

Legals-OCN
APN: 146-042-06 T.S. No.:
23-60215-CA Property Ad-
dress: 16331 GOLDEN

Legals-OCN
GATE LN, HUNTINGTON
BEACH, CA 92649 NO-
TICE OF TRUSTEE'S
SALE YOU ARE IN DE-
FAULT UNDER A DEED
OF TRUST DATED
3/30/2005. UNLESS YOU
TAKE ACTION TO PRO-

Legals-OCN
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

Legals-OCN
LAWYER. A public auc-
tion sale to the highest bid-
der for cash, cashier's
check drawn on a state or
national bank, check
drawn by a state or feder-
al credit union, or a check

Legals-OCN
drawn by a state or feder-
al savings and loan asso-
ciation, or savings associ-
ation, or savings bank spe-
cified in Section 5102 of
the Financial Code and
authorized to do business
in this state will be held by

Legals-OCN
the duly appointed trustee
as shown below, of all
right, title, and interest
conveyed to and now held
by the trustee in the here-
inafter described property
under and pursuant to a
Deed of Trust described

Legals-OCN
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-
maining principal sum of
the note(s) secured by the

Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, 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 publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: JOHN F CROCE AND PEGGY L CROCE. Duly Appointed Trustee: DIRECT DEFAULT SERVICES, LLC Recorded 4/4/2005 as Instrument No. 2005000249262 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 2/7/2024 at 3:00 PM. Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA. Amount of unpaid balance and other charges: \$236,300.24 All checks must be made payable to DIRECT DEFAULT SERVICES LLC. Third-party endorsed checks will not be accepted. Street Address or other common designation of real property: 16331 GOLDEN GATE LN HUNTINGTON BEACH, CA 92649 A.P.N.: 146-042-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not Deed of Trust, with interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: JOHN F CROCE AND PEGGY L CROCE. Duly Appointed Trustee: DIRECT DEFAULT SERVICES, LLC Recorded 4/4/2005 as Instrument No. 2005000249262 of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 2/7/2024 at 3:00 PM. Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA. Amount of unpaid balance and other charges: \$236,300.24 All checks must be made payable to DIRECT DEFAULT SERVICES LLC. Third-party endorsed checks will not be accepted. Street Address or other common designation of real property: 16331 GOLDEN GATE LN HUNTINGTON BEACH, CA 92649 A.P.N.: 146-042-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not Deed of Trust, with interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 23-60215-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 12/28/2023 Trustee Sales Information: Sale Line: (714) 986-9342 www.superiordefault.com Direct Default Services, LLC c/o 2173 Salt Ave., Suite 250-20 Carlsbad, CA 92008-6583 Toll Free: (855) 228-0701 by: Esther Valenzuela, Authorized Signatory for Trustee (TS# 23-60215-ca SDI-28728)

Orange County News 1/17,24,31/2024-138071

T.S. No. 079347-CA APN: 130-352-11 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/7/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 2/29/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/14/2008 as Instrument No. 2008000118786 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: CLAUDE L. NETTLES, JR., A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS

IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by I under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 6022 SANTA BARBARA AVENUE, GARDEN GROVE, CALIFORNIA 92845 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$375,180.58 If the 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 beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the

sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 079347-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 information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 079347-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

Orange County News 1/17,24,31/2024-138172

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2023-01369629
TO ALL INTERESTED PERSONS: Petitioner: CHRISTINE LOUISE ARNDT BETZ, filed a petition with this court for a decree changing name as follows: CHRISTINE LOUISE ARNDT BETZ to CHRISTIE LOUISE ARNDT BETZ. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 02/07/2024 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Drive West

Santa Ana, CA 92701 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/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: 12/29/2023 JUDGE Layne Melzer Judge of the Superior Court

