

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SAADIA BISHARA CASE NO. 30-2021-01224165-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 SAADIA BISHARA.

A PETITION FOR PROBATE has been filed by MICHAEL F BISHARA in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that MICHAEL F BISHARA 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 representat-



EVEN WHEN IT'S JUST AROUND THE CORNER.

NEVER GIVE UP UNTIL THEY BUCKLE UP.



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ESOTERIC ASTROLOGY AS NEWS FOR WEEK DECEMBER 15 – 21, 2021

VENUS RETROGRADES – REVIEW, RE-APPRAISE, RE-ASSESS & REPATTERN

Every two years, Venus retrogrades. This year, Venus is retrograde from December 19, 2021 to January 29, 2022. Venus retrograde is a time to assess and re-evaluate resources, money, values and relationships, their importance and their purpose. Venus, planet of beauty, when retrograde is also a time to renovate and redecorate (carefully) and to bring more beauty into one's life.

Venus is above all about relationships, as Venus rules Libra (sign of the "I and Thou"). It is a time to assess the quality of our relationships and interactions, their value to us, and how we value ourselves within relationship. As our love nature has turned inward, it's best to consider others first as friends, rather than lovers. It is definitely NOT a time for becoming engaged or married.

Important note: It is NOT a time to make valuable and important purchases, not a time for loans, excessive use of money. During Venus retrograde the true value of things becomes confused.

As in all retrogrades, people and events from the past appear for continuance, completion or for closure. We might ask ourselves do we love enough? We may feel a difficulty with spontaneity or with expressions of love and care. Relationships that are challenging may end. Nothing superficial is allowed. Venus retrograde can be a deeply spiritual time wherein we create new relational patterns and interactions.

It's enlightening to remember that the Solar Angels who created us (humanity) came from Venus; our God came from Venus, as did the

bees that pollinate flowers.

In the sky, over eight years of Venus retrogrades, a magical geometry is created by Venus. The retrograde cycles, rhythm and motion of Venus create a mystical rose pattern, revolving very slowly in sidereal space. It is a 5-8 ratio (five petals over 8 years) of Venus.

The Mayans who followed the path of Venus knew of this, and called this rose pattern the pentagram or five-petaled rose of Venus. This rose petalled pattern signifies actually the "heart" or essence of Venus as Earth's elder sister, her guardian of knowledge, wisdom and beauty. When Venus is retrograde she is closest to the Earth. For 40 days and 40 nights, Venus is retrograde. The number forty is significant.

ARIES: You will assess and reassess your professional life and work in the world. Be sure not to do less than is expected. Pay attention and complete all tasks. This isn't your greatest strength but it's important now that projects be on time, that negotiations go smoothly, that you do your very best and more the next several months. Review goals. Do you like your work? Are you challenged? Are you dutiful? These are important questions.

TAURUS: You will sense the need for a spirit of adventure. Perhaps you will reassess your faith and beliefs. A great vision settles upon you. Venus is your guardian angel (also Gemini, Capricorn and Pisces). But Venus likes you best! On your mind are faraway places, visions and dreams, higher learning, teaching and creating realities altogether new. Consider how your values and beliefs affect

your relationships. Do they help or hinder? Do they include others' thoughts, ideas and needs?

GEMINI: You will be concerned with resources and sharing feelings. Nothing about this Venus retrograde is light for you. Love will call you to be kind and patient and more sharing. Also to be honest about finances, resources, desires, intimacy and relationships. Are you studying the mysteries yet? At some point you will commit to this. Then your life will change. You may look back for a while, remembering things.

CANCER: Many people passed your way and left an indelible mark on your heart. You will remember relationships, past and present, assessing their goodness, value, what you learned, gave and received. All relationships help us learn how to be in them. Then one day we're ready and the real relationship comes along. Your practicality creates a solid foundation of trust. You question what is most important in relationships. You question everything.

LEO: Evaluating daily tasks you ask are they effective and efficient, orderly and organized? Increase technical work skills that affect work routines. Expect challenges in communicating and understanding due to Venus retrograde. Notice if animals begin to feel unease, agitated or become ill. You too, must look after your health. Go slower than usual, know that resting is good and all that happened in your past also was good. There was love.

VIRGO: You think about romance, children, creativity, pleasure, entertainment. Creating a winter garden, beginning a creative project,

visiting museums and galleries, choosing to be playful instead of serious, remembering generous moments from the past, reconnecting with loved one – these and more are part of your life the next several months. They've already begun actually. Consider changing the way you ask for affection. Expressing it more is one way.

