# A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

## Find out how at: hud.gov/fairhousing







## FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.

#### Legals-OCN

NOTICE OF TRUSTEE'S SALE TS No. CA-22-915077-CL Order No.: DEF-431065 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DEED OF TRUST DATED 6/27/2013. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auc-tion sale to the highest bid-der for cash, cashier's check drawn on a state or national bank, check national bank, check drawn by state or federal credit union, or a check drawn by a state or feder-al savings and loan asso-ciation, or savings association, or savings bank spe-cified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. duly appointed trustee. The sale will be made, but without covenant or war-ranty, expressed or im-plied, regarding title, pos-session, or encumbrances, to pay the remaining prin-cipal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), ad-vances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publica-tion of the Notice of Sale) reasonably estimated to tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFI-CIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BINH PHAM AND MY DUNG NGOC NGUYEN, HUSBAND AND WIFE, AND NGOC LANG THI PHAM, A SINGLE WOMAN ALL AS JOINT TENANTS Recor-JOINT TENANTS Recor-ded: 8/28/2013 as Instrument No. 2013000506852 of Official Records in the office of the Recorder of ORANGE County, Califor-nia; Date of Sale:

## Legals-OCN

12/4/2023 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse loc-ated at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of un-paid balance and other charges: \$139,179.32 The charges: \$139,179.32 The purported property ad-dress is: 9601 HAZARD AVENUE, GARDEN GROVE, CA 92844 As-sessor's Parcel No.: 098-633-03 NOTICE TO PO-TENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auc-tion. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically en-title you to free and clear ownership of the property. You should also be aware that the lien being auc-tioned 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 seni-or to the lien being auc-tioned off before you oco tioned off, before you can receive clear title to the property. You are encourproperty. 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 aware that the same lender may hold more than lender may hold more than one mortgage or deed of trust on the property. NO-TICE 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 informalaw requires that informa-tion 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

#### Legals-OCN

whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website internet website http://www.qualityloan.com , using the file number as-signed to this foreclosure by the Trustee: CA-22-915077-CL. Information about postponements that are very short in duration are very short in duration or that occur close in time to the scheduled sale may or that occur close in time to the scheduled sale may not immediately be reflec-ted in the telephone in-formation or on the inter-net website. The best way to verify postponement in-formation 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 Cali-fornia Civil Code. If you are an "eligible tenant buy-er," 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 916-939-0772, or visit this internet you can call 916-939-0772, or visit this internet website http://www.qualwebsite http://www.quai-ityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-915077-CL to find the date on which the trustee's sale was held, the amount of the last and bighest bid, and the adthe amount of the last and highest bid, and the ad-dress 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 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"

#### Legals-OCN

or "eligible bidder," you should consider contactshould consider contact-ing an attorney or appro-priate real estate profes-sional immediately for ad-vice regarding this poten-tial right to purchase. NO-TICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-oc-cupant as defined in Sec-tion 2924m of the Califor-nia Civil Code who is the his civil code who is the last and highest bidder at the trustee's sale shall provide the required affi-davit or declaration of eli-gibility to the auctioneer at the trustee's sale or shall have it delivered to CUAL have it delivered to QUAL-ITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other 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 publica-tion of this Notice of Sale. If the sale is set aside for any reason, including if the any reason, including if the Trustee is unable to con-vey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trust-ee. This shall be the Purchaser's sole and exclus-ive remedy. The pur-chaser shall have no furchaser shall have no fur-ther recourse against the Trustor, the Trustee, the Beneficiary, the Benefi-ciary's Agent, or the Bene-ficiary's Attorney. If you have previously been dis-charged through bank-ruptcy, you may have been released of personal liability for this loan in which case this letter is in-tended to exercise the tended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORA-TION 2763 Camino Del Rio S San Diego, CA

## Legals-OCN

92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUAL-ITY LOAN SERVICE CORPORATION . TS No.: CA-22-915077-CL ID-CA-22-915077-CL 1D-SPub #0188978 11/1/2023 11/8/2023 11/15/2023 Orange County News 11/1,8,15/23-136089

11/1,8,15/23-136089 NOTICE OF TRUSTEE'S SALE TS No. CA-23-961817-BF Order No.: FIN-23004137 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/17/2014. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auc-tion sale to the highest bid-der for cash, cashier's check drawn on a state or national bank, check check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or feder-al savings and loan asso-ciation, or savings bank spe-cified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warwithout covenant or warranty, expressed or im-plied, regarding title, possession, or encumbrances, to pay the remaining prin-cipal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), ad-vances under the terms of vances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publica-tion of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFI-CIARY MAY ELECT TO

### Legals-OCN

BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Dan Michael Gailey, an unmarried man Recorded: 4/29/2014 as Instrument Instrument No. 2014000162349 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 12/11/2023 at 9:00 AM Place of Sale: At the Doubletcachy Witten Hotel Νo Am Place of Sale: At the Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance Amount of unpaid balance and other charges: \$227,621.91 The purpor-ted property address is: 12271 FIREBRAND ST, GARDEN GROVE, CA 92840-4104 Assessor's Parcel No.: 231-625-13 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 understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Pla-cing the highest bid at a trustee auction does not automatically ontitle you to cing 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 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. NO-TICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed

## Legals-OCN

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 information about trustee sale postponements be made available to you and to the 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

If applicable, the resched-uled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this in tern et website http://www.qualityloan.com , using the file number as-signed to this foreclosure by the Trustee: CA-23-961817-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflec-ted in the telephone in-formation or on the inter-net website. The best way to verify postponement in-formation is to attend the scheduled sale. NOTICE formation 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 Cali-fornia Civil Code. If you are an "eligible tenant buy-er," you can purchase the property if you match the er," 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 800-280-2832, or visit this internet website http://www.qual-2832, or visit this internet website http://www.qual-ityloan.com, using the file number assigned to this foreclosure by the Trustee CA-23-961817-BF to find the date on which the trustee's sale was held the amount of the last and highest bid, and the ad-dress of the trustee

