

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Notice is hereby given that on **January 24, 2024**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

**155 S. Adams St  
 Anaheim CA 92802  
 (714)-563-0388  
 10:00 AM**  
 Boettger Michael  
 Household, furniture  
 Elsa Gomez  
 Household, boxes, totes  
 Teresita De Jesus Araujo  
 Household, TV, wall art  
 Stacy White  
 Boxes, toys, luggage,  
 clothes  
 Amanda Zabala  
 Totes, clothes, bags  
 The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 1/5, 1/12/24  
**CNS-3769108#  
 ORANGE COUNTY NEWS  
 Orange County News  
 1/5,12,19,26/24-137980**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001210**  
 TO ALL INTERESTED PERSONS: Petitioner: YUXIN WANG and YUANGTING PANG on behalf of STELLA WANG, a minor, filed a petition with this court for a decree changing name as follows: STELLA WANG to STELLA PANG. 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

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001082**  
 TO ALL INTERESTED PERSONS: Petitioner: MILTON RODAS and ROSA REMEDIOS HERNANDEZ on behalf of ANDY LARRY RODAS, a minor, filed a petition with this court for a decree changing name as follows: ANDY LARRY RODAS to ANDY LARRY RODAS HERNANDEZ. 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

**NOTICE OF HEARING**  
 02/29/2024  
 8:30 a.m. 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/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
**Orange County News  
 1/5,12,19,26/24-138109**

grant the petition without a hearing.  
**NOTICE OF HEARING**  
 02/29/2024  
 8:30 a.m.  
 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/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
**Orange County News  
 1/5,12,19,26/24-138114**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001082**  
 TO ALL INTERESTED PERSONS: Petitioner: MILTON RODAS and ROSA REMEDIOS HERNANDEZ on behalf of ANDY LARRY RODAS, a minor, filed a petition with this court for a decree changing name as follows: ANDY LARRY RODAS to ANDY LARRY RODAS HERNANDEZ. 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

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23FL001210**  
 TO ALL INTERESTED PERSONS: Petitioner: YUXIN WANG and YUANGTING PANG on behalf of STELLA WANG, a minor, filed a petition with this court for a decree changing name as follows: STELLA WANG to STELLA PANG. 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

**NOTICE OF HEARING**  
 02/29/2024  
 8:30 a.m. Dept L74  
 REMOTE  
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**Orange County News  
 1/5,12,19,26/24-138114**

your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm))  
**Orange County News  
 1/5,12,19,26/24-138114**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000006**  
 TO ALL INTERESTED PERSONS: Petitioner: PETER LEWIS and ANGELINA LEWIS on behalf of EMILY LIANG and AMY LIANG, minors filed a petition with this court for a decree changing name as follows: a) EMILY LIANG to EMILY LEWIS b) AMY LIANG to AMY LEWIS. 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.  
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 02/29/2024  
 8:30 a.m. Dept L74  
 REMOTE  
 Lamoreaux Justice Center  
 341 The City Drive S  
 Orange, CA 92868  
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**Orange County News  
 1/12,19/24-138281**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF LINDA SEO PARK CASE NO. 30-2023-01369417-PR-LA-CMC**  
 To all heirs, beneficiaries,

**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-storage facility act California business and professions code 10 division 8 chapter 21700, on or after 1/30/2024 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](http://www.selfstorageauction.com) to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified, all contents in storage unit are consider household and other goods. Priscilla Obando-Unit C003; Jeff Mcgee-Unit C084; Matthew Castaneda-Unit D054; Michelle Gorom-Unit D066; Laura Vinyard-Unit D069; Juventino Silva-Unit F009; Carmen Patricola-Unit G028; Juventino Silva-Unit H022 CN103198 01-30-2024 Jan 12, 19, 2024  
**Orange County News  
 1/12,19/24-138281**

**NOTICE OF HEARING**  
 02/29/2024  
 8:30 a.m. Dept L74  
 REMOTE  
 Lamoreaux Justice Center  
 341 The City Drive S  
 Orange, CA 92868  
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**Orange County News  
 1/12,19/24-138281**

JUDGE Julie A. Palafox  
 Superior Court  
**Orange County News  
 1/5,12,19,26/24-138167**

