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NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000009486697 Title Order No.: 150-2323963-05 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/21/2004. 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 09/28/2004 as Instrument No. 2004000866801 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: ANTONIO ORTIZ AND LORRAINE ORTIZ, HUSBAND AND WIFE 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: 11/02/2023 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: 6512 VANGUARD AVENUE, GARDEN GROVE, CALIFORNIA 92845 APN# 130-184-01 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$400,734.54. 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

For all public
notices, call us for
information:
714.894.2575

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 00000009486697. 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 00000009486697 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 IN-

FORMATION 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: 09/26/2023 A-4797222 09/29/2023, 10/06/2023, 10/13/2023 **Orange County News 9/29,10/6,13/2023-135249**

FICTITIOUS BUSINESS NAME STATEMENT NO: 20236670445

INTEGRITY TRUCKING SERVICES LLC, 561 WEST SUMMERFIELD CIRCLE, ANAHEIM, CA 92802. County: Orange. This is a New Statement. Registrant(s): INTEGRITY TRUCKING SERVICES LLC, 561 WEST SUMMERFIELD CIRCLE, ANAHEIM, CA 92802. Have you started doing business yet? NO. This business is conducted by: LIMITED LIABILITY CO. Registrant /s/ DAVID ALVARADO, 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 08/18/2023. **Orange County News 9/29,10/6,13,20/23-135340**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01351382

TO ALL INTERESTED PERSONS: Petitioner: CHAMYOUNG LEE filed a petition with this court for a decree changing name as follows: CHAMYOUNG LEE to HEEWON LEE. 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 11/14/2023 at 8:30AM Dept D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: 09/28/2023 JUDGE Layne H. Melzer Judge of the Superior Court **Orange County News 10/6,13,20,27/23-135479**

NOTICE OF PETITION TO ADMINISTER ES-

TATE OF JOHN MARTINEZ Case No. 30-2023-01350895-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOHN MARTINEZ

A PETITION FOR PROBATE has been filed by Frank Martinez in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Frank Martinez 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 Nov. 29, 2023 at 1:30 PM in Dept. No. CM05 located at 3390 HARBOR BLVD, COSTA MESA CA 92626. The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: PAUL HORN ESQ

SBN 243227 PAUL HORN LAW GROUP PC 11404 SOUTH STREET CERRITOS CA 90703 CN100684 MARTINEZ Oct 6,11,13, 2023 Orange County News 10/6,11,13/2023-135528

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01349245

TO ALL INTERESTED PERSONS: Petitioner: JACOB BEN OR filed a petition with this court for a decree changing name as follows: JACOB BEN OR to JACOB BENOR. 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 11/01/2023 8:30 AM D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: 09/18/2023 JUDGE Layne Melzer Judge of the Superior Court **Orange County News 9/22,29,10/6,13/23-134957**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01352469

TO ALL INTERESTED PERSONS: Petitioner: NHI THI HOANG LE filed a petition with this court for a decree changing name as follows: NHI THI HOANG LE to NHI LE. 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 11/14/2023 at 8:30AM Dept D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: 10/04/2023 JUDGE Layne H. Melzer Judge of the Superior Court **Orange County News 10/6,13,20,27/23-135513**

NOTICE SST II 580 E Lambert Rd, 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 10/23/2023 at 1:00 pm at SmartStop Self Storage 580 E Lambert Rd La Habra, California 90631, 562-236-6583. All interested bidders may go to 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 storage unit are consider household and other goods. Priscilla Obando-Unit C003; Ignacio Juarez Avila-Unit C028; Felisha Moraga-Unit C 0 7 0 ; Matthew Castaneda-Unit D054; Jr Valentin-Unit F013 CN100828 10-23-2023 Oct 6,13, 2023 **Orange County News 10/6,13/2023-135492**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01339472

TO ALL INTERESTED PERSONS: Petitioner: MARLO ERIC RATHGEBER filed a petition with this court for a decree changing name as follows: MARLO ERIC RATHGEBER to GRAYSEN ERIC HARNWEL. 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 11/07/2023 8:30 AM D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: OCN Orange County Neighborhood Newspapers **Orange County News 10/13,20,27,11/3/23-135713**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01348912

TO ALL INTERESTED PERSONS: Petitioner: NANCY OLGA ZEVALLOS VARGAS filed a petition with this court for a decree changing name as follows: NANCY OLGA ZEVALLOS VARGAS to NANCY OLGA ZEVALLOS. 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 11/07/2023 8:30 AM D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: 09/14/2023 JUDGE Layne Melzer Judge of the Superior Court **Orange County News 9/22,29,10/6,13/23-134942**

ORDINANCE NO. 2943

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING ZONING MAP AMENDMENT NO. A-037-2023 TO REVISE THE CITY'S OFFICIAL ZONING MAP TO IMPLEMENT THE UPDATES TO THE ADOPTED 2021 2029 HOUSING ELEMENT AND TO CLARIFY THE SITES INTENDED TO BE INCLUDED IN THE INTERNATIONAL WEST MIXED USE OVERLAY AND THE INDUSTRIAL/RESIDENTIAL MIXED USE 1 OVERLAY PURSUANT TO ORDINANCE NO. 2925

CITY ATTORNEY SUMMARY

This Ordinance amends the City's Official Zoning Map (i) to apply the International West Mixed Use Overlay to one (1) additional parcel and the Industrial/Residential Mixed Use 1 Overlay to ten (10) additional parcels identified in the Sites Inventory of the amended 2021-2029 Housing Element of the General Plan adopted by the Garden Grove City Council on October 10, 2023, and (ii) to clarify the Official Zoning Map to specify fifteen (15) parcels to which the International West Mixed Use Overlay and the Industrial/Residential Mixed Use 1 Overlay are intended to apply, but which, due to a clerical error, were inadvertently not listed on Exhibit E to Ordinance No. 2925, adopted by the Garden Grove City Council on December 14, 2021.

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

ATTEST:
MAYOR _____

DEPUTY CITY CLERK _____

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

I, LIZABETH VASQUEZ, Deputy 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 October 10, 2023, with a vote as follows:

AYES: COUNCIL MEMBERS: (6) O'NEILL, TRAN, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, JONES
NOES: COUNCIL MEMBERS: (1) BRIETIGAM
ABSENT: COUNCIL MEMBERS: (0) NONE
Orange County News 10/13/2023-135729

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL000949

TO ALL INTERESTED PERSONS: Petitioner: VADIM FEDIN and ELENA FEDINA on behalf of IULIIA VADIMOVNA FEDINA filed a petition with this court for a decree changing name as follows: IULIIA VADIMOVNA FEDINA to JULIA FEDINA. 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 01/10/2024 1:30 PM Dept L74 REMOTE Lamoreaux Justice Center 341 The City Drive S Orange, CA 92868 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

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: 09/29/2023 JUDGE Mary Kreber-Vari-papa Judge of the Superior Court **Orange County News 10/6,13,20,27/23-135507**