

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): JOSE ESTRADA CAMPOS, an individual; JUAN FERNANDEZ, an individual; and Does 1 through 10

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): LIBERTY MUTUAL FIRE INSURANCE COMPANY, a corporation, NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su

respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Riverside, 505 S. Buena Vista Rm. 201 Corona, California 92882 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is Todd F. Haines, Esq. (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Law Offices of Todd F. Haines, 30495 Canwood Street, Ste 100, Agoura Hills, CA 91301, 4377-1390, (818) 597-2240

DATE (Fecha): 09/13/2022 V. Samuel Hamrick Jr., Executive Officer/Clerk of Court, Clerk (Secretario), by R. Ruiz, Deputy (Adjunto) (SEAL) 3/6, 3/13, 3/20, 3/27/24

CNS-3789152# ORANGE COUNTY NEWS Orange County News 3/6,13,20,27/24-140012

NOTICE OF TRUSTEE'S SALE T.S. No. 23-02778-SM-CA Title No. 8787935 A.P.N. 090-234-17 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/04/2017. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, 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 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: Henee Lee, a married woman as her sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/05/2017 as Instrument No. 2017000006032 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 04/15/2024 at 9:00 AM Place of Sale: Doubletree By Hilton Hotel Anaheim - Orange County, Auction.com Room, 100 The City Drive, Orange, CA 92868 Estimated amount of unpaid balance and other charges: \$449,269.03 Street Address or other common designation of real property: 11551 Janet Ln, Garden Grove, CA 92840-2438 A.P.N.: 090-234-17 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-02778-SM-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 website. 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 a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-02778-SM-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 03/11/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4811996 03/20/2024, 03/27/2024, 04/03/2024

Orange County News 3/20,27,4/3/2024-140435

T.S. No.: 2023-1209 Loan No.: HEWITT APN: 937-410-54 Property Address: 8810 HEWITT PLACE UNIT 2, GARDEN GROVE, CA 92844 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/23/2021. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of 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 hereinafter described property under and pursuant to a Deed of Trust described below. The 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 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: VINCENT PHUNG TRAN and JENNIFER DEOANH TRINH, AS TRUSTEES OF THE VINCENT PHUNG TRAN AND JENNIFER DEOANH TRINH REVOCABLE LIVING TRUST DATED APRIL 21, 2016 Duly Appointed Trustee: WESTERN FI-

DELITY TRUSTEES Recorded 8/10/2021 as Instrument No. 2021-000503123 in book , page of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 4/10/2024 at 1:30 PM Place of Sale: At the north front entrance to the county courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$279,221.32 Street Address or other common designation of real property: 8810 HEWITT PLACE UNIT 2 GARDEN GROVE, CA 92844 A.P.N.: 937-410-54 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 (916) 939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-1209. 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 website. The best way

to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 1/1/2021 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 916-939-0772, or visit this internet website www.nationwideposting.com using the file number assigned to this case, 2023-1209 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: 3/13/2024 WESTERN FIDELITY TRUSTEES 1222 Crenshaw Blvd., SUITE B Torrance, California 90501 (310)212-0700 Kathleen Herrera, Trustee Officer NPP0458170 To: ORANGE COUNTY NEWS 03/20/2024, 03/27/2024, 04/03/2024

Orange County News 3/20,27,4/3/2024-140435

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01384849

TO ALL INTERESTED PERSONS: Petitioner: PING WANG, filed a petition with this court for a decree changing name as follows: PING WANG to YINING WANG.

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 05/07/2024

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

CHANGING YOUR NAME AND NEED TO PUBLISH? For all public notices, please call us for rates and information: (714) 894-2575



about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News

DATE: 03/13/2024 JUDGE Layne H Melzer Judge of the Superior Court

Orange County News 3/20,27,4/3,10/24-140436

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2024-01384194

TO ALL INTERESTED PERSONS: Petitioner: MICHELLE ELIZABETH MONTOYA, filed a petition with this court for a decree changing name as follows: MICHELLE ELIZABETH MONTOYA to MICHELLE ELIZABETH MONTOYA-COSS.

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

05/01/2024 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/findmy-court.htm)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News

DATE: 03/11/2024 JUDGE Erick L. Larsh Judge of the Superior Court

Orange County News 3/20,27,4/3,10/24-140439

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000287

TO ALL INTERESTED PERSONS: Petitioner: AMANDA ARELLANO on behalf of REY VALENTINO MOJARRO, a minor filed a petition with this court for a decree changing name as follows: REY VALENTINO MOJARRO to REY VALENTINO ARELLANO.