**FICTITIOUS BUSINESS NAME STATEMENT NO: 20236676494**  
**CHEWIE AND MELLOW, 2222 MICHELSON DR STE 236, IRVINE, CA 92612.** County: Orange. This is a New Statement. Registrant(s): THIRTY DESSERTS, 606 SOLVAY AISLE, IRVINE, CA 92606-0833. Have you started doing business yet? NO. This business is conducted by: CORPORATION. Registrant /s/ JUN-CHAO YAO, CHIEF OPERATING OFFICER. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 11/13/2023.  
**Orange County News  
 12/22,29/23, 1/5,12/2024-137773**

**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-storage facility act California business and professions code 10 division 8 chapter 21700, on or after 1/30/2024 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](http://www.selfstorageauction.com) to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specified, all contents in storage unit are consider household and other goods. Priscilla Obando-Unit C003; Jeff Mcgee-Unit C084; Matthew Castaneda-Unit D054; Michelle Gorom-Unit D066; Laura Vinyard-Unit D069; Juventino Silva-Unit F009; Carmen Patricola-Unit G028; Juventino Silva-Unit H022 CN103198 01-30-2024 Jan 12, 19, 2024  
**Orange County News  
 1/12,19/24-138281**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF LINDA SEO PARK CASE NO. 30-2023-01369417-PR-LA-CMC**  
 To all heirs, beneficiaries,

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**Orange County News  
 1/12,19/24-138281**

creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LINDA SEO PARK  
 A Petition for Probate has been filed by NANCY PARK AKA NANCY SUNGYUN KWI-ATKOWSKI AKA SUNGYUN PARK in the Superior Court of California, County of ORANGE.  
 The Petition for Probate requests that NANCY PARK AKA NANCY SUNGYUN KWI-ATKOWSKI AKA SUNGYUN PARK be appointed as personal representative to administer the estate of the decedent.  
 The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A hearing on the petition will be held in this court on 3/7/2024 at 1:30 P.M. in Dept. CM06 Room N/A located at 3390 HARBOR BLVD., COSTA MESA, CA 92626.  
**NOTICE IN PROBATE CASES**  
 The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://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

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 1/12,19/24-138281**

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**Orange County News  
 1/12,19/24-138281**

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**Orange County News  
 1/12,19/24-138281**

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**Orange County News  
 1/12,19/24-138281**

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.

**LEGAL NOTICE NOTICE OF PUBLIC HEARING**  
 NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, FEBRUARY 13, 2024 AT 6:30 P.M.**, OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.  
**MITIGATED NEGATIVE DECLARATION MITIGATION MONITORING AND REPORTING PROGRAM GENERAL PLAN AMENDMENT NO. GPA-001-2023 AMENDMENT NO. A-036-2023 SITE PLAN NO. SP-127-2023 TENTATIVE TRACT MAP NO. TT-19273**

**PROJECT DESCRIPTION:** A request to develop a 30-unit residential townhome project, which includes three (3) affordable residential units for moderate-income households, on an approximately 1.22-acre site. The site is located at 13252 Brookhurst Street and 10052 Central Avenue in the C-1 (Neighborhood Commercial) zone and R-2 (Limited Multiple Residential) zone. The Garden Grove Planning Commission held a public hearing and recommended that the City Council:

- (i) Adopt General Plan Amendment No. GPA-001-2023 to amend the General Plan Land Use Designations of the properties from the Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) to facilitate the development of the residential project;
- (ii) Adopt Zoning Map Amendment No. A-036-2023 to rezone the subject properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project;
- (iii) Approve Site Plan No. SP-127-2023 to construct the 30 three-story townhomes along with associated site improvements;
- (iv) Approve Tentative Tract Map No. TT-19273 to create a one-lot subdivision for the purpose of selling each townhome as a condominium.

The City Council will also consider adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.  
 The inclusion of three (3) for-sale moderate-income units qualifies the project for a density bonus, reduced parking ratios, concessions and waivers pursuant to the State Density Bonus Law (SDBL).  
**PROJECT LOCATION:** Southeast corner of Brookhurst Street and Central Avenue at 13252 Brookhurst Street and 10052 Central Avenue. Assessor's Parcel Nos. 099-031-01, 099-031-02, 099-031-08, and 099-031-09.  
**ZONE:** C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential)  
 On December 7, 2023, by a 6-0 vote, with one Commissioner absent, the City of Garden Grove Planning Commission recommended adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approval of General Plan Amendment No. GPA-001-2023, Amendment No. A-036-2023, Site Plan No. SP-127-2023 and Tentative Tract Map No. TT-19273, with amendments, to City Council, pursuant to Resolution Nos. 6077-23 (GPA/A), 6078-23 (SP/TT), and 6079-23 (MND/MMRP).