Second, you must send a written notice of intent to place a bid so that the ustee receives it no m 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 the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contact should consider contact-ing an attorney or appropriate real estate professional immediately for ad-vice regarding this potential right to purchase. NO-TICE TO PROSPECTIVE WNER-OCCUP/ Any prospective owner-oc-cupant as defined in Sec-tion 2924m of the Califoron 2924m of the Califo nia Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUA LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclus-ive remedy. The pur-chaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Bene-ficiary's Attorney. If you have previously been dis-charged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only Date: QUALITY LOAN SERVICE CORPORA-TION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For ERVICE NON SALE information only Sale Line: 800-280-2832 Or Login to: All Content and the second sec CORPORATION . TS No.: CA-23-961817-BF ID-SPub #0189172 11/8/2023 11/15/2023 11/22/2023 Orange County News 11/8,15,22/23-136382 NOTICE OF TRUSTEE'S

No ALE T.S. No. 23-30201-P-CA Title No. 2342064 231-601-33 and 231-601-35 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/08/2014. UNLES OU TAKE ACTION TO ROTECT YOUR PROP-RTY, IT MAY BE SOLD T A PUBLIC SALE. IF ERTY. OU NEED AN EXPLAN TION OF THE NATURE THE PROCEEDING VOIL IOULD CONTACT A LAWYER. A public auc-tion sale to the highest bid-der for cash, (cashier's check(s) must be made payable to National De-fault Servicing Corpora-tion), drawn on a state or national bank, a check drawn by a state or feder-al credit union, or a check drawn by a state or feder-al savings and loan asso-ciation, savings associ-ation, or savings bank spe-cified in Section 5102 of

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the Financial Code and authorized to do business in this state: will be held by the duly appointed truste of all as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condi-tion, but without covenant or warranty. expressed or or warranty, expressed or implied, regarding title, possession, or encum-brances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with in-terest 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 publication of the Notice of reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Trung Van Ho and Huong-Duong Ho, husband and wife, as joint tenants with rights of survivorship Duly Appointed Trustee: Nation-al Default Servicing Cor-poration Recorded 01/16/2014 as Instrument No. 2014000019916 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 12/11/2023 at 9:00 AM Place of Sale: Doubletree By Hilton Hotel Ana-heim – Orange County, Auction.com Room, 100 The City Drive, Orange, CA 92868 Estimated amount of unpaid balance and other charges: \$197,143.89 Street Address or other common designation of real property: 12892 Lampson Ave, Garden Grove, CA 92840 A.P.N.: 231-601-33 and 231-601-35 The undersigned Trustee disclaims any liability for any incor-rectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, dir-ections to the location of the property may be ob-tained by sending a writ-ten request to the beneficiary within 10 days of the ate of first publication of nis Notice of Sale. If the date Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse The require ments of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice Default was recorded. NO-TICE 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. Pla-cing the highest bid at a trustee auction does not utomatically 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 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 098-064-25 NOTICE OF TRUSTEE'S SALEYOU insurance company, either of which may charge you a fee for this information. If ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 12/8/2022. UN-LESS YOU TAKE AC-

you consult either of these

egals-OCN. resources, you should be aware that the same lender may hold more than one mortgage or deed trust on the property. NO-TICE 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 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, uled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number as-signed to this case 23signed to this case 23-30201-JP-CA. 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 in formation or on the internet website. The best way to verify postponement in-formation 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 a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auc-tion. If you are an "eligible bidder," you may be able to purchase the property 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, 000 2014 you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-30201-JP-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. lf you the trustee's sale. If you think you may qualify as a "representative of all eli-gible tenant buyers" or "eli-gible bidder," you should consider contacting an at-terroux or appreciate real torney or appropriate real estate professional immediately for advice regard-ing this potential right to purchase. \*Pursuant to Section 2924m of the Cali-fornia Civil Code, the pofornia Civil Code, the po-tential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through Decem-ber 31, 2025, unless later e x t e n d e d . D a t e 10/31/2023 National Default Servicing Corpora-tion c/o Tiffany and Bosco, P.A., its agent, 1455 Fraz-ee Road, Suite 820 San Diego, CA 92108 Toll Fre Phone: 888-264-4010 Sales Line 800-280-2832 Sales Website: www.nd scorp.com Connie Hernan-dez, Trustee Sales Representative A-4800705 11/08/2023, 11/15/2023, 11/22/2023 Orand e County News 11/8,15,22/2023-136430 T.S. No. 23-65556 APN:

Legals-OCN TION TO PROTECT YOUR PROPERTY, IT BE SOLD AT UBLIC SALE EXP NEED AN TION OF T THE NATURE OF THE PROCEEDING SHOULD CONTACT A LAWYER A public auction sale to the highest bidder for cash, cashier's check drawn on a state or nation al 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 association. savings bank specified in Section 5102 of the Finan-cial Code and authorized to do business in this state will be held by the duly ap pointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursu ant to a Deed of Trust de scribed below. The sale will be made, but without covenant or warranty, expressed 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 in-terest 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 be set forth below. T The amount may be greater on the day of sale. Trustor: RYAN EBERLE, AN UN-MARRIED Man duly Ap ointed Trustee: ZBS Law LP Deed of Trust record ded 12/9/2022, as Instrument No. 2022000402611 of Official Records in the office of the Recorder of Orange County, California Date of Sale:11/29/2023 a 3:00 PM Place of Sale: On the front steps to the en-trance of the Orange Civic Center, 300 E. Chapman, Orange, CA Estimated amount of unpaid balance and other charges: \$179,714.71 Note: Because the Beneficiary 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 prop-erty: 9750 CROSBY AVEerty: 9750 CROSBY AVE-GARDEN GROVE, CALI-FORNIA 92844 Described as follows: LOTS 50 AND 51 OF TRACT NO. 1165, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECOR-DED IN BOOK 43, PAGES 3 4 AND 5. INCLUSIVE 3, 4 AND 5, INCLU OF MISCELLANE MAPS, IN THE OF INCI USIVE THE COUNTY RE OF ORDER OF S OUNTY. EXCEPT EAST 40 FEET OF SAID LOT 50. A.P.N #:: 098-064-25 The undersigned Trustee disclaims any liability for any incorrectness of the street address 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 of the date of first publica-tion 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 lion pot be bidding on a lien, not on the property itself. Pla-cing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership

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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-and to investigate the or 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 vou consult either of these aware that the same lender may hold more than one mortgage or deed of trust on the property. NO-TICE 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 informa-tion 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 (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number as signed to this case 23-65556. Information about postponements that are verv short in duration or that occur close in time to the scheduled sale may not immediately be reflect ted in the telephone information or on the Inter-net Web site. The best way to verify postponement information is to at tend the scheduled sale.NOTICE TO TEN-ANT: You may have a right to purchase this property after the trustee auc tion 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 auc tion. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 23-65556 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 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 consider contact should should consider contact ing an attorney or appro-priate real estate profes-sional immediately for advice regarding this potential right to purchase. Dated: 11/2/2023 ZBS Law, LLP, as Trustee 30 Law, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.co m Ryan Bradford, Trust-ee Sale Officer This office is enforcing a security in-

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terest of your creditor. To the extent that your obliga-tion has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this no-tice is for informational purposes only and does not constitute a demand for payment or any at-tempt to collect such oblig-ation. EPP 38570 Pub Dates 11/08, 11/15, 11/22/2023 Orange County News 11/8,15,22/23-136474

NOTICE OF PETITION

TO ADMINISTER ES-TATE OF: GARY WILLIAM ALLIS-ON

ON CASE NO. 30-2023-01357278-PR-LA-CMC To all heirs, beneficiaries, creditors, contingent cred-itors, and persons who may otherwise be inter-ested in the WILL or es-tate, or both of GARY WIL-LIAM ALLISON. A PETITION FOR PRO-

A PETITION FOR PRO-BATE has been filed by CYNTHIA ALLISON in the Superior Court of Califor-THE PETITION FOR PROBATE requests that CYNTHIA ALLISON be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without ob-taining court approval. Beresentative to administer taining court approval. Before taking certain very im-portant actions, however the personal representat-ive will be required to give notice to interested per-sons unless they have waived notice or consen-ted 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 peti-tion will be bedd in the

tion will be held in this court as follows: 01/10/24 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

92626 NOTICE IN PROBATE CASES The court is providing the convenience to appear for hearing by video using the court's designated video latform This is a no cost platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to our remote hearing, call 657-622-8278 for assist ance. If you prefer to appear in-person, you can appear in the department on the day/time set for

IF YOU OBJECT to the granting of the petition, you should appear at the you should appear at the hearing and state your ob-jections or file written ob-jections with the court be-fore the hearing. Your ap-pearance may be in per-son or by your attorney. IF YOU ARE A CREDIT-OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal represent ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general person-al representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or per-sonal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes

and legal authority may

Legals-OCN

fect your rights as a credit-or. You may want to con-sult with an attorney know-ledgeable in California law edgeable in California law OU 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 pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner SCOTT E. RAHN - SBN

STEPHANIE K. DELANEY - SBN 317557, RMO LLP 901 BRINGHAM AVENUE 901 BRINGHAM AVENUE LOS ANGELES CA 90049-4771 Telephone (424) 320-9444 11/8, 11/10, 11/15/23 CNS-3754831# ORANGE COUNTY NEWS Orange County News 11/8,10,15/23-136479

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DEBORAH EILEEN DYK STRA, AKA DEBORAH E. DYKSTRA, AKA DE-BORAH DYKSTRA. CASE NO 30-2023-

CASE NO. 30-2023-01358597-PR-LA-CMC To all heirs, beneficiaries creditors, contingent cred-itors, and persons who may otherwise be interested in the will or estate or both, of DEBORAH EILEEN DYKSTRA, AKA DEBORAH E. DYKSTRA AKA DEBORAH DYK-STRA. A PETITION FOR PRO-

BATE has been filed by KERRI JACOT in the Su-perior Court of California County of Orange. THE PETITION FOR PROBATE requests that KERRI JACOT be appoin-ted as personal represent-ative to administer the es-tate of the decedent

tate of the decedent.