Orange County News 1/10,17,24,31/24-138181

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000006720551 Title Order No. : DEF-496765 FHA/VA/PMI No. : YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/25/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/31/2011 as Instrument No. 2011000268528 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: LARRY LEE MORTON, TRUSTEE OR ANY SUCCESSOR TRUSTEE IN TRUST, UNDER THE LARRY LEE MORTON TRUST DATED FEBRUARY 16, 2006, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 02/06/2024 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 9052 MARIE LANE, GARDEN GROVE, CALIFORNIA 92841 APN#: 133-183-49 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$579,784.86. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and

Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000006720551. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDF-GROUP.COM using the file number assigned to this case 00000006720551 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you

must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDF-GROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 12/29/2023 A-4805704 01/17/2024, 01/24/2024, 01/31/2024

Orange County News 1/17,24,31/2024-138184

NOTICE OF PETITION TO ADMINISTER ESTATE OF

LINDA SEO PARK CASE NO. 30-2023-01369417-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LINDA SEO PARK A Petition for Probate has been filed by NANCY PARK AKA NANCY SUNGYUN KWIL-ATKOWSKI AKA SUNGYUN PARK in the Superior Court of California, County of ORANGE. The Petition for Probate requests that NANCY PARK AKA NANCY SUNGYUN KWIL-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) 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

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: 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

City of Garden Grove Notice Inviting Sealed Bids (IFB) IFB No. S-1321

Notice is hereby given that sealed bids will be received for the following project: Furnish All Labor, Material and Equipment for the removal and replacement and installation of four (4) rooftop HVAC/packing units at Fire Station #81 located at 11301 Acacia Pkwy, Garden Grove CA per the bid specifications. Contractors interested in submitting a bid for this project are required to attend a MANDATORY pre-bid meeting/site walk scheduled for 10:00 a.m., local time, on Wednesday, January 31, 2024, at Fire Station #81, located at 11301 Acacia Parkway, Garden Grove Blvd., Garden Grove, CA 92840.

All bids must be in writing, sealed and identified as to content and be received and time stamped by the City of Garden Grove staff, no later than 10:00 a.m., local time, on Friday, February 16, 2024 at the address below. Bids received later than the above date and time will not be considered. The only acceptable evidence to establish the time of receipt is the date/time stamp imprinted upon the proposal package by the date/time recorder of the City of Garden Grove. The bid opening will take place at Garden Grove City Hall at address stated below.

A copy of the bid document may be obtained from the City of Garden Grove's Planet Bid's portal. Direct any questions regarding this bid process to Sandra Segawa via email at sandras@ggcity.org by the specified deadline.

Dated: January 17, 2024

Sandra Segawa, C.P.M., CPPB, CPPO Purchasing Division Manager City of Garden Grove

Date: January 11, 2024 Publish: January 17, 2024 and January 24, 2024 Orange County News 1/17,24/2024-138434

/s/ Teresa Pomeroy, CMC City Clerk

SST II 7611 Talbert Ave LLC will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 2/12/2024 at 1:00 pm at SmartStop Self Storage 7611 Talbert Ave Huntington Beach, CA 92648, 714-625-2385. All interested bidders may go to www.selfstorageauction.com to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specify all contents in storage unit are consider household and other goods. B062, Jessica B Nguyen, E021, Matthew Travis Butrey, F009, Jessica B Nguyen Orange County News 1/24,31/2024-138472

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RONALD ORNELLAS, SR. CASE NO. 30-2024-01372885-PR-PW-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RONALD ORNELLAS, SR.. A PETITION FOR PROBATE has been filed by RONALD ORNELLAS, JR. in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that RONALD ORNELLAS, JR. be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS CITY PROJECT NO. CP-1344023

Notice is hereby given that sealed bids to furnish material, equipment, and labor for "TRAFFIC SIGNAL MODIFICATIONS AT VARIOUS LOCATIONS FY 23-24", will be received by the City Clerk in City Hall, 11222 Acacia Parkway, Garden Grove, California 92840.

The Engineer's Estimate is \$1,400,000. The proposed project generally consists of traffic signal modifications, signage installation, reconstruction of curb ramps and sidewalk.