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: DAVID SCHECHET, 1901 AVE OF THE STARS, 2ND FLOOR, LOS ANGELES, CA 90067. Telephone: 310-286-9925 1/12, 1/17, 1/24/24  
**CNS-3772753#  
 ORANGE COUNTY NEWS  
 Orange County News  
 1/12,17,24/24-138283**

**LEGAL NOTICE NOTICE OF PUBLIC HEARING**  
 NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE CITY COUNCIL WILL HOLD A PUBLIC HEARING AT THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON **TUESDAY, FEBRUARY 13, 2024 AT 6:30 P.M.**, OR AS SOON THEREAFTER AS IT MAY BE HEARD, TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER(S) DESCRIBED BELOW.  
**MITIGATED NEGATIVE DECLARATION MITIGATION MONITORING AND REPORTING PROGRAM GENERAL PLAN AMENDMENT NO. GPA-001-2023 AMENDMENT NO. A-036-2023 SITE PLAN NO. SP-127-2023 TENTATIVE TRACT MAP NO. TT-19273**

**PROJECT DESCRIPTION:** A request to develop a 30-unit residential townhome project, which includes three (3) affordable residential units for moderate-income households, on an approximately 1.22-acre site. The site is located at 13252 Brookhurst Street and 10052 Central Avenue in the C-1 (Neighborhood Commercial) zone and R-2 (Limited Multiple Residential) zone. The Garden Grove Planning Commission held a public hearing and recommended that the City Council:

- (i) Adopt General Plan Amendment No. GPA-001-2023 to amend the General Plan Land Use Designations of the properties from the Light Commercial (LC) and Low Medium Density Residential (LMR) to Medium Density Residential (MDR) to facilitate the development of the residential project;
- (ii) Adopt Zoning Map Amendment No. A-036-2023 to rezone the subject properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project;
- (iii) Approve Site Plan No. SP-127-2023 to construct the 30 three-story townhomes along with associated site improvements;
- (iv) Approve Tentative Tract Map No. TT-19273 to create a one-lot subdivision for the purpose of selling each townhome as a condominium.

The City Council will also consider adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.  
 The inclusion of three (3) for-sale moderate-income units qualifies the project for a density bonus, reduced parking ratios, concessions and waivers pursuant to the State Density Bonus Law (SDBL).  
**PROJECT LOCATION:** Southeast corner of Brookhurst Street and Central Avenue at 13252 Brookhurst Street and 10052 Central Avenue. Assessor's Parcel Nos. 099-031-01, 099-031-02, 099-031-08, and 099-031-09.  
**ZONE:** C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential)  
 On December 7, 2023, by a 6-0 vote, with one Commissioner absent, the City of Garden Grove Planning Commission recommended adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approval of General Plan Amendment No. GPA-001-2023, Amendment No. A-036-2023, Site Plan No. SP-127-2023 and Tentative Tract Map No. TT-19273, with amendments, to City Council, pursuant to Resolution Nos. 6077-23 (GPA/A), 6078-23 (SP/TT), and 6079-23 (MND/MMRP).



# 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](http://hud.gov/fairhousing)



**FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.**

ALL INTERESTED PARTIES are invited to attend the City Council Public Hearing, or write a letter, to express opinions or submit evidence for or against the project as outlined above. If you challenge the project in Court, you may be limited to raising only those issues raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council prior to the Public Hearing. Written correspondence received at [cityclerk@ggcity.org](mailto:cityclerk@ggcity.org) by 3:00 p.m. on the day of the meeting will be forwarded to the City Council prior to the meeting. Further information on the above matter may be obtained from the Planning Services Division, Community Development Department, City Hall, 11222 Acacia Parkway, Garden Grove, or by telephone at (714) 714 5312.  
 /s/ TERESA POMEROY, CMC  
 City Clerk  
 Date: January 9, 2024  
 Publish: January 12, 2024  
**Orange County News 1/12/2024-138315**