THE PETITION requests authority to administer the estate under the Indeestate under the inde-pendent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without ob-taining court approval. Be-fore taking cortian yony im fore taking certain very im-portant actions, however the personal representative will be required to give notice to interested per-sons 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 peti-tion will be held on

tion will be held on

tion will be held on JANUARY 18, 2024 at 1:30 PM in Dept. CM6 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

IF YOU OBJECT to the granting of the petition you should appear at the hearing and state your ob-jections or file written obections with the court before the hearing. Your appearance may be in per son or by your attorney. IF YOU ARE A CREDIT OR or a contingent credit

#### Legals-OCN

or of the decedent, you must file your claim with the court and mail a copy to the personal represent appointed by the ative court the later of either (1) court the later of either (1) four months from the date of first issuance of letters to a general personal rep-resentative, as defined in section 58(b) of the Cali-fornia Probate Code, or (2) 60 days from the date of 60 days from the date of mailing or personal deliv-ery to you of a notice under section 9052 of the California Probate Code. Other California statues and legal authority may affect your rights as a credit-or. You may want to con-sult 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 pet i t ion or account as provided in Probate Code section 1250. A Request for Special Notice form is tor special notice form is available from the court clerk. Attorney for Petition-er:CAGLA Z. BASAR, BASAR LAW, INC., 7755 CENTER AVE., SUITE 1100, HUNTINGTON BEACH, CA 92647 (714)372-2215 (714)372-2215 Orange County News 11/8,10,15/23-136486 News

#### NOTICE OF PUBLIC

SALE OF PERSONAL PROPERTY Notice is hereby given that on November 28, 2023; Extra Space Storage will sell at public auction, to satisfy the lien of the own-er, personal property de-scribed below belonging to those individuals listed be-low at the following loca-tions:

# 4664 Lincoln Ave Cypress, CA 90630 (714) 737-7813 11:00 AM Susan Tencate Papers, furniture and tools Apple Datap boxes suit

Apple Datan boxes, suit-

case, chair Christine Chapman Boxes

of clothes Antonio Burnett Boxes, ta-ble Deigo Zavala clothes,

Gayle Tiopengco Fur-nitures, Appliances, Boxes Matthew Sparks Tools

The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the

personal property. 11/8, 11/15/23 CNS-3755410#

ORANGE COUNTY NEWS Orange County News 11/8,15/23-136496

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on **December 06,2023**; Extra Space Storage will sell at public auction, to satisfy the lien of the own-er, personal property described below belonging to those individuals listed be-low at the following locations

## 1761 W Katella Ave Anaheim CA, 92804 714.922.3019 11:00 AM

11:00 AM Evelyn Reyes clothing, boxes, purses The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cost only and made with cash only and paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder

takes possession of the personal property. 11/8. 11/15/23 CNS-3755416# ORANGE COUNTY NEWS

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Orange County News 11/8,15/23-136513

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on **December 06, 2023**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property de-scribed below belonging to those individuals listed below at the following loca-

tions: 155 S. Adams St Anaheim CA 92802 (714)-563-0388 12:00 PM Renata Martinez Household, boxes, totes Lydia Rivera Household, boxes, totes Lauro Cruz Lauro Cruz Bicycle, bags Nancy Castillo Verdeja Household, boxes The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may

rescind any purchase up until the winning bidder takes possession of the personal property. 11/15, 11/22/23 **CNS-3755862#** ORANGE COUNTY NEWS Orange County News 11/15,22/23-136618

SUMMONS (CITACION JUDICIA CASE NUMBER CIAL) (Numero del Caso) 30-2022-01254616-CU-

BC-CJC NOTICE TO DEFENDANT: (Aviso al Demandado): MICHAEL LICARI AND

CATHI LICARI and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el

demandante) KONA CI FANERS, INC.

DBA CRDN Of Orange County and Eastern L.A., A California Corporation NOTICE! You have been sued. The court may deyour being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons

and legal papers are served on you to file a writand ten response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written reyou. Your written re-sponse must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and these court forms and these court forms and more information at the California Courts Online Self-Help Center (www. courtinfo.ca.gov/ selfhelp), your county law library, or the courthouse nearest the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your re-sponse on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these non-profit groups at the Califor-nia Legal Services Web

site (www.law helpcalifor-

nia.org), the California Courts Online Self-Help Center (www.courtinfo.ca gov/selfhelp), or by con-tacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00\_or more in a civil case. The

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AVISO! Lo han de-mandado. Si no responde dentro de 30 dias, la corte uede decidir en su conpuede decidir en su contra sin escuchar su ver-sion. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada tele fonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que pro-cesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta. Puede encontrar estos for-mularios de la corte y mas informacion en el Centro

de Ayunda de las Cortes de California (www.su-corte.ca.gov), en la biblioteca de leves de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al sec-retario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia.

Hay otros requisitos le-gales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios le-gales gratuitos de un pro-grama de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia,org ), en el Centro de Ayunda de las Cortes de Califor-nia, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar

las cuotas y los costos ex-entos por imponer un un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de vald e or recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Orange, 700 Center Drive, Santa Ana, CA 92701 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del teléfono del abogado del demandante, o del de-mandante que no tiene abogado, es): NANCY A. YOUNG, LAW OFFICE OF NANCY A. YOUNG, 13468 BRADLEY AVEN-UE, RANCHO CAS-CADES, CA 91342. 818-634-5201. 818-367-5200. Date:

Date: Clerk, by (Secretario) Deputy (Adjunto) NOTICE TO THE PER-SON SERVED: You are

served on behalf of CCP 416.10

Legals-OCN (corporation)

Orange County News 11/15,22,29,12/6/2023-136676

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on December 6, 2023; Extra Space Storage will sell at public auction, to satis-fy the lien of the owner, personal property de-scribed below belonging to those individuals listed below at the following loca-

705 S State College Blvd. Anaheim Ca, 92806 (714) 308-1789 2:00 Pm Matt Monda Boxes Tool Box Ice Chest Ian Hernandez Lamp Bags Boxes Tote Clothes Arthur Camacho

Bike Machine Equiptment Totes Bags Travis Watson

Tote Bags Bike Tires Electronics

Anthony Warner Paint Supplies Electronics Miscellaneous Items Tresean Walker Bags Boxes Kitchen Appli-

ances Khalilah Hardimon Electronics Househeld Items Wall Decor

Jessica Franco

Gaming Consul Couch Boxes Totes The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the

personal property. 11/15. 11/22/23 CNS-3756598# ORANGE COUNTY NEWS Orange County News 11/15,22/23-136669