LIBRA: You will experience an interesting state of insulation the next several months. You will ponder upon many things – the state of your home, the foundations of your life, your parents, especially mother. You're both mental and sentimental. As you sustain and nourish others you'll need to hide away, hibernate with warmth and comfort. Tranquility will be your aim. Forgiveness the outcome. Forgiveness is an act that frees us, freeing everyone around us, too.

SCORPIO: Your mind expands exponentially through study, training, travel, culture and the mysteries. One study particularly important is the Electric Universe. It seems our present scientific systems are all wrong. Gravity isn't holding us together. Electricity is. Studying this subject of the electrical universe places you on the very edge of the new reality. Continue to visualize your dream/vision. It comes quietly on little cat's feet. During these times, always be sincere. Don't fret over delays.

SAGITTARIUS: Take extra care with friendships. Be patient and kind. You've been mentally active, engaged, diligent and industrious for so long. This is the year to settle down, learn to have late afternoon tea, for deep friendships of trust, and

to assess resources slowly and cautiously with gratitude. An internal orientation eventually rebalances your energy, helps organize your future. You will see goals clearly and visualize how to reach those goals. Learn archery, tend to horses, go to chef's school.

CAPRICORN: A sense of independence is most important to you and for your well-being. For several months you feel restless, realizing something's changing foundationally in your life, your self-identity, your usual ways of being. You will experience your usual winter identity as Persephone (females and males) living underground with Pluto. You become deeply internal. Continue eating the pomegranates and persimmons. They keep you alive and well. Spring does come. That's a promise.

AQUARIUS: There are four rulers of Aquarius. The dour strict rule-oriented Saturn (old ruler) who criticizes a lot. The revolutionary Tesla-like newbie Uranus creating the Aquarian Age. The loving wise teacher, Jupiter. And the lightning-like revelatory Uranus (again). Which would you like to be? Knowing the rulers of each sign and what their tasks are allows us to assume multiple and different identities. Blending Uranus and Jupiter is good (wisdom and love). When we're Saturn we scare everyone. Jupiter loves you. Maintain all that comforts you.

PISCES: Be caring and kind to everyone. Have as your new year's intention to bring harmony to all relationships and interactions. Have this as a goal. You may reconnect with past friends and lovers. There are several you would like to see, talk with, create new friendships with. This may or may not happen. Many are on another path. Be generous, helping those in need. Everyone is in need of something. Discover it. Offer it. Don't withdraw. Love more. Choose wonder!

RISA'S STARS

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.org.



I didn't talk
for a
very long time

Jacob Sanchez
Diagnosed with autism



ive 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 **JAN 13, 2022 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: Richard W S Pershing Reynolds Jensen Swan and Pershing LLP, 3233 Arlington Avenue, Suite 203, Riverside, CA 92506-3247
951-787-9400
Orange County News 12/8,15,22/2021-113202

SUMMONS (FAMILY LAW)
(CITACION Derecho familiar)
CASE NUMBER
(Numero del Caso)
21D003203
NOTICE TO RESPONDENT:
(Aviso al Demandado):
RENIA V. LORENZO YOU ARE BEING SUED PETITIONER'S NAME IS:
(Nobre del demandante):
ROUFFEL P. GAMO
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/self-help/), 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 entered, 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 información a continuación. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. 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 también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener información 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 Poniéndose en contacto con el colegio de abogados de su condado. AVISO-LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se depida la petición, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. EXENCION DE CUOTOS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención 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 petición 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, 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 de-

mandante que no tiene abogado, es): ROUFFEL P. GAMO, 828 S. ROME PL., ANAHEIM, CA 92804. 714-582-8400
Date: 05/17/2021
DAVID H. YAMASAKI, Clerk of the Court Clerk, by (Secretario): J. Llorens Deputy (Adjunto)
FL-100 PETITION FOR DISSOLUTION OF MARRIAGE
LEGAL RELATIONSHIP: We are married
RESIDENCE REQUIREMENT: Petitioner has been a resident of this state for at least six months and of this county for at least three months immediately preceding the filing of this Petition.
STATISTICAL FACTS: Date of marriage 06/24/2010, Date of separation 06/01/2017, Time from date of marriage to date of separation: 6 years 11 months.
MINOR CHILDREN: There are no minor children
Orange County News 12/15,22,29/21,1/5/22-113317