**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that on **January 24, 2024**; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following locations:

**1705 S State College Blvd  
Anaheim, Ca 92806  
(714) 308-1789  
2:00 PM**

Jacqueline Perez  
Bed, Dresser, Couch, Boxes  
Jacqueline LeBron  
House Items, Weights, Bikes, Clothes  
Patricia Martinez  
Household Items  
More Show LLC  
Costumes, Clothing, Personal Items  
Hector Navarro  
Tv, Furniture, Bed, Boxes  
Holly Johnson  
Boxes of Clothes, Toys  
Marlene Suaseegue  
Dishes, Clothes, Boxes  
Matias Rodriguez  
Paper, Household Appliances  
Daniel Gonzalez  
Personal Items, Bike  
Angie Palacios  
Boxes, Bicycles  
Jeffrey McCormick  
Household Items  
Maraya Loa  
Clothes, Bedroom Items  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.  
1/5, 1/12/24  
**CNS-3768365#**

**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/5, 12/24-137780**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**MINH QUANG NGUYEN**  
**CASE NO. 30-2023-01354000-PR-LA-CM**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MINH QUANG NGUYEN.

A PETITION FOR PROBATE has been filed by JUSTIN VO NGUYEN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JUSTIN VO NGUYEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 04/17/24 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

**NOTICE IN PROBATE CASES**  
The court is providing the convenience to appear for

hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange ([occourts.org](http://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  
JONATHAN J. LO - SBN 305306  
LO & LO LLP  
506 N. GARFIELD AVE. SUITE 280  
ALHAMBRA CA 91801  
Telephone (626) 289-8838  
1/12, 1/17, 1/19/24  
**CNS-3772516#**

**ORANGE COUNTY NEWS**

**NOTICE OF HEARING**  
03/27/2024  
8:30 a.m.  
REMOTE  
Orange County Superior Court  
341 The City Drive  
Orange, CA 92863-1570  
(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](http://www.courts.ca.gov/find-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 for hearing on the petition in the following newspaper of general circulation, printed in this county:  
Orange County News  
DATE: 10/05/2023  
JUDGE Julie A. Palafox  
Judge of the Superior Court  
**Orange County News**  
**12/22, 29/23, 1/5, 12/24-137694**

**NOTICE TO CREDITORS OF BULK SALE**

(Division 6 of the Commercial Code)

**Orange County News**  
**1/12, 17, 19/24-138292**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NO. 23FL000958**

TO ALL INTERESTED PERSONS: Petitioner: ASHLEY LYNN MAJORS on behalf of ABBIGAIL GRACE WRENN and LANDON THOMAS WRENN, minors, filed a petition with this court for a decree changing name as follows: ABBIGAIL GRACE WRENN to ABBIGAIL GRACE MAJORS and LANDON THOMAS WRENN to LANDON THOMAS MAJORS. 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 TO CREDITORS OF BULK SALE**  
Escrow No. 130522-KT  
(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 hereinafter described. All Furniture, Fixtures, Equipment presently used in the operation of the Business and owed by the Seller, goodwill, tradename, leasehold improvement, if any, stock in trade remaining at closing.  
(2) The name and business addresses of the seller are:  
Sok Ban Ngeap and Kunthy Thea, 530 S. Knott Ave., Anaheim, CA 92804-2808  
(3) The location in California of the chief executive office of the Seller is: same above  
(4) The names and business address of the Buyer(s) are:  
Sok Chea Moeung and Carmen Neftaly Moeung, 530 S. Knott Ave., Anaheim, CA 92804-2808  
(5) The location and general description of the assets to be sold are All Furniture, Fixtures, Equipment presently used in the operation of the Business and owed by the Seller, goodwill, tradename, leasehold improvement, if any, stock in trade remaining at closing, of that certain business located at: 530 S. Knott Ave., Anaheim, CA 92804-2808.  
(6) The business name used by the seller(s) at that location is: Donut Storr.  
(7) The anticipated date of the bulk sale is 01/31/24 at the office of Jade Escrow, Inc., 19724 East Colima Road Rowland Heights, CA 91748, Escrow No. 130522-KT, Escrow Officer: Kim Tep.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 01/30/24.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE"  
Dated: January 8, 2024  
Transferees:  
S/ Sok Chea Moeung  
S/ Carmen Neftaly Moeung  
1/12/24  
**CNS-3772734#**