NOTICE OF PUBLIC

SALE OF PERSONAL PROPERTY Notice is hereby given that on December 12th, 2023 Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property de-scribed below belonging to those individuals listed below at the following loca-

10741 Dale Ave Stanton, CA 90680 714.293.5867

10:00 AM

Marco Vargas dresser, boxes, clothes, toys Travis Basey clothing, tools Ira Nishikawa Boxes, clothes, small furniture Destiny Bryana Ross table, couches, misc. goods Richard David Morales headboard, 2 dresse personal goods, collect-. able Malena Crook household items Gloria Olivares bags, boxes Si Young Kim Book Shelf, Kitchen Ware. Clothes Angela Garcia 2 sofas, fridge, boxes personal goods, dresser. The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above refer-

enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 11/8, 11/15/23 **CNS-3755314#** 

 
 11/8, 11/15/23
 Orange County News

 CNS-3755314#
 10/25, 11/1, 8, 15/23 

 ORANGE COUNTY
 136049

 NEWS
 1
 NEWS Orange County News 11/8,15/23-136487

Notice is hereby given that the undersigned intends to sell the person property described below to enforce a lien imposed on force a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at www.Stor-ageTreasures.com sale by competitive bidding end-ing on (11/23/2023) at 10:00am. Whee said prop-erty has been stored and which are located at One which are located at One Which are located at One Stop Storage 157 North Wayfield St, Orange, CA 92867,County of Orange, State of California. The property belonging to ten-ants is listed below. Property to be sold may be de-scribed as follows: Couch Mattress TV Vacuum Bags Totes Boxes. Small BBQ Walker Boxes Shelf Patio Furniture Christmas Tree Vacuum Mattress Chair. Car Bumper Trash Bag Box Mattress Vacuum. Lamps Totes Small Bike parts Misc Tool parts. Couch Furniture Lamps Table Chairs box Totes. Purchases must be paid at the time with cash only. All purchases are sol as is and must be removed within 24 hour of the time of sale. Sale subject to cancellation up to the time

Legals-OCN

Legals-OCN

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on November 28th, 2023:

Extra Space Storage will sell at public auction, to satisfy the lien of the own-

er, personal property de-scribed below belonging to those individuals listed be-

low at the following loca-

Bedroom set, 2 tv's, Refri-gerator, bike, couches, clothing, mattress

Bryan Nguyen FACEMASK, SLIPPER

Home goods Jose Higareda boxes, table, desktop Robert Francis Torres

clothing book shoes fernando borja

4 plastic containers

Totes

Fran Muir Furniture, Clothes, Boxes,

LORRINE SCHWENKE Boxes, Mattress, Bed Frame, Clothing Iron

The auction will be listed and advertised on www.storagetreasures.co

m. Purchases must be

made with cash only and paid at the above refer-

enced facility in order to complete the transaction.

Extra Space Storage may

refuse any bid and may

rescind any purchase up until the winning bidder takes possession of the

CNS-3753565# ORANGE COUNTY NEWS

Orange County News 11/8,15/23-136296

personal property. 11/8, 11/15/23

Bed

10741 Dale Ave

10:00 AM

SUPPLIES Joel Flores

Stanton, CA 90680 714.293.5867

Roland Jackson II

of sale, company reserves the right to refuse any on-line bids. Auction by <u>www.Stor-</u> ageTreasures.com 1. Armando Calderon

Castillo Ashley Crystal Vargas
 Janice Bae
 Angele Kantas

5. Jorge Alejandro Lopez Orange County News 11/8,15/2023-136529

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

CASE NO. 30-2023-01355225 TO ALL INTERESTED PERSONS: Petitioner: THUONG NGUYEN THUONG PHAN filed a petition with this court for a decree changing name as follows: THUONG NGUY-EN THUONG PHAN to LILAC NGUYEN THUONG PHAN. 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 gran-ted. Any person objecting to the name changes de-scribed 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 hear-ing to show cause why the petition should not be granted. If no written ob-jection is timely filed, the court may grant the peti-tion without a hearing. **NOTICE OF HEARING** 12/05/2023 8:30 AM D100 REMOTE Central Justice Center

Central Justice Center 700 Civic Center Drive West

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 vour court's website, ao to your courts website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Or-ange County News DATE: 10/17/2023 JUDGE Walter P

Schwarm Judge of the Superior Court

136083

Legals-OCN NOTICE OF ANCILLARY PETITION TO ADMINIS-

TER ESTATE OF: JOSEPH ROBERT BARNES

CASE NO. 30-2023-01356845-PR-PW-CMC To all heirs, beneficiaries creditors, contingent cred-itors, and persons who may otherwise be interested in the WILL or estate, or both of JOSEPH ROBERT BARNES. A ANCILLARY PETITION FOR PROBATE has been FOR PROBATE has been filed by JOSEPH ROBERT BARNES II in the Superi-or Court of California County of ORANGE. THE ANCILLARY PETI-TION FOR PROBATE re-quests that JOSEPH ROBERT BARNES II be appointed as personal rep-

appointed as personal representative to administer the estate of the decedent THE ANCILLARY PETI-TION requests the de-cedent's WILL and codi-cils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE ANCILLARY PETI-TION requests authority to administer the estate under the Independent Ad-ministration of Estates Act (This authority will allow the personal representatwithout obtaining court approval. Before taking cer-tain very important actions however, the personal rep-resentative will be required to give notice to in-terested persons unless they have waived notice or consented to the pro-posed action.) The inde-pendent administration authority will be granted unless an interested person files an objection to the pe-tition and shows good cause why the court should not grant the aushould not grant the L-thority. A HEARING on the peti-tion will be held in this court as follows: 01/04/24 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01350997 TO ALL INTERESTED

