

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

Legals-OCN
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-
TECT YOUR PROPERTY,
IT MAY BE SOLD AT A

Legals-OCN
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

Legals-OCN
check drawn on a state or
national bank, 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, or savings associ-
ation, or savings bank spe-
cified in Section 5102 of

Legals-OCN
the Financial Code and
authorized to do business
in this state will be held by
the duly appointed trustee
as shown below, of all
right, title, and interest
conveyed to and now held
by the trustee in the here-

Legals-OCN
inafter described property
under and pursuant to a
Deed of Trust described
below. The sale will be
made, but without coven-
ant or warranty, ex-
pressed or implied, regard-
ing title, possession, or en-
cumbrances, to pay the re-

Legals-OCN
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 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 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 (714) 986-9342 or visit this Internet Website www.superiordefault.com, using the file number assigned to this case 23-60215-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 postpone-

ment 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, 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 it un-

der 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.clearrconcorp.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

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.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000006720551. Information about postpone-

ments 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.BDFGROUP.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.BDFGROUP.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. Concourse 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:

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 action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on

MAR 20, 2024 at 1:30 PM in Dept. CM05

3390 Harbor Blvd, Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court 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:

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 OF SALE OF ABANDONED PROPERTY

Notice is Hereby Given That Pursuant To Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction To Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Wed

The Personal Goods Stored Therein by the Following May Include, but are not limited to: MISC. HOUSEHOLD GOODS, PERSONAL ITEMS, FURNITURE, CLOTHING AND/OR BUSINESS ITEMS/FIXTURES.

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Re-tract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Sioana Fieeiki Ashley Cottingham Angela Ramirez Jeff Vuong Luis Covarrubias Lucina Serna Dwight Shimiza Pery Wilkins Elise Algaran Arthur Wilson Orange County News 1/31/24-138633

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: IRMA VILLAREAL, aka IRMA CAROLINA VILLAREAL CASE NO. 30-2023-01355208-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 IRMA VILLAREAL, aka IRMA CAROLINA VILLAREAL. A PETITION FOR PROBATE has been filed by RAMIRO GARCIA JR. in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that RAMIRO GARCIA JR. be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on MAY 23, 2024 at 1:30 PM in Dept. CM06 3390 Harbor Blvd, Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing. IF YOU OBJECT to the granting of the petition,

you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court 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: DANIEL J. COOPER, ESQ LAW OFFICES OF DANIEL J. COOPER 24012 CALLE DE LA PLATA, #410, LAGUNA HILLS, CA 92653. (949) 859-8456 Orange County News 1/26, 1/31, 2/2/2024-138703

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

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-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 Buttrely, F009, Jessica B Nguyen Orange County News 1/24,31/2024-138472

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6105 et seq. and B & P 24073 et seq.) Escrow No: 00036573TT

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 addresses of the Seller/Licensee are: Tommy Huynh Nguyen 10284 Westminster Avenue, Garden Grove, CA 92843 The business is known as: Chieu Tim

The names and addresses of the Buyer/Transferee are: Hoi Thi Nguyen 10284 Westminster Avenue, Garden Grove, CA 92843 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee 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 EQUIPMENT, GOODWILL, TRADE-NAME, LEASE AND LEASEHOLD IMPROVEMENTS and are located at: 10284 Westminster Avenue, Garden Grove, CA 92843

The kind of license to be transferred is: 41-ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 10284 Westminster Avenue, Garden Grove, CA 92843 The anticipated date of the sale/transfer is UPON ABC APPROVAL at the office of 03/18/2024 Apex Escrow, Inc. 15440 Beach Blvd. #131, Westminster, CA 92683, The amount of the purchase price or consideration in connection with the transfer of the license and business is the sum of \$40,000.00, which consists of the following: DESCRIPTION AMOUNT CASH \$40,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required 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 Department of Alcoholic Beverage Control. Dated: 01/08/2024 /S/ Tommy Huynh Nguyen /S/ Hoi Thi Nguyen CNS-3777372# ORANGE COUNTY NEWS Orange County News 1/31/24-138777

Notice is hereby 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.StorQuestTreasures.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

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 022385-TL (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. (2) The name and business addresses of the seller are: GOLDENBAY CORP. 565 NORTH COMMONWEALTH AVENUE, FULLERTON, CA 92831 (3) The location in California of the chief executive office of the Seller is: 565 NORTH COMMONWEALTH AVENUE, FULLERTON, CA 92831 (4) The names and business address of the Buyer(s) are: NY BAGEL FULLERTON, NAZAR RANA LLC, 6049 SAN FELIPE COURT, RANCHO CUCAMONGA, CA 91737.

(5) The location and general description of the assets to be sold are FURNITURE, FIXTURES & EQUIPMENT, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT COMPETE of that certain business located at: 565 NORTH COMMONWEALTH AVENUE, FULLERTON, CA 92831 (6) The business name used by the seller(s) at that location is: WABA GRILL FULLERTON (7) The anticipated date of the bulk sale is 2/20/24 at the office of LOTUS ESCROW, 55 EAST HUNTINGTON DRIVE, SUITE 120 ARCADIA, CA 91006 Escrow No. 022385-TL, Escrow Officer: AILEEN CATALAN. (8) Claims may be filed with Same as "7" a/bove. (9) The last date for filing claims is 2/16/24. (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: DECEMBER 21, 2023 Transferees: NAZAR RANA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY S/ BY: RAFSAN J RANA, MANAGING MEMBER S/ BY: NAZAR MOKHAMMAD SHARIF SR, MANAGING MEMBER 1/31/24 CNS-3777365# ORANGE COUNTY NEWS Orange County News 1/31/24-138778

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RONALD ORNELLAS, SR.

CASE NO. 30-2023-01372885-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 RAMIRO GARCIA JR. in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that RAMIRO GARCIA JR. be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed

action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on APR 03, 2024 at 1:30 PM in Dept. CM05 3390 Harbor Blvd, Costa Mesa, CA 92626

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

ORDINANCE NO. 2951

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING SECTION 2.56.030 OF CHAPTER 2.56 OF TITLE 2 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE COMPOSITION AND APPOINTMENT OF TENANT COMMISSIONERS TO THE GARDEN GROVE HOUSING AUTHORITY

City Attorney Summary

This Ordinance amends Section 2.56.030 of the Garden Grove Municipal Code to accurately reflect the number of commissioners of, and the appointment of tenant commissioners to, the Garden Grove Housing Authority.

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

ATTEST: MAYOR CITY CLERK

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

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on January 23, 2024, with a vote as follows:

AYES: COUNCIL MEMBERS: (7) BRIETIGAM, O'NEILL, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, TRAN, JONES NOES: COUNCIL MEMBERS: (0) NONE ABSENT: COUNCIL MEMBERS: (0) NONE Orange County News 1/31/2024-138790

LAW OFFICES OF DANIEL J. COOPER 24012 CALLE DE LA PLATA, #410, LAGUNA HILLS, CA 92653. (949) 859-8456 Orange County News 1/31,2/2,2/7/2024-138934

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

For all public notices, call us for information: 714.894.2575