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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 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

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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

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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

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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

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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

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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

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one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. 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

this property, you may call 949-860-9155 X 101 or visit this Internet Website http://www.innovativefield-services.com/, using the file number assigned to this case 24-10905. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 949-860-9155 X 101, or visit this internet website http://www.innovativefield-services.com/, using the file number assigned to this case 24-10905 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: 06/25/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: 949-860-9155 X 101 Patricia Sanchez, Trustee Sale Officer PPP#24-002554

Orange County News 7/3,10,17/2024-143864

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01408159-CU-PT-CJC

TO ALL INTERESTED PERSONS: Petitioner: CHRISTINA MARIE GLAZIER filed a petition with this court for a decree changing name as follows: CHRISTINA MARIE GLAZIER to CHRISTINA MARIE GLAZIER BURKE. 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 08/07/2024 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/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: 06/25/2024 JUDGE Layne H. Melzer Judge of the Superior Court

Orange County News 7/3,10,17,24/2024-143906

APN: 379-161-33 & 379-421-33 T.S. No.: 2024-1303 Order No.: 2438381 CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2023. 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. Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a 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: TAO CHAN AND AMBER CHAN, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 2/16/2023 as Instrument No. 2023000035458 in book XX, page XX of Official Records in the office of the Recorder of Orange County, California, Date of Sale :8/7/2024 at 3:00 PM Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE., ORANGE, CA 92866 Amount of unpaid balance and other reasonable estimated charges: \$3,770,682.80 Street Address or other common designation of purported real property: 19742 HI TOP LANE SOUTH ORANGE, CA 92856 A.P.N.: 379-161-33 & 379-421-33 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no

Orange County News 7/3,10,17,24/2024-143906

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 trustee 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-1303. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet web-site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1303 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

Orange County News 7/10,17,24,31/2024-144097

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. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause,

the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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: 7/1/2024 S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (TS#2024-1303 SDI-30786)

Orange County News 7/17,24,31/2024-143302

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000261

TO ALL INTERESTED PERSONS: Petitioner: SOPI KAHLIA VONG on behalf of ANAIYA LA'SHAY BROWN and KAHLIL O'NEAL BROWN, minors filed a petition with this court for a decree changing name as follows: a) ANAIYA LA'SHAY BROWN to ANAIYA KAHLIA VONG b) KAHLIL O'NEAL BROWN to KAHLIL O'NEAL VONG. 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 10/17/2024 1:30 p.m. L74 REMOTE

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: 06/12/2024 JUDGE Eric J. Wersching Judge of the Superior Court

Orange County News 7/10,17,24,31/2024-144097

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. 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 08/22/2024 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: 07/05/2024 JUDGE Theodore R. Howard Judge of the Superior Court

Orange County News 7/10,17,24,31/2024-144159

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

(UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)

Escrow No. 240391-SP 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 business address of the Seller(s)/licensee(s) are: WARREN KIM, 20355 YORBA LINDA BLVD. STE C, YORBA LINDA, CA 92886 Doing Business as: TAMPOPO SUSHI

All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are:

The name(s) and address of the Buyer(s)/applicant(s) is/are: LKIM, INC, 20355 YORBA LINDA BLVD. STE C, YORBA LINDA, CA 92886

The assets being sold are generally described as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE, AND ABC LICENSE and is/are located at: 20355 YORBA LINDA BLVD. STE C, YORBA LINDA, CA 92886 The type of license to be transferred is/are: 41-611480 ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at:

The bulk sale and transfer of alcoholic beverage license(s) is/are 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 AUGUST 9, 2024

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$420,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$420,000.00 It has been agreed between the Seller(s)/li-

ensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: W A R R E N K I M , Seller(s)/Licensee(s) LKIM, INC, Buyer(s)/Applicant(s) ORD-2496631 ORANGE COUNTY NEWS 7/17/24 Orange County News 7/17/2024-144268

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. 245033-CS 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 address of the Seller/Licensee are: FARES SIMON TABELLO AND HANI SIMON TABELLO, 1180 S. IDAHO STREET, SUITE A, LA HABRA, CA 90631

The business is known as: FASHION HEIGHTS LIQUOR

The names and addresses of the Buyer/Transferee are: DRINKIES L.L.C, A CALIFORNIA LIMITED LIABILITY COMPANY, 16235 DERIAN AVENUE, IRVINE, CA 92614

The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT and are located at: 1180 S. IDAHO STREET, SUITE A, LA HABRA, CA 90631

The kind of license to be transferred is: Type: OFF-SALE GENERAL now issued for the premises located at: 1180 S. IDAHO STREET, SUITE A, LA HABRA, CA 90631 The anticipated date of the sale/transfer is AUGUST 27, 2024 at the office of: R ESCROW CORPORATION, 1205 E. CHAPMAN AVE, ORANGE, CA 92866 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 \$185,000.00 which consists of the following: DESCRIPTION, AMOUNT: CASH THROUGH ESCROW \$185,000.00

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 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: JULY 3, 2024 DRINKIES L.L.C, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer(s)/Applicant(s) FARES SIMON TABELLO AND HANI SIMON TABELLO Seller(s)/Licensee ORD-2498529 ORANGE COUNTY NEWS 7/17/24 Orange County News 7/17/2024-144291

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000495

TO ALL INTERESTED PERSONS: Petitioner: DAVID JOHN KERDOON & AKIYO NOGUCHI Filing OBO THEO YUICHI NOAH NOGUCHI, a minor, filed a petition with this court for a decree changing name as follows: THEO YUICHI NOAH

NOGUCHI to THEO NOGUCHI-KERDOON. 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 09/05/2024 1:30 p.m. L74 REMOTE

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: 05/02/2024 JUDGE Mary Kreber-Vari-papa Judge of the Superior Court

Orange County News 7/17,24,31,8/7/2024-144308

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01411772

TO ALL INTERESTED PERSONS: Petitioner: DUY MINH, PHAM, filed a petition with this court for a decree changing name as follows: DUY MINH, PHAM to LUKE ROSE, THOMPSON. 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 08/22/2024 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: 07/12/2024 JUDGE Layne H. Melzer Judge of the Superior Court

Orange County News 7/17,24,31,8/7/2024-144332