PERSONS: Petitioner AMAIRANI STEPHAN SALAZAR filed a petition with this court for a de-cree changing name as follows: AMAIRANI STEPHANY SALAZAR to NOTICE IN PROBATE CASES The court is providing the convenience to appear for YUNA HIRAI. The Court Orders that all persons inhearing by video using the court's designated video platform. This is a no cost terested in this matter shall appear before this court at the hearing indicated beservice to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange low to show cause, if any why the petition for change of name should not be granted. Any person ob-jecting to the name changes described above must file a written objec-tion that includes the reasnia - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hear-ing instructions. If you have difficulty connecting or are unable to connect to your compto hearing, coll ways for the second second second second remote hearing, coll ways for the second second second second remote hearing, coll ways for the second second second second remote hearing, coll ways for the second second second second remote hearing, coll ways for the second second second second remote hearing second second second second second remote hearing second second second second second remote hearing second se tion that includes the reasons for the objection at least two court days beyour remote hearing, call 657-622-8278 for assist-ance. If you prefer to apfore the matter is scheduled to be heard and must pear in-person, vou can 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 hearir earing. NOTICE OF HEARING 11/21/2023

8:30 a.m. Dept: D100 REMOTE Central Justice Center 700 Civic Center Drive

West Santa Ana, CA 92701

Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm)

my-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 weeks prior to the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: Orange County News DATE: 10/19/2023 JUDGE Layne H. Melzer Judge of the Superior Court

Superior Court Orange County News 10/25,11/1,8,15/23-

and legal authority may af-fect your rights as a credit-or. You may want to consult with an attorney know-ledgeable in California law YOU MAY EXAMINE the

letters to a general person-

al representative, as defined in section 58(b) of the California Probate

Code, or (2) 60 days from the date of mailing or per-sonal delivery to you of a notice under section 9052

of the California Probate

Code. Other California statutes

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 ob-jections or file written ob-jections with the court before the hearing. Your appearance may be in per-son or by your attorney. IF YOU ARE A CREDIT-IF YOU ARE A CREDIT-OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general person-

#### Legals-OCN

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 pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitione ADAM W. FERGUSON -SBN 248706 AND ADAM DELUCA - SBN 302132, F E G U S O N L A W N LAW G R O U P , I N C . 1886 THE ALAMEDA SAN JOSE CA 95126 Telephone (408) 296-3700 11/15, 11/17, 11/22/23 **CNS-3756515#** ORANGE COUNTY NEWS

Orange County News 11/15,17,22/23-136691

# ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01356103

ALL INTERESTED PERSONS: Petitioner: AL-EXANDER SOSA filed a petition with this court for a decree changing name as follows: ALEXANDER SOSA to SIBLING CHANDÉ SANDATE. The Court Orders that all per-sons interested in this matter shall appear before this court at the hearing indic-ated below to show cause, if any, why the petition for change of name should not be granted. Any per-son objecting to the name changes described above must file a written objec-tion that includes the reasons for the objection at least two court days be-fore the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING

12/07/2023 8:30 a.m. 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. To find www.court's.ca.gov/find-

my-court.htm) A copy of this Order to Show Cause shall be pub-lished at least once each week for four successive weeks prior to the date set for hearing on the petition

per of general circulation, printed in this county: Orange County News (formerly part of Orange County Neighborhood Newspapers now Integ-Newspapers, now Integrity Newspapers) DATE: 10/25/2023 JUDGE Layne H. Melzer Judge of the

Superior Court Orange County News 11/1,8,15,22/23-136290

NOTICE OF ANCILLARY PETITION TO ADMINIS-TER ESTATE OF

Joseph Robert Barnes CASE NO. 30-2023-01356845-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent cred-itors, and persons who may otherwise be inter-ested in the will or estate, or both, of: Joseph Robert Barnee Barnes

A ANCILLARY PETITION A ANCILLARY PETITION FOR PROBATE has been filed by Joseph Robert Barnes II in the Superior Court of California, County of Orange. THE ANCILLARY PETI-TION FOR PROPATE to

TION FOR PROBATE re quests that Joseph Robert Barnes II be appointed as personal representative to

.egals-OCN administer the estate of

the decedent. THE ANCILLARY PETI-TION requests the de-cedent'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 ANCILLARY PETI-TION requests authority to administer the estate un-der the Independent Ad-ministration of Estates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal rep-resentative will be re-quired to give notice to interested persons unless they have waived notice or consented to the pro-posed action.) The inde-pendent administration authority will be granted unless an interested person files an objection to the pe-tition and shows good cause why the court should not grant the au-

thority. A HEARING on the petition will be held on 01/04/2024 at 1:30 p.m. in Dept. CM06 located at 3390 HARBOR BLVD COSTA MESA CA 92626 COSTA MESA JUSTICE CENTER. NOTICE IN PROBATE

CASES The court is providing the

convenience to appear for hearing by video using the court's designated video platform. This is a no cost platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of Califor-nia - County of Orange (occourts.org) to appear remotely for Probate hear-ings 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 ob-jections or file written ob-jections with the court be-fore the hearing. Your ap-pearance may be in per-son or by your attorney. IF YOU ARE A CREDIT-OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative appointed by the court within the later of 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 per-sonal delivery to you of a notice under section 9052 of the California Probate

Code. Other California statutes and legal authority may af-fect your rights as a credit-or. You may want to consult with an attorney know-ledgeable 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 (DE-154) of the filing of an inventory and appraisal of

or.

