

GOOD CREDIT. GOOD JOB. GOOD REFERENCES.

BUT THE LANDLORD DENIED HER THE APARTMENT BECAUSE OF HER DISABILITY.

AND THIS HAPPENS EVERY DAY.

It's against the law for landlords to deny your application, give you the run around, charge you more rent, or steer you away from a rental complex or neighborhood because of your disability. If you suspect housing discrimination, file a complaint with HUD or your local fair housing center, so we can investigate it.

To file a complaint, go to
hud.gov/fairhousing
or call **1-800-669-9777**



FAIR HOUSING IS YOUR RIGHT. USE IT.

A public service message from the U.S. Department of Housing and Urban Development in partnership 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
SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
**30-2024-01401651-CU-
CO-NJC**
**NOTICE TO
DEFENDANT:**
(Aviso al Demandado):
**FEI GAO, an individual,
and DOES 1 through 10,
YOU ARE BEING SUED
BY PLAINTIFF:**
(Lo esta demandando el
demandante)
**CHRIS LATTANZIO, an
individual,**
NOTICE! You have been
sued. The court may de-

Legals-OCN
cide against you without
your being heard unless
you respond within 30
days. Read the informa-
tion below.
You have 30 calendar
days after this summons
and legal papers are
served on you to file a writ-
ten response at this court
and have a copy served
on the plaintiff. A letter or
phone call will not protect
you. Your written re-
sponse 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

Legals-OCN
California Courts Online
Self-Help Center (www.courtinfo.ca.gov/selfhelp),
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 re-
sponse 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 re-
quirements. 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 af-

Legals-OCN
ford an attorney, you may
be eligible for free legal
services from a nonprofit
legal services program.
You can locate these non-
profit groups at the Califor-
nia Legal Services Web
site (www.lawhelpcalifornia.org), the California
Courts Online Self-Help
Center (www.courtinfo.ca.gov/selfhelp), or by con-
tacting your local court of
county bar association.
NOTE: The court has a
statutory lien for waived
fees and costs on any set-
tlement or arbitration
award of \$10,000.00 or
more in a civil case. The
court's lien must be paid
before the court will dis-

Legals-OCN
miss the case.
AVISO! Lo han de-
mandado. Si no responde
dentro de 30 días, la corte
puede decidir en su con-
tra sin escuchar su ver-
sion. Lea la informacion a
continuacion.
Tiene 30 dias de calen-
dario despues de que le
entreguen esta citacion 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 tele-
fonica no lo protegen. Su
respuesta por escrito tiene
que estar en formato legal
correcto si desea que pro-
cesen su caso en la corte.

Legals-OCN
Es posible que haya un
formulario que usted
pueda usar su repuesta.
Puede encontrar estos for-
mularios de la corte y mas
informacion en el Centro
de Ayuda de las Cortes
de California ([www.su-
corte.ca.gov](http://www.su-
corte.ca.gov)), en la bibli-
oteca de leyes de su
condado o en la corte que
le quede mas cerca. Si no
puede pagar la cuota de
presentacion, pida al se-
cretario de la corte que le
de un formulario de exen-
cion de pago de cuotas. Si
no presenta su respuesta
a tiempo, puede perder el
caso por incumplimiento y
la corte le podra quitar su
sueldo, dinero y bienes sin

Legals-OCN
mas advertencia.
Hay otros requisitos le-
gales. Es recomendable
que llame a un abogado
inmediatamente. Si no
conoce a un abogado,
puede llamar a un servicio
de remision a abogados.
Si no puede pagar a un
abogado, es posible que
cumpla con los requisitos
para obtener servicios le-
gales gratuitos de un pro-
grama de servicios le-
gales sin fines de lucro.
Puede encontrar estos
grupos sin fines de lucro
en el sitio web de Califor-
nia Legal Services.
(www.lawhelpcalifornia.org),
en el Centro de Ayuda
de las Cortes de Califor-

nia. (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 \$10,000.00 o 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 desear el caso.