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000008694663 Title Order No.: DS7300-19006549 FHA/VA/PMI No.: 194-0232265-703ATTENTION 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 ATTACHEDYOU 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 AND OSCAR URRUTIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND MARLON SAN ROMAN, A SINGLE MAN AND MARIA E. MONJARAZ, A SINGLE 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: 01/24/2022 TIME OF SALE: 9:00 AMPLACE OF SALE: Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868, Auction.com Room. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:9122 HEALEY DRIVE, GARDEN GROVE, CALIFORNIA 92841APN#: 133-191-11The 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 \$679,205.11. 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 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.BDF-GROUP.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.BDF-GROUP.COMBARRETT 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 Trustee3990 E. Concourse Street, Suite 350Ontario, CA 91764(866) 795-1852Date: 12/09/2021A-4738767 12/22/2021, 12/29/2021, 01/05/2022
Orange County News 12/22,29/21,1/5/22-113330

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that on **January 11th, 2022**; 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:
4664 Lincoln Ave Cypress, CA 90630 (714) 737-7813 11:00 AM
Jocelyn Paras
Table, Bed, TV, 2 Dressers
Travis Keahey
Work equipment
Gayle Tiopengco
Furnitures, Appliances, Boxes
Discovery Practice Management Inc.
Files
Erik Estrada
Household Items
Krishnamurthy Ramaiah
Household Items
Theresa Ring
Household Items
The auction will be listed and advertised on 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.
12/22, 12/29/21
CNS-3537203#
ORANGE COUNTY NEWS
Orange County News 12/22,29/2021-113261

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHARLES THOMAS JACOT CASE NO. 30-2021-01233577
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHARLES THOMAS JACOT. A PETITION FOR PROBATE has been filed by ANNETTE KAHALY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ANNETTE KAHALY 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: 02/10/22 at 2:00PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 Notice in Probate Cases (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 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.
In Pro Per Petitioner ANNETTE KAHALY 13101 OAK HILLS DRIVE, #234 H SEAL BEACH CA 90740 12/15, 12/17, 12/22/21
CNS-3537728#
ORANGE COUNTY NEWS
Orange County News 12/15,17,22/2021-113333

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216622423
GOLDEN STATE THERAPY, Located at: 250 E. CAMINO REAL, SUITE 213, TUSTIN, CA 92780-9278. County: Orange. This is a New Statement. Registrant(s): GOLDEN STATE MARRIAGE AND FAMILY THERAPY, A PROFESSIONAL CORPORATION, 250 EL CAMINO REAL, SUITE 213, TUSTIN, CA 92780. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant(s): /s/ JANET BASALONE, LMFT 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 12/09/2021.
Orange County News 12/15,22,29/21,1/5/22-113318

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01231991
TO ALL INTERESTED PERSONS: Petitioner: SHING CHUN CHENG filed a petition with this court for a decree changing name as follows: SHING CHUN CHENG to MICHAEL SHING CHUN CHENG. 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
01/25/2022 8:30AM.
D100 REMOTE
Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701
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: 11/17/2021
JUDGE Layne H Melzer
Judge of the Superior Court
Orange County News 12/1,8,15,22/2021 - 112883

NOTICE OF PETITION TO ADMINISTER ESTATE OF: YUKIE KOSHIMIZU CASE NO. 30-2021-01235191-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 YUKIE

KOSHIMIZU. A PETITION FOR PROBATE has been filed by JERRY T. KOSHIMIZU, KENNY T. KOSHIMIZU, & JOE K. KOSHIMIZU in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE request that JERRY T. KOSHIMIZU, KENNY T. KOSHIMIZU, & JOE K. KOSHIMIZU 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 **FEB 16, 2022 at 10:30 AM in Dept. 8 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: STEPHEN M. MAGRO, ESQ.

LAW OFFICES OF STEPHEN M. MAGRO 14101 YORBA ST., SUITE 101, TUSTIN, CA 92780 (714) 732-8456

Orange County News 12/15,12/17,12/22/2021-113354

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216620867
EURO STYLE HOUSE CLEANING. Located at: 15030 GOLDENWEST CIR #10792, WESTMINSTER, CA 92685. County: Orange. This is a New Statement. Registrant(s): SABINA HOFMAN, 777 N BELLFLOWER BLVD #111, LONG BEACH, CA 90815. Have you started doing business yet? YES, 08/01/2021. This business is conducted by: INDIVIDUAL. Registrant(s): /s/ SABINA HOFMAN. 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 11/17/2021.