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

06/27/2024 1:30 p.m. L74

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/findmy-court.htm) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Orange County News

DATE: 03/14/2024 JUDGE Julie A. Palafox Judge of the Superior Court

Orange County News 3/20,27,4/3,10/24-140506

City of Garden Grove Notice Inviting Sealed Bids (IFB)

IFB No. S-1324

Notice is hereby given that sealed bids will be received for the following project: Furnish All Labor, Material and Equipment for the Eastgate Park Swimming Pool Renovation Project 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 April 10, 2024, at Eastgate Park located 12001 Saint Mark Street, Grove Blvd., Garden Grove, CA 92845.

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, April 29, 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.

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., APRIL 18, 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.

CONDITIONAL USE PERMIT NO. CUP-259-2024

A request for Conditional Use Permit approval to operate a new religious facility with church services, an accredited bible college, and a child day care, all within an existing 46,287 square foot tenant space. The site is at 10912 Katella Avenue in the NMu (Neighborhood Mixed Use) zone. 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).

ALL INTERESTED PARTIES

are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on April 18, 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.

Orange County News 3/27/2024-140786

ment 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: March 27, 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 3/27,4/3/2024-140736

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.) Escrow No. 69478-JK Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller/Licensee are: JKY BP INC, 7880 BEACH BLVD., BUENA PARK, CA 90620 The business is known as: CHO SUN OK The names, and addresses of the Buyer/Transferee are: ESPRESSO THEORY, INC, 7880 BEACH BLVD. BUENA PARK, CA 90620 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE and are located at: 7880 BEACH BLVD., BUENA PARK, CA 90620 The kind of license to be transferred is: ON SALE BEER AND WINE-EATING PLACE, LICENSE #41-598167, now issued for the premises located at: 7880 BEACH BLVD., BUENA PARK, CA 90620 The anticipated date of the sale/transfer is JUNE 3, 2024 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010

LEGAL NOTICE

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CONDITIONAL USE PERMIT NO. CUP-259-2024

A request for Conditional Use Permit approval to operate a new religious facility with church services, an accredited bible college, and a child day care, all within an existing 46,287 square foot tenant space. The site is at 10912 Katella Avenue in the NMu (Neighborhood Mixed Use) zone. 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).

ALL INTERESTED PARTIES

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The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$705,000.00, which consists of the following: D E S C R I P T I O N , AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$705,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 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: MARCH 5, 2024

JKY BP INC, A CALIFORNIA CORPORATION, Seller/Licensee ESPRESSO THEORY, INC, Buyer/Transferee ORD-2211150 ORANGE COUNTY NEWS 3/27/24

Orange County News 3/27/2024-140793

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 240331-SP NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: COOKING MONSTER INC, 1403 E LAMBERT RD STE C, LA HABRA, CA 90631 Doing Business as: MONSTER HOT CHICKEN All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: CHIBAB LLC, 1403 E LAMBERT RD STE C, LA HABRA, CA 90631 The assets to be sold are described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, LEASE, LEASEHOLD IM-

LEGAL NOTICE

NOTICE INVITING SEALED BIDS

PROJECT NO. CP1387000

Notice is hereby given that sealed bids for providing material, equipment, and labor for Project No. CP1387000 "SEWER SYSTEM REHABILITATION PLAN PHASE II ACACIA PARKWAY SEWER MAIN REPLACEMENT" will be received at the Garden Grove City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840. Engineer's estimate on this project is around \$1,266,000 dollars.

The Sewer System Rehabilitation Plan Phase II, Acacia Parkway Sewer Main Replacement, consists of constructing new and replacement sewer lines; and removal and disposal of existing sewer lines in the following streets:

- Acacia Parkway (Euclid Street to Civic Center Drive)
- Civic Center Drive (Acacia Parkway to Garden Grove Boulevard)

The sewer improvements consist of approximately 1,235 lineal feet of 8-inch diameter VCP sewer. It also includes the construction of four new manholes with one drop inlet, core drilling and modification to one existing manhole shelf and channel, 9 sewer lateral reconstructions, and one sewer lateral extension. Project also includes removing a 25-foot section of existing 8-inch water main and constructing a vertical offset, demolition of existing raised medians, landscaping, and irrigation facilities on Acacia Parkway, and replacing with asphalt concrete pavement and restriping. The project shall be completed within fifty (50) working days.

