVELY, UPON THE RECORDATION OF A SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH REQUIRES THE OWNERS OF SAID PHASES, RESPECTIVELY, TO BE MEMBERS OF THE LAKESIDE-GARDEN GROVE HOMEOWNERS ASSOCIATION, ALL AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS HEREIN REFERRED TO. THE COMMON AREA REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ANY RESIDENTIAL BUILDINGS THEREON. The undersigned Trustee disclaims any liability for any inaccuracy 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 \$264,248.02. 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.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000008330581. 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.BDF-GROUP.COM using the file number assigned to this case 0000008330581 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.BDF-GROUP.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 Dated: 07/22/2021 A-4732872 07/30/2021, 08/06/2021, 08/13/2021  
**Orange County News**  
**7/30,8/6,13/2021**  
**108529**

**SST II 4200 Westminster Ave LLC** will hold an on-line auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 8/19/2021 at 1:00 pm at SmartStop Self Storage 4200 Westminster Ave Santa Ana, California 92703, 714 874-3667. All interested bidders may go to [www.self-storageauction.com](http://www.self-storageauction.com) to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are consider household and other goods. Anita Medina, C028 Yara Maria Ramirez De Leon, C047 Devina Ibarra, M032 Rasul Davis, O04647  
**Orange County News**  
**7/30,8/6/2021-108618**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 21FL000441**  
TO ALL INTERESTED PERSONS: Petitioner: ALICIA NOURA GODOY and ZEYAD FAYEZ ALASSAF on behalf of RYANNE ZEYAD ABU ZAITOUN and YOUSEF ZEYAD ABU ZAITOUN, minors filed a petition with this court for a decree changing name as follows: a) ALICIA NOURA GODOY to ALICIA NOURA GODOY-ALASSAF b) RYANNE ZEYAD ABU ZAITOUN to RYANNE ZEYAD ALASSAF c) YOUSEF ZEYAD ABU ZAITOUN to YOUSEF ZEYAD ALASSAF. The Court Orders that all persons interested in this matter shall 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**  
10/08/2021, 11:00 AM  
L72 REMOTE  
Lamoreaux Justice Center  
341 The City Drive South  
Orange, CA 92868-3205  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
Orange County News  
DATE: 07/27/2021  
JUDGE Julie A. Palafox  
Judge of the Superior Court

**Orange County News**  
**7/30,8/6,13,20/21-108699**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that on August 10th, 2021; 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:  
**340 S Flower St Orange, CA 92868 (714) 978-1805**  
**1:00 PM**  
Juan Gonzales tools, household items  
Suzie Gray bags of clothes  
ROSANNA HERNANDEZ 3 TWIN MATTRESSES  
TV'S COUCH BOXES  
**1562 N. Main St Orange, CA 92867 (714) 386-1666**  
**1:30 PM**  
Cecilia Valdez Household goods  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property 7/23, 7/30/21  
**CNS-3491801#**  
**ORANGE COUNTY NEWS**  
**Orange County News**  
**7/23,30/2021-108242**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SANDRA S. DAVIDSON**  
**CASE NO. 30-2021-01212297-PR-PW-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SANDRA S. DAVIDSON.  
A PETITION FOR PROBATE has been filed by ALBERT DAVIDSON in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that ALBERT DAVIDSON 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 on **SEP 15, 2021 at 10:30 AM in Dept. C8 located at 700 Civic Center Drive West, Santa Ana, CA 92701.** (1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at [http://www.occourts.org/media-relations/probate-](http://www.occourts.org/media-relations/probate-mental-health.html)

mental-health.html to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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 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: ZEV S. BROOKS, ESQ LAW OFFICE OF ZEV BROOKS  
18030 BROOKHURST STREET; PMB 393 FOUNTAIN VALLEY, CA 92708

**REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION SERVICES**  
**District's Pool of Qualified Lease-Leaseback Contractors**

The Garden Grove Unified School District is requesting submission of prequalification questionnaires and statements of qualifications from contractors to be included in the District's pool of qualified contractors for a two (2) year period, for the performance of construction services, which may include preliminary services, for District construction projects pursuant to a lease-leaseback structure. (Ed. Code § 17406.)

Contractors that intend to submit a response to the District's Request for Qualifications must: (1) hold a Class B Contractors License that is current, valid, and in good standing with the California Contractor's State License Board; (2) maintain a full-service office within 75 miles of the District; and (3) prequalify with the District by submitting the District's Prequalification Questionnaire located at the following link: <https://www.e-arc.com/location/costa-mesa/>, on or before **August 10, 2021.**

The RFQ can be found on the District website at: <https://www.e-arc.com/location/costa-mesa/>, or by contacting Kevin Heerschap, Assistant Director: Facilities at [kheerschap@ggusd.us](mailto:kheerschap@ggusd.us). Responses must be received by **2:00 p.m. on August 10, 2021** at: Garden Grove Unified School District, Attn: Kevin Heerschap, Assistant Director: Facilities, 11700 Knott Avenue, Building C, Garden Grove, CA 92841.

For future District projects, any successful contractor(s) shall be required to furnish a 100% performance bond and a 100% payment bond if awarded a contract. On those projects, contractor(s) and its subcontractors shall pay all workers not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. Contractors shall comply with the registration and qualification requirements pursuant to sections 1725.5 and 1771.1 of the California Labor Code.

If the District issues addenda to this RFQ, contractors are solely responsible for and must acknowledge receipt of addenda in their response.

GARDEN GROVE UNIFIED SCHOOL DISTRICT  
By: Kevin Heerschap, Assistant Director: Facilities  
Publication Dates: (1) July 23, 2021 (2) July 30, 2021  
**Orange County News 7/23,30/2021-108494**

(714) 965-0179  
**Orange County News**  
**7/30,8/4,8/6/2021-108700**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20216611540**  
**CYPRESS SMOG PRO & AUTO REPAIR**, Located at: 4988 BALL RD, CYPRESS, CA 90630, County: Orange. This is a New Statement. Registrant(s): ELAMER MENA MORGAN, 2 DOS RIOS, IRVINE, CA 92602. Have you started doing business yet? NO. This business is conducted by: INDIVIDUAL. Registrant(s) /s/ ELAMER MENA MORGAN. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/27/2021.  
**Orange County News**  
**7/30,8/6,13,20/21-108716**

**FICTITIOUS BUSINESS NAME STATEMENT**  
**NO. 20216609551**  
**CHAPMAN AVE SHELL**, Located at: 1124 E CHAPMAN AVENUE, FULLERTON, CA 92831. County: Orange. This is a New Statement. Registrant(s): FUELING CONVENIENCE INC, 4350 GREEN RIVER RD, CORONA, CA 92878. Have you started doing business yet? YES, 07/01/2014. This business is conducted by: CORPORATION. Registrant(s) /s/ RONALD REGER, VICE-PRESIDENT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 07/01/2021.  
**Orange County News**  
**7/30,8/6,13,20/21-108738**