Orange County News 12/8,15,22,29/21-113149

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **January 4th, 2022**; 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:

10741 Dale Ave Stanton, CA 90680 (714)-293-5867 10:00 AM

Unice Buenaventura Household items Carlos Rivera some boxes, personal goods, totes Jose Torres Boxes of personal goods Mihaela Madueno Clothing an personal goods Galileo Orriz Totes, box kitchen wear, home décor, sofa chair, clothing Perry Ingram california king and frame, containers and boxes, tv's 4

Mike Hanley 3 mountain bikes, electric scooter, tool box, totes, clothes Paula Torres Our apartment stuff and alot of other thing Douglas Tatum Misc items 155 S. Adams St Anaheim, CA 92802 (714) 563-0388 12:00 PM

Charlestadt Barrett Boxes, Toys Ronnie Wallace Boxes, Household Sara Argomaniz Household Lorraine Weadock Boxes **1705 S State College Blvd Anaheim, CA 92806 (714) 935-0403 2:00 PM**

Doralus Gonzalez Household items, couches, beds, fridge Ashly Medford Clothing, chairs The auction will be listed and advertised on 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. 12/15, 12/22/21 **CNS-3537859# ORANGE COUNTY NEWS**

Orange County News 12/15,22/2021-113332

A.P.N.: 930-158-06 Trustee Sale No.: 2021-1495 NOTICE OF TRUSTEE'S

SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 7/27/2021. 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. Notice is hereby given that on 1/26/2022 at 3:00 PM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 7/29/2021 as Document No. 2021000481183 Book Page of Official Records in the Office of the Recorder of Orange County, California, The original owner: TODD NGUYEN AND LAN UYEN LE The purported current owner: TODD NGUYEN AND LAN UYEN LE WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state of 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. : ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 8257 SALGON PLACE 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$12,023.35 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, FIRST GOLDEN VILLAGE INC under said Notice of Delinquent Assessment 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2021-1495. 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 if conducted after January 1, 2021, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2021-1495 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS PROJECT NO. CP1268268

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1268268 "SCADA MASTER PLAN IMPLEMENTATION FP2-PRESSURE MONITORING IMPROVEMENTS PROJECT"** will be received at the Garden Grove City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840. Engineer's estimate on this project is around \$452,000 dollars.

The SCADA Master Plan Implementation FP2-Pressure Monitoring Improvements Project consists of furnishing all labor, materials, tools, equipment, and incidentals necessary for the complete construction and installation of six pressure monitoring stations. Process control strategy implementation, including PLC programming and SCADA configuration, is not included in the Contractor's scope of work.

The project consists of installing a new pressure monitoring station, including an electrical enclosure and a pressure transmitter enclosure. An equipment pad will be furnished for the two enclosures. The pressure transmitter's water line will be connected to an existing angle stop. The electrical enclosure will be provided with a new SCE electrical service. Conduit and wiring will be routed between the electrical enclosure and the pressure transmitter enclosure, as well as from the electrical enclosure to the nearest SCE pole. Once work is complete, the installation will be inspected and tested, in coordination with City staff.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred two dollars and sixty cents (\$102.60). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

ARC
345 Clinton Street
Costa Mesa, CA 92626
www.e-arc.com/location/costa-mesa/
949-660-1150 (ask for the Planwell Department)
or e-mail your order to costamesa.planwell@e-arc.com

Bids are due in the City Clerk's Office on **Thursday, February 3, 2022 at 11:00 a.m.**, and will be opened in the Conference Room 1 North, first floor, in City Hall. Due to Covid-19 and social distancing recommendations, the bid opening will be teleconferenced; teleconferencing information will be made available at least 7 days ahead of the bid opening date.

Direct ANY and ALL questions to Ms. Rebecca Li, Project Manager, (714) 741-5562.

/s/ Teresa Pomeroy, CMC
City Clerk
Orange County News 12/22/2021,1/12/2022-113474

SECTION 5715(b). Date: 12/10/2021 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS#2021-1495 SDI-22495) **Orange County News 12/22,29/21,1/5/22/21-113389**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2021-01226201

TO ALL INTERESTED PERSONS: Petitioner: BERTHA CAMOU filed a petition with this court for a decree changing name as follows: BERTHA CAMOU to HEIDI BERTHA MORALES. 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 02/08/2022 8:30AM. D100 REMOTE

Central Justice Center
700 Civic Center Drive West
Santa Ana, CA 92701

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

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 **Visual and Performing Arts Equipment and Supplies.**

The District is seeking bids for **Visual and Performing Arts Equipment and Supplies Bid No. 2101**, in accordance with Instructions, Conditions, and Specifications now on file in the Purchasing Department of said School District.