Plans, specifications and contract documents can be obtained upon payment of a fee of forty dollars (\$40) for each electronic set of plans and specifications. This fee is non-refundable. Please contact the Engineering Division at (714) 741-5192 during normal working hours or email both rjacot@ggcity.org and kenv@ggcity.org for payment information.

Bids are due in the City Clerk's Office on Wednesday, February 21, 2024 at 10:00 a.m., and will be opened in Conference Room 1-North, first floor, in City Hall.

Direct ANY and ALL questions to Mr. Ken Vu, P.E., Associate Engineer, (714) 741-5184, kenv@ccity.org.

/s/ Teresa Pomeroy, CMC City Clerk

Date: January 11, 2024 Publish: January 17, 2024 and January 24, 2024 Orange County News 1/17,24/2024-138434

/s/ Teresa Pomeroy, CMC City Clerk

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court 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.

Attorney for petitioner: MICHELYN R. MILLER, ESQ PATTERSON LAW FIRM, APC 1800 E. IMPERIAL HIGHWAY, SUITE 110, BREA, CA 92821 (714) 441-1410 Orange County News 1/24,1/26,1/31/2024-138538

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq.

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS CITY PROJECT NO. CP-1345000 and CP-1346000

Notice is hereby given that sealed bids to furnish material, equipment, and labor for "TRAFFIC SIGNAL MODIFICATIONS AT GARDEN GROVE BLVD./NELSON ST.-CENTURY BLVD. AND GARDEN GROVE BLVD./NEWLAND ST.", will be received by the City Clerk in City Hall, 11222 Acacia Parkway, Garden Grove, California 92840.

The Engineer's Estimate is \$880,000. The proposed project generally consists of traffic signal modifications, signage installation, reconstruction of curb ramps and sidewalk.

Plans, specifications and contract documents can be obtained upon payment of a fee of twenty five dollars (\$25) for each electronic set of plans and specifications. This fee is non-refundable. Please contact the Engineering Division at (714) 741-5192 during normal working hours or email both rjacot@ggcity.org and kenv@ggcity.org for payment information.

Bids are due in the City Clerk's Office on Wednesday, February 21, 2024 at 11:00 a.m., and will be opened in Conference Room 1-North, first floor, in City Hall.

Direct ANY and ALL questions to Mr. Ken Vu, P.E., Associate Engineer, (714) 741-5184, kenv@ccity.org.

/s/ Teresa Pomeroy, CMC City Clerk

Date: January 11, 2024 Publish: January 17, 2024 and January 24, 2024 Orange County News 1/17,24/2024-138435

/s/ Teresa Pomeroy, CMC City Clerk

City of Garden Grove Notice Inviting Sealed Bids (IFB) IFB No. S-1322

Notice is hereby given that sealed bids will be received for the following project: Furnish All Labor, Material and Equipment for the removal and replacement and installation of four (4) rooftop HVAC/package units at the Courtyard Center located at 12732 Main Street, Garden Grove CA per the bid specifications. Contractors interested in submitting a bid for this project are required to attend a MANDATORY pre-bid meeting/site walk scheduled for 9:00 a.m., local time, on Wednesday, February 7, 2024, at the Courtyard Center located 12732 Main Street, Grove Blvd., Garden Grove, CA 92840.

All bids must be in writing, sealed and identified as to content and be received and time stamped by the City of Garden Grove staff, no later than 10:00 a.m., local time, on Monday, February 26, 2024, at the address below. Bids received later than the above date and time will not be considered. The only acceptable evidence to establish the time of receipt is the date/time stamp imprinted upon the proposal package by the date/time recorder of the City of Garden Grove. The bid opening will take place at Garden Grove City Hall at address stated below.

A copy of the bid document may be obtained from the City of Garden Grove's Planet Bid's portal. Direct any questions regarding this bid process to Sandra Segawa via email at sandras@ggcity.org by the specified deadline.

Dated: January 24, 2024

Sandra Segawa, C.P.M., CPPB, CPPO Purchasing Division Manager City of Garden Grove 11222 Acacia Parkway (Room 220) Second Floor Garden Grove, CA 92840 Orange County News 1/24,31/2024-138563

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq.