The name and address of the court is (El nombre y dirección de la corte es): Central Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): MICHAEL J. RIDDELL, ESQ.; REDEN / RIDDELL; 16885 VIA DEL CAMPO CT, STE 320; SAN DIEGO, CA 92127; 619-758-3869

Date: 05/28/2024 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) Athena Burton Deputy (Adjunto)

NOTICE TO THE PERSON SERVED: You are served

Orange County News

8/9,16,23,30/2024 - 144966

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01415377

TO ALL INTERESTED PERSONS: Petitioner: ENYA ORESHKIN filed a petition with this court for a decree changing name as follows: ENYA ORESHKIN to ENYA EMBERS. 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 09/18/2024 8:30 a.m. D100 REMOTE

Central Justice Center 700 Civic Center Dr 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: 07/30/2024 JUDGE Layne H. Melzer Judge of the Superior Court

Orange County News 8/9,16,23,30/2024-144968

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARK AARON SIMEK CASE NO. 30-2024-01418769-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 MARK AARON SIMEK. A PETITION FOR PROBATE has been filed by GREGORY T. ROYSTON in the Superior Court of California, County of Orange.

THE PETITION FOR PROBATE requests that GREGORY T. ROYSTON 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 OCT 16, 2024 at 1:30 PM in Dept. CM08

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: PETER A. SAHN, ESQ VELASCO LAW GROUP, APC, 333 W. BROADWAY, STE 100, LONG BEACH, CA 90802. (562) 432-5541

BSC 225644 Orange County News 8/21, 8/23, 8/28/2024-145271

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000468

TO ALL INTERESTED PERSONS: Petitioner: IS-AMAR GRICELL JUAREZ on behalf of GIOVANNI GUSTAVO SALAS, ANABELLE GRACE SALAS, minors, filed a petition with this court for a decree changing name as follows: GIOVANNI GUSTAVO SALAS to GIOVANNI JUAREZ and ANABELLE GRACE SALAS to ANABELLE GRACE JUAREZ. 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 8:30 a.m. L74 REMOTE

Lamoreaux Justice Center 341 The City Drive South Orange, CA 92868-1570 (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: 04/25/2024 JUDGE Eric J. Wersching Judge of the Superior Court

Orange County News 8/9,16,23,30/2024-145040

NOTICE OF PETITION TO ADMINISTER ESTATE OF JUANA JESSICA JANE BAMER STEPHENS aka JUANA J. STEPHENS Case No. 30-2024-01418414-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 JUANA JESSICA JANE BAMER STEPHENS aka JUANA J. STEPHENS A PETITION FOR PROBATE has been filed by Jessar Bamer Pleyto in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Jessar Bamer Pleyto 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 Oct. 17, 2024 at 1:30 PM in Dept. No. CM07 located at 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 within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOIS ANN MACCHIAVERNA, aka ANN M. MACCHIAVERNA CASE NO. 30-2024-01419038-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 LOIS ANN MACCHIAVERNA, aka ANN M. MACCHIAVERNA. A PETITION FOR PROBATE has been filed by TOMMY MACCHIAVERNA in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that TOMMY MACCHIAVERNA 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 Oct. 17, 2024 at 1:30 PM in Dept. No. CM07 located at 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.

PUBLIC NOTICE CITY OF GARDEN GROVE 2023-24 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The City of Garden Grove's (City) Economic Development and Housing Department, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, has prepared its Draft FY 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER). The report describes and assesses the housing, economic, and community development activities undertaken by the City over the period from July 1, 2023, through June 30, 2024.

Opportunity for Public Review and Comment

Public hearings are to be held in the Garden Grove Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, California, 92840, and are scheduled as follows:

Garden Grove Neighborhood Improvement and Conservation Commission - Monday, September 9, 2024, at 6:30 p.m.

Garden Grove City Council - Tuesday, September 24, 2024, at 6:30 p.m.

From August 23, 2024 through September 24, 2024, the City's FY 2023-2024 CAPER will be available for public review at the following location:

Please visit the City's website at https://ggcity.org/neighborhood-improvement/reports to review the draft FY 2023-24 CAPER, and please submit comments electronically to Timothy Throne at timothytht@ggcity.org.

The Community and Economic Development Department will accept written and verbal comments until 3:00 p.m. on September 24, 2024. Please direct any questions or comments to Timothy Throne, at (714) 741-5144 or by email at timothytht@ggcity.org.