Bid opening will be conducted via Zoom meeting on **January 12, 2022 at 11:00AM** and will be made available to all bidders that submitted a sealed bid on or before **January 11, 2022 at 12:00PM**. Bidders who are interested in attending the Zoom meeting should email their contact information to Lorraine McDaniel, Assistant Buyer at lmcdaniel@ggusd.us no later than **January 11, 2022 at 12:00PM**. It is the Bidder's sole responsibility to ensure that their bid is received prior to the scheduled closing time for receipt of proposals. 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. Copies of the bid documents are available upon request by contacting Lorraine McDaniel, Assistant Buyer, at (714) 663-6340. Bid documents are also available for download on **December 15, 2021** on the Garden Grove Unified School District website (<https://www.ggusd.us>). 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 questions regarding bid documents should be reduced to writing and e-mailed to Lorraine McDaniel at lmcdaniel@ggusd.us no later than **December 29, 2021 at 10:00AM**. Answers to these questions will be posted online as an addendum at www.ggusd.us on or before **January 5, 2022 at 5:00PM**

SECTION 5715(b). Date: 12/10/2021 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS#2021-1495 SDI-22495) **Orange County News 12/22,29/21,1/5/22/21-113389**

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Dated this December 15, 2021
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By:

Ed Govea
Assistant Director of Business Services
Orange County News 12/15,22/2021-113361

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **January 11th, 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:

8180 E. Old Canal Rd Anaheim Hills, CA 92807 (714) 403-3794 12:00 PM

Ryan Macys Sofa, Totes The auction will be listed and advertised on 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. 12/22, 12/29/21 **CNS-3538963# ORANGE COUNTY NEWS**

Orange County News 12/22,29/2021-113420

in the following newspaper of general circulation, printed in this county: Orange County News DATE: 12/09/2021 JUDGE Layne H Melzer Judge of the Superior Court

Orange County News 12/22,29/21,1/5,12/22-113430

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **January 11th, 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:

8180 E. Old Canal Rd Anaheim Hills, CA 92807 (714) 403-3794 12:00 PM

Ryan Macys Sofa, Totes The auction will be listed and advertised on 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. 12/22, 12/29/21 **CNS-3538963# ORANGE COUNTY NEWS**

Orange County News 12/22,29/2021-113420

FICTITIOUS BUSINESS NAME STATEMENT NO. 20216622389

AR AUTO CENTER. Located at: 23591 EL TORO STE 212, LAKE FOREST, CA 92630. County: Orange. This is a Change, previous No.

NOTICE CALLING FOR BIDS

DISTRICT: **GARDEN GROVE UNIFIED SCHOOL DISTRICT**

BID DEADLINE: January 11, 2022 at 12:00PM

PLACE OF RECEIPT: Garden Grove Unified School District Business Office 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 **Visual and Performing Arts Equipment and Supplies.**

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Dated this December 15, 2021
GARDEN GROVE UNIFIED SCHOOL DISTRICT
By:

Ed Govea
Assistant Director of Business Services
Orange County News 12/15,22/2021-113361

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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2 0 2 1 6 6 1 4 7 6 8 .
REGISTRANT: ENTER-
TAINMENT MOTORS
LLC, 24661 VIA SAN AN-
SELMO, MISSION VIEJO,
CA 92692. Have you started
doing business yet?
NO. This business is con-
ducted by: LIMITED LIAB-
ILITY CO. Registrant(s):
/s/ RAMTIN NEKAVAND,
CHIEF EXECUTIVE OF-
FICER. I declare that all
information in this state-
ment 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
12/09/2021.

Orange County News
12/22,29/21,1/5,12/22-
113472

T.S. No. 21002006-1 CA
APN: 090-101-21
NOTICE OF TRUSTEE'S
SALE

YOU ARE IN DEFAULT
UNDER A DEED OF
TRUST DATED
04/26/2007. UNLESS
YOU TAKE ACTION TO
PROTECT YOUR PROP-
ERTY, IT MAY BE SOLD
AT A PUBLIC SALE. IF
YOU NEED AN EXPLAN-
ATION OF THE NATURE
OF THE PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER.

