

YOU DESERVE TO LIVE SAFE FROM SEXUAL HARASSMENT.

Sexual harassment by a landlord or anyone related to your housing violates the Fair Housing Act. If you receive unwelcome sexual advances or are threatened with eviction because you refuse to provide sexual favors, you may file a fair housing complaint.

To file a complaint, go to [hud.gov/fairhousing](https://www.hud.gov/fairhousing)

or call **1-800-669-9777**

If you fear for your safety, call 911.



FAIR HOUSING IS YOUR RIGHT. USE IT.

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01405830

TO ALL INTERESTED PERSONS: Petitioner: DIANA GYONG HWANG filed a petition with this court for a decree changing name as follows: DIANA ESTHER GYONG HWANG to ESTHER DIANA IN GYONG HWANG and DIANA GYONG HWANG to ESTHER DIANA IN GYONG HWANG. 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

07/31/2024
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: 06/14/2024
JUDGE Layne H. Melzer
Judge of the Superior Court

Orange County News 6/19, 26, 7/3, 10/2024-143584

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NOTICE OF TRUSTEE'S SALE T.S. No. 24-30165-JP-CA Title No. 240129568-CA-VOI A.P.N. 133-281-31 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/20/2006. 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: David B. Luce and Jeana M. Luce Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/25/2006 as Instrument No.

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2006000495186 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 07/25/2024 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$216,795.34 Street Address or other common designation of real property: As purported from said tax sheet, 12612 Hazel Av, Garden Grove, CA 92841-4723 A.P.N.: 133-281-31 The undersigned Trustee disclaims any liability for any incorrectness of the 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

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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 866-539-4173 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-30165-JP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone 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

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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 24-30165-JP-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. 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: 06/17/2024 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 866-539-4173; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4819341 06/26/2024, 07/03/2024, 07/10/2024
Orange County News 6/26, 7/3, 10/2024-143600
City of Garden Grove Notice Inviting Sealed Bids (IFB) IFB No. S-1333

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located at 12762 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 **10:00 a.m., local time, on July 15, 2024**, at Garden Grove Amphitheater located 12752 Main Street, 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, August 5, 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: July 3, 2024
Sandra Segawa, C.P.M., CPPB, CPPO, NIGP-CPP Purchasing Division Manager
City of Garden Grove
11222 Acacia Parkway (Room 220) Second Floor
Garden Grove, CA 92840
Orange County News 7/3, 10/2024-143861
T.S. No.: 24-10905 Loan No.: **1288 APN: 215-051-15
Notice Of Trustee's Sale You Are in Default Under a Deed Of Trust Dated 8/8/2007. Unless You Take Action to Protect Your Property, It May Be Sold At A Public Sale. If You Need an Explanation

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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: Jose Dolores Hernandez A Married Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 8/16/2007 as Instrument No. 2007000510271 in book -- page -- of Official Records in the office of the Recorder of Orange County, California, Date of Sale: 7/30/2024 at 12:00 PM Place of Sale: At the North front Entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$248,930.83 Street Address or other common designation of real property: 8661 Blanche Avenue Garden Grove, CA 92841 A.P.N.: 215-051-15

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.

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.

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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.

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.

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ter 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.

NOTICE OF HEARING 10/17/2024 1:30 p.m. L74 REMOTE Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868

NOTICE OF HEARING 06/12/2024 JUDGE Eric J. Wersching Judge of the Superior Court Orange County News 7/10,17,24,31/2024-144097

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 24-5807NL NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.

NOTICE OF HEARING 08/07/2024 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

NOTICE OF HEARING 06/25/2024 JUDGE Layne H. Melzer Judge of the Superior Court Orange County News 7/3,10,17,24/2024-143906

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 24-5807NL NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6101 et seq. and B & P 24074 et seq.) Escrow No. 245015-CS

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 240383-SP NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.

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:

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:

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of Alcoholic Beverage Control. DATED: MAY 23, 2024 KINGS WINE & SPIRITS INC., A CALIFORNIA C O R P O R A T I O N , Buyer(s)/Applicant(s) NIJMA INC.

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 240383-SP NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.

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:

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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:

BUENA PARK, CA 90621 and the last date for filing claims shall be JULY 25, 2024, which is the business day before the sale date specified above.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01410272 TO ALL INTERESTED PERSONS: Petitioner: TONI HOA PFAM-TRAN filed a petition with this court for a decree changing name as follows: TONI HOA PFAM-TRAN to TONI LEIA PFAM.

NOTICE OF HEARING 08/22/2024 8:30 a.m. D100 REMOTE Central Justice Center 700 Civic Center Drive West Santa Ana, CA 92701

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS FOR 2024 ARTERIAL STREETS REHABILITATION PROJECT

Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for "2024 ARTERIAL STREETS REHABILITATION, Project No. CP 1376000" will be received at the City Clerk's Office, City Hall, City of Garden Grove, 11222 Acacia Parkway, Garden Grove, CA 92840.

Various streets includes Chapman Avenue from Harbor Boulevard to Lewis Street; Lampson Avenue from City Limits to Valley View Street; Lampson Avenue from Nelson Street to Euclid Street; Trask Avenue from Brookhurst Street to Benton Street; Dale Street from Garden Grove Boulevard to Lampson Avenue; Garden Grove Boulevard from Magnolia Street to Gilbert Street; Longden Street from Anthony Avenue to Stanford Avenue; Stanford Avenue from Longden Street to Owen Street; Cerulean Avenue from Valley View Street to Topaz Street; and Wakefield Avenue from Euclid Street to City Limits.

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

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California Self Storage Facility Act Chapter 10. Undersigned will sell items at www.StorageTreasures.com sale by competitive bidding ending on (07-17-24) at 10:00 am.

Purchases must be paid at the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Auction by www.StorageTreasures.com

1. A2233 - Vasile Vidu 2. B1606 - Linda Christine Hernandez 3. C3507 - Gary John Heiman 4. C3477 - Myles Gardner. 5. B1200-Paulette Calabrese Orange County News 7/3,5,10/24-143959

Plans, specifications and contract documents can be obtained upon payment of a fee of one hundred dollars (\$100) for each electronic set of plans and specifications. This fee is not refundable. Please email rjacot@ggcity.org or contact Engineering Division during normal business hours at (714) 741-5192 for payment information. This fee is not refundable.

Bids are due in the City Clerk's Office by 11:00 a.m. on Wednesday, July 24, 2024, and will be opened in Conference Room 1-North, first floor, in City Hall. Direct ANY and ALL questions to Nick Hsieh, (714) 741-5190. /s/ TERESA POMEROY, CMC City Clerk Date: June 27, 2024 Publish: July 3, 2024 and July 10, 2024 Orange County News 7/3,10/2024-143943