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE MATTER DESCRIBED BELOW:

**TUESDAY, JANUARY 23, 2024 AT 6:30 P.M.**

**EXTENSION OF URGENCY ORDINANCE NO. 2949 IMPOSING A MORATORIUM ON THE APPROVAL OR ESTABLISHMENT OF SUBSTANCE ABUSE TREATMENT CENTERS**

The City Council of the City of Garden Grove will consider the adoption of an urgency interim ordinance extending Urgency Ordinance No. 2949 imposing a moratorium on the approval or establishment of substance abuse treatment centers. The principal purpose of Urgency Ordinance No. 2949 is to prohibit any new such uses pending a full and complete zoning study leading to appropriate zoning regulations applicable to these uses.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on January 23, 2024. 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 City Council 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: January 10, 2024  
PUBLISH: January 12, 2024  
**Orange County News 1/12/2024-138332**

**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/12/24-138293**

**NOTICE TO CREDITORS OF BULK SALE**

(UCC Sec. 6105)  
Escrow No.: 825041-SW  
Notice is hereby given that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s) are:  
Lan Phan and Trung Vu and JV AUTO REPAIR, INC., 1609 West Lincoln Avenue, Anaheim, CA 92821  
Doing Business as: JV AUTO REPAIR, INC  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s) is/are: None  
The location in California of the Chief Executive Officer of the Seller(s) is: None  
The name(s) and address of the Buyer(s) is/are: Saeid Morshedi, 6 TIERRA SEGURO RANCHO SANTA MARGARITA, CA 92688  
The assets being sold are

**NOTICE CALLING FOR BIDS**

DISTRICT: Garden Grove Unified School District  
BID NUMBER: 2311 Fencing Project #6  
PROJECT LOCATIONS: Bryant, Gilbert, Riverdale, and Simmons Elementary Schools  
BID DEADLINE & OPENING: Thursday, February 6th at 2:00PM  
PLACE OF RECEIPT: Facilities Department  
Garden Grove Unified School District  
11700 Knott Avenue, Garden Grove, CA 92845

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above stated bid deadline, sealed bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD  
Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("**Bid Form**") and must otherwise comply with the requirements set forth in the document entitled "**Information for Bidders**" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "**Bid Bond**" in the form attached hereto; (2) a completed "**Non-collusion Affidavit**"; (3) "**Designation of Subcontractors**" all of which must be on the forms attached hereto.

The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

**The District will conduct a mandatory informational job walk** and conference relative to the Project. The location of that job walk and conference shall start at Riverdale Elementary School, 13222 Lewis St., Garden Grove, CA 92843. Meet at the flag pole in front of the school. The job walk and conference will commence promptly January 23, 2024, at 06:30 am. Failure to attend or tardiness **will render bid ineligible**.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Bid Package No.	Description	License
Bid No. 2311 Fencing Project# 6	C13	

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The "**Project Documents**" (as defined in the Information for Bidders) are on file at the following location: ARC planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("**Plans and Specifications**").

**Option 1:** View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions:  
[https://order.e-arc.com/arcEOC/x\\_project.asp?de=92932265-33DA-4162-BA10-BA6A89871A41](https://order.e-arc.com/arcEOC/x_project.asp?de=92932265-33DA-4162-BA10-BA6A89871A41)

**Option 2:** <https://www.ggusd.us/departments/purchasing>  
Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: **Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us**.

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date"). Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.  
Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to [facilities@ggusd.us](mailto:facilities@ggusd.us) no later than January 26, 2024 at 10:00AM. Answers to these questions will be posted online as an addendum at [www.ggusd.us](http://www.ggusd.us) on or before January 30, 2024 at 5:00PM.  
Date of this Notice: January 12, 2024  
Garden Grove Unified School District  
By:  
Kevin Heerschap  
Director of Facilities  
**Orange County News 1/12, 19/2024-138348**

**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/12/24-138302**

described in general as: Furniture, Fixtures, Equipment, Goodwill, Tradename, leasehold interest & improvement and Covenant Not To Compete. and are located at: 1609 West Lincoln Avenue, Anaheim, CA 92821  
The bulk sale is intended to be consummated at the office of: Central Escrow Group, Inc., 1675 Hanover Road City of Industry, CA 91748 and the anticipated sale date is: January 31, 2024  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2. YES  
The names and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748, and the last date for filing claims shall be January 30, 2024, which is the business day before the sale date specified above.  
Dated: 12/30/23  
Buyer:  
/s/ Saeid Morshedi  
1/12/24  
**CNS-3772938#**