A public auction sale to the
highest bidder for cash,
cashier's check drawn on
a state or national bank,
check drawn by a state or
federal credit union, or a
check drawn by a state or
federal savings and loan
association, or savings bank
specified in Section 5102

of the Financial Code and
authorized to do business
in this state will be held by
the duly appointed trustee
as shown below, of all
right, title, and interest
conveyed to and now held
by the trustee in the here-
inafter described property
under and pursuant to a
Deed of Trust described
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the
Deed of Trust, with inter-
est and late charges thereon,
as provided in the note(s),
advances, under
the terms of the Deed of
Trust, interest thereon,
fees, charges and ex-
penses of the Trustee for
the total amount (at the
time of the initial publica-
tion of the Notice of Sale)
reasonably estimated to
be set forth below. The
amount may be greater on
the day of sale.

Trustor: BRIAN HOPKINS,
An Unmarried Man
Duly Appointed Trustee:
ZBS Law, LLP
Deed of Trust Recorded on
05/02/2007, as Instru-
ment No. 2007000285339
of Official Records of Or-
ange County, California;
Date of Sale: 01/12/2022
at 03:00 PM
Place of Sale: On the front
steps to the entrance of
the Orange Civic Center,
300 E. Chapman, Orange,
CA
Estimated amount of un-
paid balance and other
charges: \$113,565.61
Note: Because the Benefi-
ciary reserves the right to
bid less than the total debt

owed, it is possible that at
the time of the sale the
opening bid may be less
than the total debt owed.
Street Address or other
common designation of
real property: 12531 WAL-
NUT AVE
GARDEN GROVE, CA
92840

Described as follows:
As more fully described on
said Deed of Trust.
A.P.N #: 090-101-21
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 send-
ing a written request to
the beneficiary within 10
days of the date of first
publication of this Notice
of Sale.
NOTICE TO POTENTIAL
BIDDERS: If you are con-
sidering 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 re-
ceive clear title to the
property. You are encour-

aged to investigate the ex-
istence, 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, pursu-
ant to Section 2924g of
the California Civil Code.
The law requires that in-
formation 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 resched-
uled time and date for
the sale of this property,
you may call 866-266-7512
or visit this Internet Web
site www.elitepostandpub.com
using the file number as-
signed to this case
21002006-1 CA. Informa-
tion 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 Inter-
net Web site. The best
way to verify postpone-
ment information is to at-
tend 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 "eli-
gible 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 auc-
tion. There are three steps
to exercising this right of
purchase. First, 48 hours
after the date of the trust-
ee sale, you can call 866-
266-7512 or visit this Inter-
net Web site www.elite-
postandpub.com using the
file number assigned to
this case 21002006-1 CA
to find the date on which
the trustee's sale was

held, the amount of the
last and highest bid, and
the address of the trustee.
Second, you must send a
written notice of intent to
place a bid so that the
trustee receives it no more
than 15 days after the
trustee's sale. Third, you
must submit a bid so that
the trustee receives it no
more than 45 days after
the trustee's sale. If you
think you may qualify as
an "eligible tenant buyer"
or "eligible bidder," you
should consider contact-
ing an attorney or appro-
priate real estate profes-
sional immediately for ad-
vice regarding this poten-
tial right to purchase.
Dated: 12/16/2021 ZBS
Law, LLP, as Trustee
30 Corporate Park, Suite
450 ,
Irvine, CA 92606
For Non-Automated Sale

Information, call: (714)
848-7920
For Sale Information: 866-
266-7512 or www.elite-
postandpub.com

Michael Busby, Trustee
Sale Officer
This office is enforcing a
security interest of your
creditor. To the extent that
your obligation has been
discharged by a bank-
ruptcy court or is subject to
an automatic stay of a
bankruptcy, this notice is
for informational purposes
only and does not consti-
tute a demand for pay-
ment or any attempt to col-
lect such obligation. EPP
33745 Pub Dates 12/22,
12/29, 01/05/2021
Orange County News
12/22, 29/21, 1/5/22-
113473

ORDINANCE NO. 2928
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
AMENDING CHAPTER 36 OF TITLE 10 OF THE GARDEN GROVE MUNICIPAL CODE
ESTABLISHING SPEED LIMITS FOR CERTAIN DESIGNATED CITY STREETS BASED
UPON AN UPDATED TRAFFIC AND ENGINEERING SPEED SURVEY

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:
Section 1: Code Amendment. Chapter 36 of Title 10 of the Garden Grove
Municipal Code is hereby amended to read as follows:

CHAPTER 36: SPEED RESTRICTIONS

SECTION 10.36.010: Speed zoning

The City Engineer is authorized and required to make the appropriate engineering
and traffic investigation, which is the basis for the current prima facie speed zones
as, specified in Section 10.36.030. This type of study shall be maintained current
and updated every five years, except to the extent that the validity of such study
may be otherwise lawfully extended.