estate assets or of any pe-tition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk

clerk. Attorney for Petitioner: Adam W. Ferguson (SBN 248706) Adam DeLuca (SBN

305132), Ferguson Law Group, Inc. 1886 The Alameda San Jose CA 95126 Telephone: (408) 296-

Legals-OCN 3700 11/17, 11/22/23 11/15,

CNS-3756530# ORANGE COUNTY Orange County News 11/15,17,22/23-136709

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANS-

FER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6105 et seq. and B & P 24073 et seq.) Escrow No: 00036547TT Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and ad-dresses of the Seller/Li-censee are: Cau Long, Inc., a California Corpora-tion 12172 Brookhurst Street, Garden Grove, CA

92840 The business is known as: May Xanh Restaurant &

The names and ad-dresses of the Buyer/Transferee are: Hien Thu Le 12172 Brookhurst Street, Garden Grove, CA 92840

As listed by the Seller/Li-censee, all other business names and addresses used by the Seller/Li-censee within three years before the date such list was sent or delivered to the Buyer/Transferee are: (if none, so state.) NONE The assets to be sold are described in general as: A BUSINESS INCLUDING FURNITURE, FIXTURES AND GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVE-

MENTS and are located at: 12172 Brookhurst Street, Garden Grove, CA 92840 The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now is-sued for the premises loc-ated at: 12172 Brookhurst ated at: 12172 Brookhurst Street, Garden Grove, CA 92840 The anticipated date of the sale/transfer is UPON ABC APPROVAL at the office of Apex Es-crow, Inc. 15440 Beach Blvd. #131, Westminster, CA 92683, CA 92683.

The amount of the purchase price or consideration in connection with the transfer of the license and business is the sum of \$215,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$215,000.00

It has been agreed between the Seller/Li-censee and the intended Buyer/Transferee, as re-quired by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Depart-ment of Alcoholic Beverage Control. Dated: 10/10/2023

Cau Long, Inc., a California Corporation /S/ By: Steve-Tien Minh

Ha Title: CEO /S/ Hien Thu Le 11/15/23 CNS-3756233#

ORANGE COUNTY NEWS Orange County News 11/15/23-136621

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 22513KP

NOTICE IS HEREBY GIV-

EN that a bulk sale is about to be made. The name(s), business ad-dress(es) of the Seller(s), are: IYS INC, a California Cor-poration, 8980 Moody St., Cypress, CA 90630-2222

Doing Business as: Alex's Auto Repair (Type- Auto Repair)

All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are:

Legals-OCN

None The location in California of the Chief Executive Of-ficer of the Seller(s) is: 6941 Elm Ave., Cypress,

CA 90630 The name(s) and address of the Buyer(s) is/are: Moody Enterprise Inc., a

California Corporation, 11818 Western Ave., Stanton, CA 90680 The assets being sold are described in general as: Stock in Trade, if any; Furniture Fixtures Equipment, Goodwill, Inventory, etc. and are located at: 8980 Moody St., Cypress, CA 90630-2222

The bulk sale is intended to be consummated at the office of: Cornerstone Es-crow, Inc., 4160 Temescal Canyon Rd., Ste. 109 Corona, CA 92883 and the anticipated sale date is 12/5/23

The bulk sale is subject to California Uniform Com-mercial Code Section 6106.2

The name and address of the person with whom claims may be filed is: Cornerstone Escrow, Inc., 4160 Temescal Canyon Rd., Ste. 109 Corona, CA 92883 and the last date for filing claims by any credit-or shall be 12/4/23, which is the business day before the sale date specified above. Dated: 11/3/23

Buver:

Moody Enerprise Inc., California Corporation By:S/ David Mostamand, Chief Executive Officer Chief Executiv 11/15/23 CNS-3756683# ORANGE NEWS

COUNTY

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Orange County News 11/15/23-136710 NOTICE

SST II 580 E Lambert Rd, LLC will hold an online auction to enforce a lien imposed on said property, as described below, pursu ant to the California selfservice storage facility act California business and and professions code 10 division 8 chapter 21700, on or after 11/30/2023 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.co m to register and see photos of the items available for sale. Management re-serves the right to withdraw any unit from sale at any time. Unless specified, all contents in storage unit are consider household and other goods. Jr Valentin-Unit A027; Boyd Leon Beaman Jr-Unit B004; Jason Rodarte-Unit C025; Jr Valentin-Unit C042; Alicia Mayorga-Unit D048; Phillip Burgess-Unit E011; Marissa Finchum-

Unit H026 CN101755 11-30-2023 Nov 15,22, 2023 Orange County Ne 11/15,22/23-136665 News

NOTICE TO CREDITORS

OF BULK SALE (Division 6 of the Commer-cial Code) Escrow No. 043412-ST (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property here-

inafter described.(2) The name and business addresses of the

LEGAL NOTICE CITY OF GARDEN GROVE NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that at a public meeting on NOTICE IS HEHEBY GIVEN that at a public meeting on November 28, 2023, at 6:30 p.m., or as soon there-after as it may be heard, the Garden Grove City Council will hold a Public Hearing in the Council Chamber of the Garden Grove Community Meeting Center, 11300 Stan-ford Avenue, Garden Grove, California, to consider a proposed Ordinance enacting adjustments in water works Water Services Division and authorizing fu-ture automatic adjustments in water rates and charges applicable to the City's Public Works Water Services Division to account for future increases or decreases in wholesale charges the City pays other agencies for water, as indicated in the draft ordinance published at <u>https://ggcity.org/public-works/water-rate-</u> study-2023.

In accordance with Proposition 218, a separate and dis-tinct Public Hearing notice (the "Proposition 218 Notice") was sent to all property owners, as defined under Proposition 218. Any property owner who objects to the proposed adjustments in water rates and charges and implementation of automatic adjustments must submit a valid written protest in the manner described in the Pro-position 218 Notice.