/s/ TERESA POMEROY, CMC City Clerk

Date: August 20, 2024 Publish: August 23, 2024 Orange County News 8/23/2024-145341

tion or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: EDWIN R WESTBROOK ESQ SBN 108671 EDWIN R WESTBROOK ESQ 27345 ORTEGA HIGHWAY STE 200 SAN JUAN CAPISTRANO CA 92675 CN109354 STEPHENS Aug 23,28,30, 2024 Orange County News 8/23,28,30/24-145320

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOIS ANN MACCHIAVERNA, aka ANN M. MACCHIAVERNA CASE NO. 30-2024-01419038-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 LOIS ANN MACCHIAVERNA, aka ANN M. MACCHIAVERNA. A PETITION FOR PROBATE has been filed by TOMMY MACCHIAVERNA in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that TOMMY MACCHIAVERNA 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 Oct. 17, 2024 at 1:30 PM in Dept. No. CM07 located at 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.

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The Community and Economic Development Department will accept written and verbal comments until 3:00 p.m. on September 24, 2024. Please direct any questions or comments to Timothy Throne, at (714) 741-5144 or by email at timothytht@ggcity.org.

/s/ TERESA POMEROY, CMC City Clerk

Date: August 14, 2024 Publish: August 16, 2024 and August 23, 2024 Orange County News 8/16,23/2024-145195

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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.

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FICTITIOUS BUSINESS NAME STATEMENT NO: 20246692899

RAICES BELLAS located at: 822 W. IRVING PLACE, ANAHEIM, CA 92805. County: Orange. This is a Change. Previous No. 20246691999. Registrant/s/: RHONDA & JULIO GARCIA, 822 W. IRVING PLACE, ANAHEIM, CA 92805. Have you started doing business yet? NO. This business is conducted by: MARRIED COUPLE. Registrant/s/: RHONDA GARCIA. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 06/19/2024

Orange County News 8/2,9,16,23/2024 - 144875

CITY OF GARDEN GROVE NOTICE INVITING SEALED BIDS FOR 2024 VARIOUS STREETS MICRO-SURFACING, PROJECT NO. CP-1422000 and 5-YEAR LANDSCAPE AND IRRIGATION MAINTENANCE, PROJECT NO. CP-1422000

Notice is hereby given that sealed bids to provide labor, material, tools, equipment and transportation, and perform all the work for the "2024 VARIOUS STREETS MICRO-SURFACING, PROJECT NO. CP-1422000 and 5-YEAR LANDSCAPE AND IRRIGATION MAINTENANCE, PROJECT NO. CP-1422000" will be received at the City Clerk's Office, City Hall, City of Garden Grove, 11222 Acacia Parkway, Garden Grove, CA 92840. The Engineer's estimate on this project is \$3 million dollars.

Various streets includes Knott Street from Lampson Avenue to Chapman Avenue; Valley View Street from 22 Freeway to City Limits; Brookhurst Street from Hazard Avenue to Westminster Avenue; Lampson Avenue from Springdale Street to Knott Street; and Ward Street from Hazard Avenue to Morningside Drive. ; and Wakefield Avenue from Euclid Street to City Limits. Also including is the re-surfacing and re-landscaping of a parking lot located at 12996 Euclid Street.

The following is a partial listing of work items: Clearing and Grubbing, Roadway Excavation, Removing and Reconstructing Failed Pavement Areas, Asphalt Paving, Micro-Surfacing with Reinforcing Fibers, Replacement of PCC Curb, Curb and Gutter, V-Gutter, Cross Gutter, Splash Pad, Drive Approach, Sidewalk and Curb Ramps, Replacement and Adjustment of Utility Covers to Finish Grade, Fabco ARS Screen with Bypass Lid, Installation of Traffic Striping, Signing, Pavement Marking and Markers, Installation of CCTV Cameras, Installation of Loop Detectors, Irrigation and Landscaping, 5-Year Landscape and Irrigation Maintenance, Reestablishment of Centerline Ties and Monuments, and Other Items not mentioned above that are required by the Plans and Specifications.

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 Monday, September 9, 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: August 14, 2024 Publish: August 16, 2024 and August 23, 2024 Orange County News 8/16,23/2024-145195