SECTION 10.36.020: Regulation by traffic signals

The City Engineer is authorized to regulate the timing of traffic signals so as to permit
the movement of traffic in an orderly and safe manner at speed slightly at variance
from the speeds otherwise applicable within the district or at intersections, and may
erect appropriate signs giving notice thereof.

SECTION 10.36.030: Speed Limits Established

Pursuant to California Vehicle Code Sections 22357 through 22358, upon the basis
of an engineering and traffic investigation, the speed permitted by state law upon the
following streets for safe operation of vehicles are as established herein. The prima
facie speed limit shall be as set forth in this section on those streets or parts of streets
herein designated when signs are erected giving notice thereof:

Table with 4 columns: No. and Name of Street, Portion Affected, Declared Prima Facie Speed Limit. Lists streets like Brookhurst Street, Euclid Street, etc. with their respective speed limits.

Section 2. City Clerk Certification and Publication. The City Clerk shall certify to
the passage and adoption of this Ordinance and shall cause this Ordinance to be
published as required by law.

Section 3. Severability. If any section, subsection, subdivision, sentence, clause,
phrase, or portion of this Ordinance is, for any reason, held to be invalid or
unconstitutional by the decision of any court of competent jurisdiction, such
decision shall not affect the validity of the remaining portions of this Ordinance.
The City Council hereby declares that it would have adopted this Ordinance and
each section, subsection, subdivision, sentence, clause, phrase, or portion thereof,
irrespective of
the fact that any one or more section, subsection, subdivision, sentence, clause,
phrase, or portion thereof be declared invalid or unconstitutional.

Section 4. Effective Date. This Ordinance shall be in full force and effect thirty
(30) days after passage.

The foregoing Ordinance was passed by the City Council of the City of Garden
Grove on the ___ day of _____.

ATTEST: MAYOR

CITY CLERK
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify
that the foregoing Ordinance was introduced for first reading and passed to second
reading on December 14, 2021, with a vote as follows:

AYES: COUNCIL MEMBERS: (7) BRIETIGAM, O'NEILL, NGUYEN D., BUI,
KLOPFENSTEIN, NGUYEN K., JONES
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING
COMMISSION OF THE CITY OF GARDEN GROVE
WILL HOLD A PUBLIC HEARING IN THE COM-
MUNITY MEETING CENTER, 11300 STANFORD AV-
ENUE, GARDEN GROVE, CALIFORNIA, ON THE
DATE * INDICATED BELOW TO RECEIVE AND CON-
SIDER ALL EVIDENCE AND REPORTS RELATIVE TO
THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., JANUARY 20, 2022

Members of the public who wish to comment on
matters before the Commission, in lieu of doing so
in person, may submit comments by emailing plan-
ning@ggcity.org no later than 3:00 p.m. the day of
the meeting. The comments will be provided to the
Commission as part of the meeting record. Mem-
bers of the public are asked to consider very care-
fully before attending this meeting in person and are
encouraged to wear face masks and maintain a six
foot distance from others. Please do not attend this
meeting if you have had direct contact with
someone who has tested positive for COVID 19, or if
you are experiencing symptoms such as coughing,
sneezing, fever, difficulty breathing or other flu-like
symptoms.

CONDITIONAL USE PERMIT NO. CUP-212-94 (REV.
2022)

A request to modify the Conditions of Approval for Con-
ditional Use Permit No. CUP-212-94 to allow a 13,740
square foot bowling alley to continue to operate with an
original Alcoholic Beverage Control (ABC) Type "47"
(On-Sale, General) License and with live entertainment
in the form of three (3) karaoke rooms. The proposed
bowling alley will occupy a portion of the former AMF
Bowling Alley building. Upon approval and exercise of
the subject request, the Conditional Use Permit previ-
ously governing the tenant space, CUP 212-94, shall be
revoked and become null and void. The site is at 12141
Valley View Street in the PUD-104-73 (Planned Unit De-
velopment No. PUD-104-73 REV. 2018/2020) zone. The
project is exempt from CEQA pursuant to Government
Code Section 15301 – Existing Facilities of the State
CEQA Guidelines.