The plans, specifications and contract documents may be purchased from ARC for the price of one hundred and nine dollars forty-one cents (\$109.41). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

ARC 345 Clinton Street Costa Mesa, CA 92626 www.e-arc.com/ca/costamesa 949-660-1150 (ask for the Planwell Department) or e-mail your order to costamesa.planwell@e-arc.com

Bids are due in the City Clerk's Office on Thursday, April 25, 2024 at 11:00 a.m., and will be publicly opened in the Conference Room 1 North, first floor, in City Hall.

Direct ANY and ALL questions to Ms. Liyan Jin, Project Manager, (714) 741-5977.

/s/ Teresa Pomeroy, CMC City Clerk Orange County News 3/27,4/3/2024-140787

PROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 1403 E LAMBERT RD STE C, LA HABRA, CA 90631 The bulk sale is intended to be consummated at the office of: TEAM ESCROW BP, INC, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the anticipated sale date is APRIL 15, 2024

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: TEAM ESCROW BP, INC, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the last date for filing claims shall be APRIL 12, 2024, which is the business day before the sale date specified above. BUYER: CHIBAB LLC ORD-2222758 ORANGE COUNTY NEWS 3/27/24

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NOTICE OF WAREHOUSE LIEN SALE

In accordance with the provisions of the California Commercial Code 7210, and California Civil Code 798.56 (e) there being due and unpaid storage for which BerryDale Trailer Villa is entitled to a lien as Warehouse on the mobilehome hereinafter described, and due notice having been given to all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, Notice is hereby given that the mobilehome hereinafter described will be sold to the highest bidder at BerryDale Trailer Villa at 13061 Fairview St., Space No. 37, City of Garden Grove, County of Orange, California, 92843 on April 23, 2024 at 10:00 A.M. The mobilehome to be

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR 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, 9:00 A.M., April 11, 2024

The City of Garden Grove Zoning Administrator will hold a Public Hearing in the Community Meeting Center, to consider the request listed below. Members of the public who wish to comment on matters before the Zoning Administrator, 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 prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

CONDITIONAL USE PERMIT NO. CUP-256-2024

A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020 (REV. 2021) and CUP-208-2021, which previously governed the use of the property. The site is at 8100 Garden Grove Boulevard in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 - Existing Facilities - of the State CEQA Guidelines.

CONDITIONAL USE PERMIT NO. CUP-258-2024

A request for Conditional Use Permit approval to operate a new restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer & Wine, Eating Place) License. The site is at 12155 Valley View Street in the PUD-104-73 (REV. 2018/REV. 2021) (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

ALL INTERESTED PARTIES

are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above, on April 11, 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 Zoning Administrator 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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sold is described as: a 1977 OKRDG mobilehome, Decal No. LAN2791, Serial No. CA72065. The parties believed to claim an interest in the above- referenced mobilehome are: SHIRLEY ANN HUFFMAN, DANIEL HUFFMAN, SHIRLIE IONE WHALEN, TOD Beneficiary The amount of the warehouse lien as of March 11, 2024 is \$8,299.71 plus additional daily storage charges of \$20.72, actual utilities consumed, and other incidental processing, transportation, and lien costs incurred after March 11, 2024 until the date of sale, including without limitation attorney's fees and costs of publication.

Said mobilehome will be sold "as is" and "where is", and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not limited to, the implied warranty of merchantability. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space, or to tenancy within the Park, except as specifically agreed upon in writing by the Park. Absent a written agreement with the Park to the contrary, the mobilehome must be removed from the space. The purchaser of the mobilehome may be responsible for unpaid taxes, fees, liens or other charges owed to the State of California and/or other governmental entities. Please note that the sale may be cancelled or postponed at any time, up to and including the date and

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time of the sale. Dated this 21st day of March 2024 at Santa Ana, California by Diane Andrikos, Authorized Agent for Turbulent Enterprises, L.P., dba BerryDale Trailer Villa /s/Diane Andrikos Orange County News 3/27,4/3/24-140810

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 Wednesday April 03, 2024 at 12:00 pm and closing on or after Wednesday April 10, 2024 at 12:00 pm

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 cancellation in the event of settlement bid at: www.lockerfox.com.

Jon Shinabery Arianna Rios Mario Ledesma Maria Suzuki Rhett Enciso Balance Point Mechanical Orange County News 3/27/24-140684

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