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS CITY PROJECT NO. CP-1345000 and CP-1346000

Notice is hereby given that sealed bids to furnish material, equipment, and labor for "TRAFFIC SIGNAL MODIFICATIONS AT GARDEN GROVE BLVD./NELSON ST.-CENTURY BLVD. AND GARDEN GROVE BLVD./NEWLAND ST.", will be received by the City Clerk in City Hall, 11222 Acacia Parkway, Garden Grove, California 92840.

The Engineer's Estimate is \$880,000. The proposed project generally consists of traffic signal modifications, signage installation, reconstruction of curb ramps and sidewalk.

Plans, specifications and contract documents can be obtained upon payment of a fee of twenty five dollars (\$25) for each electronic set of plans and specifications. This fee is non-refundable. Please contact the Engineering Division at (714) 741-5192 during normal working hours or email both rjacot@ggcity.org and kenv@ggcity.org for payment information.

Bids are due in the City Clerk's Office on Wednesday, February 21, 2024 at 11:00 a.m., and will be opened in Conference Room 1-North, first floor, in City Hall.

Direct ANY and ALL questions to Mr. Ken Vu, P.E., Associate Engineer, (714) 741-5184, kenv@ccity.org.

Doing Business as: KOC CRAWFISH All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE The name(s) and address of the Buyer(s)/Applicant(s) is/are: POC POC BEER, 14152 MOONCREST STREET, WESTMINSTER, CA 92683 The assets being sold are generally described as: ALL FURNITURES, FIXTURES, EQUIPMENT, TRADENAME, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and is/are located at: 13289 BROOKHURST ST, GARDEN GROVE, CA 92843 The type of license to be transferred is/are: 41-546941 ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 13305 BROOKHURST ST, GARDEN GROVE, CA 92843 and the anticipated sale date is FEBRUARY 19, 2024 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$40,000.00, inventory estimated at \$0 additional, which consists of the following: DESCRIPTION, AMOUNT: CASH \$40,000.00; TOTAL \$40,000.00 It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

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 public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

SITE PLAN NO. SP-133-2024 VARIANCE NO. V-041-2024 A request for Site Plan approval to construct a 2,000 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan - Tourist Commercial "B" (HCSP-TCB) zone. The site is at 12542 Chapman Avenue. The existing 1,785 square foot building will be demolished to facilitate the proposed project. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15330 - In-Fill Development Project - of the State CEQA Guidelines.

TENTATIVE PARCEL MAP NO. PM-2020-174 (REINSTATEMENT-2024) A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. The City of Garden Grove Planning Commission previously approved Tentative Parcel Map No. PM 2020-174 on February 18, 2021 in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP 200-2021, and Variance, No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. The site is at 9852 Chapman Avenue in the NMU (Neighborhood Mixed Use) zone. No changes to the previously approved project are proposed.

In conjunction with this request, the City of Garden Grove Planning Commission will also consider a determination that the potential environmental impacts of the project were analyzed in the Mitigated Negative Declaration for the project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the 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 February 15, 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 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.

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Notice is hereby by given, StorQuest Self Storage will sell at public sale by competing bidding the personal property of: -Azucena Hernandez -Peter Luna Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 11:00 AM on the 9th of February 2024 at the property where said property has been stored and which is located at StorQuest Self Storage 500 S. Walnut St. Anaheim, CA 92802. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 1/24, 1/31/24 CNS-3775429# ORANGE COUNTY NEWS Orange County News 1/24,31/24-138523

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 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 APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., FEBRUARY 15, 2024

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 public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

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Notice is hereby given that on February 13 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:

4664 Lincoln Ave Cypress, CA 90630 (714) 737-7813 11:00 AM

Susan Tencate Papers, furniture and tools Grant Powell furniture, household items Bianca Alvarez Clothes, Kids toys. Shoes. Table. The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 1/24, 1/31/24 CNS-3775440# ORANGE COUNTY NEWS Orange County News 1/24,31/24-138524

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