SITE PLAN NO. SP-091-2020TE1 (TIME EXTENSION)

A request to approve a one-year time extension for the
entitlements approved under Site Plan No. SP 091
2020. The entitlements approved the remodel, and 500
square foot expansion of Hyundai of Garden Grove. The
site is at 9898 Trask Avenue in the Planned Unit Devel-
opment No. PUD-110-96 zone. A CEQA determination
is not required as the project was previously exempted.

ALL INTERESTED PARTIES are invited to attend said
Hearing and express opinions or submit evidence for
or against the proposal as outlined above, on January 20,
2022. If you challenge the application in Court, you may
be limited to raising only those issues you or someone
else raises at the public hearing described in this notice,
or in written correspondence delivered to the Planning
Commission at, or prior to, the public hearing. Further
information on the above may be obtained at the Plan-
ning Services Division, City Hall 11222 Acacia Park-
way, or by telephone at (714) 741 5312.
Orange County News 12/22/2021-113469

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN
GROVE CITY COUNCIL WILL HOLD A PUBLIC HEAR-
ING AT THE COMMUNITY MEETING CENTER, 11300
STANFORD AVENUE, GARDEN GROVE, CALIFOR-
NIA, ON TUESDAY, JANUARY 11, 2022 AT 6:30 P.M.,
OR AS SOON THEREAFTER AS IT MAY BE HEARD,
TO RECEIVE AND CONSIDER ALL EVIDENCE AND
REPORTS RELATIVE TO THE MATTER(S) DE-
SCRIBED BELOW.

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND
PREVENT THE SPREAD OF THE CORONAVIRUS
(COVID-19), MEMBERS OF THE PUBLIC ARE ASKED
TO CONSIDER VERY CAREFULLY BEFORE AT-
TENDING THIS MEETING IN PERSON AND ARE EN-
COURAGED TO WEAR FACE MASKS AND MAIN-
TAIN A SIX FOOT DISTANCE FROM OTHERS.
PLEASE DO NOT ATTEND THIS MEETING IF YOU
HAVE HAD DIRECT CONTACT WITH SOMEONE
WHO HAS TESTED POSITIVE FOR COVID 19, OR IF
YOU ARE EXPERIENCING SYMPTOMS SUCH AS
COUGHING, SNEEZING, FEVER, DIFFICULTY
BREATHING OR OTHER FLU-LIKE SYMPTOMS.

AMENDMENT NO. A-033-2021

PROJECT DESCRIPTION: A request by the City of
Garden Grove to amend portions of Title 9 of the
Garden Grove Municipal code to implement the pro-
visions of California Government Code Sections 65852.21
and 66411.7, added by Senate Bill 9, and to add regula-
tions and development standards for two-unit housing
developments and parcel maps for urban lot splits in
single-family residential zones. The project is exempt
from CEQA pursuant to Government Code sections
65852.21(j) and 66411.7(n) and Sections 15303 and
15315 of the State CEQA Guidelines.

PROJECT LOCATION: City of Garden Grove, Citywide

ZONE: Single-Family Residential Zones

On December 2, 2021, by a 5-0-2 vote, with two Com-
missioners absent, the City of Garden Grove Planning
Commission recommended approval of Amendment No.
A-033-2021 to City Council, pursuant to Resolution No.
6035-21, and determined that the project was categori-
cally exempt from the California Environmental Quality
Act (CEQA) pursuant to Government Code Sections
65852.21(j) and 66411.7(n) and Sections 15303 and
15315 of the State CEQA Guidelines.

ALL INTERESTED PARTIES are invited to attend the
City Council Public Hearing, or write a letter, to express
opinions or submit evidence for or against the project as
outlined above. If you challenge the project in Court, you
may be limited to raising only those issues raised at the
Public Hearing described in this notice, or in written cor-
respondence delivered to the City Council prior to the
Public Hearing. Written correspondence received at
cityclerk@ggcity.org by 3:00 p.m. on the day of the
meeting will be forwarded to the City Council prior to the
meeting. Further information on the above matter may
be obtained from the Planning Services Division, Com-
munity and Economic Development Department, City
Hall, 11222 Acacia Parkway, Garden Grove, or by tele-
phone at (714) 741-5312.
/s/ TERESA POMEROY, CMC
City Clerk
Orange County News 12/22/2021-113462