**NOTICE CALLING FOR BIDS**

DISTRICT: Garden Grove Unified School District  
BID NUMBER: 2311 Fencing Project #6  
PROJECT LOCATIONS: Bryant, Gilbert, Riverdale, and Simmons Elementary Schools  
BID DEADLINE & OPENING: Thursday, February 6th at 2:00PM  
PLACE OF RECEIPT: Facilities Department  
Garden Grove Unified School District  
11700 Knott Avenue, Garden Grove, CA 92845

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The District's Construction Manager for this project is: GGUSD  
Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("**Bid Form**") and must otherwise comply with the requirements set forth in the document entitled "**Information for Bidders**" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "**Bid Bond**" in the form attached hereto; (2) a completed "**Non-collusion Affidavit**"; (3) "**Designation of Subcontractors**" all of which must be on the forms attached hereto.

The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

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Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Bid Package No.	Description	License
Bid No. 2311 Fencing Project# 6	C13	

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Date of this Notice: January 12, 2024  
Garden Grove Unified School District  
By:  
Kevin Heerschap  
Director of Facilities  
**Orange County News 1/12, 19/2024-138348**

**ORANGE COUNTY NEWS**  
**Orange County News**  
**1/12/24-138302**

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The bulk sale is subject to California Uniform Commercial Code Section 6106.2. YES  
The names and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748, and the last date for filing claims shall be January 30, 2024, which is the business day before the sale date specified above.  
Dated: 12/30/23  
Buyer:  
/s/ Saeid Morshedi  
1/12/24  
**CNS-3772938#**

**NOTICE CALLING FOR BIDS**

DISTRICT: Garden Grove Unified School District  
BID NUMBER: 2311 Fencing Project #6  
PROJECT LOCATIONS: Bryant, Gilbert, Riverdale, and Simmons Elementary Schools  
BID DEADLINE & OPENING: Thursday, February 6th at 2:00PM  
PLACE OF RECEIPT: Facilities Department  
Garden Grove Unified School District  
11700 Knott Avenue, Garden Grove, CA 92845

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The District's Construction Manager for this project is: GGUSD  
Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("**Bid Form**") and must otherwise comply with the requirements set forth in the document entitled "**Information for Bidders**" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "**Bid Bond**" in the form attached hereto; (2) a completed "**Non-collusion Affidavit**"; (3) "**Designation of Subcontractors**" all of which must be on the forms attached hereto.

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Bid Package No.	Description	License
Bid No. 2311 Fencing Project# 6	C13	

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The "**Project Documents**" (as defined in the Information for Bidders) are on file at the following location: ARC planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("**Plans and Specifications**").

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Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: **Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us**.

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Date of this Notice: January 12, 2024  
Garden Grove Unified School District  
By:  
Kevin Heerschap  
Director of Facilities  
**Orange County News 1/12, 19/2024-138348**

**ORANGE COUNTY NEWS**  
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The names and address of the person with whom claims may be filed is: Central Escrow Group, Inc., 1675 Hanover Road, City of Industry, CA 91748, and the last date for filing claims shall be January 30, 2024, which is the business day before the sale date specified above.  
Dated: 12/30/23  
Buyer:  
/s/ Saeid Morshedi  
1/12/24  
**CNS-3772938#**

**NOTICE CALLING FOR BIDS**

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PROJECT LOCATIONS: Bryant, Gilbert, Riverdale, and Simmons Elementary Schools  
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**Option 2:** <https://www.ggusd.us/departments/purchasing>  
Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: **Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us**.

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date"). Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.  
Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to [facilities@ggusd.us](mailto:facilities@ggusd.us) no later than January 26, 2024 at 10:00AM. Answers to these questions will be posted online as an addendum at [www.ggusd.us](http://www.ggusd.us) on or before January 30, 2024 at 5:00PM.  
Date of this Notice: January 12, 2024  
Garden Grove Unified School District  
By:  
Kevin Heerschap  
Director of Facilities  
**Orange County News 1/12, 19/2024-138348**