In addition, but not in lieu of submission of a valid writthe protest in accordance with the Proposition 218 No-tice, any interested person, including any person own-ing property in the city, may submit written comments prior to or at the time of the hearing and/or may be heard at the hearing as to whether said charges are dis-criminatory or excessive, or will not be sufficient under Government Code section 54515, or will not comply with the provisions or covenants of any outstanding revenue bonds of the City payable from the revenues of the wa-ter system, or will not comply with the provisions of The Revenue Bond Law (Government Code **54300 – 54700**) or with any other applicable law, or on any other matter relating to the proposed adjustments in water rates and charges or the Ordinance effecting the same. If you charges or the Ordinance effecting the same. If you challenge the decision of the City Council in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing.

Written comments can be mailed to City of Garden Grove, Attn: City Clerk's Office, P.O. Box 3070, Garden Grove, CA 92842-3070, or personally delivered to the City Clerk's Office at the address noted below.

Files, reports, and further information related to the proposed fee adjustments, is available on the website lis-ted above or may be viewed or obtained during normal business hours at the City Clerk's Office, City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840. If you have any questions regarding this Notice or the pro-posed fee adjustments, or would like even more de-tailed information, please call the City at (714) 741-5520 5520.

/s/ TERESA POMEROY, CMC City Clerk

Date: November 13, 2023 Publish: November 15, 2023 Orange County News 11/15/2023-136723 Legals-OCN

seller are: S.T. Waterfront Cafe Inc. No. 043412-ST, Escrow Officer: Stephanie Toth 6860 Katella Avenue, Cypress, CA 90630 (3) The location in Califor-(8) Claims may be filed with Same as "7" above
(9) The last date for filing claims is December 4 nia of the chief executive office of the Seller is: 6860 Katella Avenue, Cypress, CA 90630 2023 (10) This Bulk Sale is sub-ject to Section 6106.2 of

egals-OCN.

the Uniform Commercial

Code. (11) As listed by the Seller

all other business names and addresses used by the Seller within three

vears before the date such

list was sent or delivered to the Buyer are: NONE

Transferees: Trejo's Mexican Food, Inc

a California Corporation By:/S/ Julio Trejo, Chief Executive Officer By:/S/ Miguel Angel Trejo

Secretary By:/S/ Sofia Trejo, Chief

Financial Officer

CNS-3756758#

1/15/23

Dated: October 22, 2023

(4) The names and busi-ness address of the Buyer(s) are: Trejo's Mexican Food, Inc, 17436 Beach Blvd., Hunt-ington Beach, CA 92647 (5) The Jeaction and app (5) The location and gen-eral description of the as-sets to be sold are all stock in trade, furniture. fixtures and equipment, in-tangible assets and goodwill of that certain business located at: 6860 Katella Avenue, Cypress, CA 90630

(6) The business name used by the seller(s) at that location is: Amaritos Mexican Eaterv

Mexican Eatery.
(7) The anticipated date of the bulk sale is December
5, 2023 at the office of All Brokers Escrow Inc., 2924
W. Magnolia Blvd. Burb-ank, CA 91505, Escrow ORANGE COUNTY NEWS Orange County News 11/15/23-136711

# 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., DECEMBER 7, 2023

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 <u>pub</u>-<u>lic-comment@ggcity.org</u> 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.

SITE PLAN NO. SP-130-2023 A request for Site Plan approval to add 2,510 square feet of building area, and 580 square feet for an equip-ment yard enclosure, for a total expansion of 3,090 square feet, to an existing industrial building currently used by GKN Aerospace Transparency Systems, a mil-transparency systems. itary and commercial aircraft transparency systems company, to accommodate additional equipment and a clean room. The site is at 12242 Western Avenue in the M-P (Industrial Park) zone. In conjunction with the request, the Planning Commission will also consider a de-termination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Existing Facilities - of the State CEQA Guidelines.

SITE PLAN NO. SP-132-2023 CONDITIONAL USE PERMIT NO. CUP-251-2023 A request for Site Plan approval to construct an approx-imately 7,430 square foot, two-story, religious facility building on an existing church site, True Jesus Church The existing assembly building and ancillary building will be demolished to accommodate the project. Also, the applicant requests Conditional Use Permit approval to allow the church to continue to operate at the subject site. Pursuant to section 9.12.020.050.A, the applicant requests a waiver to allow the new building to deviate requests a waiver to allow the new building to deviate from the required building setback to a common prop-erty line with an "R" zoned property from 25 feet to 15 feet. The site is at 11236 Dale Street in the R-3 (Multiple-Family Residential) zone. In conjunction with the requests, the Planning Commission will consider a de-termination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

# CONDITIONAL USE PERMIT NO. CUP-284-09 (REV 2023)

**2023)** A request to modify Conditional Use Permit No. CUP-284-09 (REV. 10), which governs alcohol sales and lim-ited live entertainment at an existing restaurant, The Wharf, located within the Historic Main Street, to include (i) modifications to the approved floor plan and conditions of approval to add two (2) new pool tables in the dining area as incidental amusement devices, and (ii), modify the hours of operation to be from 11:00 a.m. a.m. to 2:00 a.m., Sunday to Wednesday, and from 11:00 a.m. a.m. to 2:00 a.m., Thursday to Saturday. The site is at 12941 Main Street in the CC-2 (Civic Center Main Street) zone. In conjunction with the requests, the Plan-ning Commission will consider a determination that the project is categorically exempt from the California Envir-onmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **December 7**, **2023**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised 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 Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: November 13, 2023 PUBLISH: November 15, 20 Orange County News 11/15/2023-136722