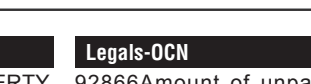


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FEMA



American Red Cross

**Legals-OCN**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 30-2024-01418000**

TO ALL INTERESTED PERSONS: Petitioner: IFEANYI ETHELBERT NNAJI filed a petition with this court for a decree changing name as follows: IFEANYI ETHELBERT NNAJI TO WESLEY ETHELBERT NNAJI. 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**

10/01/2024  
8:30 a.m. D100  
REMOTE

Central Justice Center  
700 W. Civic Center Dr  
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](http://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: 08/12/2024  
JUDGE Erick L. Larsh  
Judge of the Superior Court

**Orange County News**  
8/21, 28, 9/4, 11/2024-145204

**Legals-OCN**

TECT 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: KUNAL D. HINDUJA AND JASMITA J. PATEL, AS CO-TRUSTEES OF THE JK TRUST DATED DECEMBER 13, 2017  
Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION  
Deed of Trust recorded 12/23/2022 as Instrument No. 2022000416232 in book XX, page XX of Official Records in the office of the Recorder of Orange County, California, Date of Sale :9/18/2024 at 3:00 PM Place of Sale: ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE., O R A N G E , C A

**Legals-OCN**

92866Amount of unpaid balance and other reasonable estimated charges: \$1,274,628.86 Street Address or other common designation of purported real property: 973 N. ANTONIO CIRCLE ORANGE, CA 92869 A.P.N.: 378-451-22 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 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

**Legals-OCN**

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](http://www.superiordefault.com), using the file number assigned to this case 2024-1629. 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](http://www.superiordefault.com), using the file number assigned to this case 2024-1629 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, 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: 8/13/2024 S.B.S.

**Legals-OCN**

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#2024-1629 SDI-31230)  
**Orange County News**  
8/28,9/4,11/2024-145269

NOTICE OF TRUSTEE'S SALE TS No. CA-24-989778-AB Order No.: 240241613-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/29/2005. 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 state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): OSCAR R. AGUILAR, AND CELSA OREGON, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 8/10/2005 as Instrument

**Legals-OCN**

No. 2005000626435 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 9/30/2024 at 9:00:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim – Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$391,938.80 The purported property address is: 13681 MILLS ROAD, GARDEN GROVE, CA 92843 Assessor's Parcel No.: 099-261-10 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 for

**Legals-OCN**

information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-989778-AB. 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 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 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-989778-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eli-

APN:378-451-22 T.S. No.: 2024-1629 Order No.:2472497CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/8/2022. UNLESS YOU TAKE ACTION TO PRO-



**Orange County News 8/28,9/4,11/2024-145326**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 30-2024-01416045-CU-OR-CJC NOTICE TO DEFENDANT:** (Aviso al Demandado): **JEREMY I. CHAO, an individual; JOSEPH I. CHAO, an individual; and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF:** (Lo esta demandando el demandante) **TONY I. CHAO, an individual,** **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/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 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/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 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 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario 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 telefonica 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 su repuesta. Puede encontrar estos formularios de la corte y mas informacion 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 mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion 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 mas 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 remision 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 poniendose 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 recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of California, County of Orange, 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, direccion y el número de teléfono del abogado del demandante, o del de-

mandante que no tiene abogado, es): SCOTT TALKOV and OLIVIA DAJEE, 4000 MACARTHUR BLVD STE 655, NEWPORT BEACH, CA 92660, (949) 888-8800. Date: 07/26/2024 David H. Yamasaki, Clerk of the Court Clerk, by (Secretario) K. Climer Deputy (Adjunto) **NOTICE TO THE PERSON SERVED: You are served** **Orange County News 8/28,9/4,11,18/2024 - 145573**

**NOTICE OF TRUSTEE'S SALE T.S. No. 24-01019-DM-CA Title No. 240203614-CA-VOI A.P.N. 231-461-14 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/06/2022. 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, 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: Priscilla Clark, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 10/12/2022 as Instrument No. 2022000332292 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: : 10/18/2024 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: \$317,146.40 Street Address or other common designation of real property: 12292 Downing St, Garden Grove, CA 92840 A.P.N.: 231-461-14 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 24-01019-DM-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 24-01019-DM-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: 08/29/2024 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-4824057 09/11/2024, 09/18/2024, 09/25/2024 **Orange County News 9/11,18,25/2024-145826**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000877**

TO ALL INTERESTED PERSONS: Petitioner: KEVALKUMAR PATEL and RICHA UPADHYAY on behalf of MADHAV KEVAL PATEL, a minor, filed a petition with this court for a decree changing name as follows: MADHAV KEVAL PATEL to PRANSHUL KEVAL PATEL. 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** 12/05/2024 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: 08/12/2024 JUDGE Julie A. Palafox Judge of the Superior Court **Orange County News 8/21,28,9/4,11/2024-145246**

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

Escrow No. 24-3724-JL NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: Common Wealth America, LLC, a California Limited Liability Company 6950 Beach Blvd., Unit E303, Buena Park, CA 90621 Doing Business as: Gangnam House (Type - Res-

taurant) All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: None The location in California of the Chief Executive Officer of the Seller(s) is: 6940 Beach Blvd., Unit E303, Buena Park, CA 90621 The name(s) and address of the Buyer(s) is/are: J & E Entertainment, LLC, a California Limited Liability Company 6940 Beach Blvd., Buena Park, CA 90621 The assets being sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASEHOLD INTEREST, AND IMPROVEMENTS, LIQUOR LICENSE TRANSFER, AND COVENANT NOT TO COM-PETE and are located at: 6950 Beach Blvd., Unit E303, Buena Park, CA 90621 The bulk sale is intended

to be consummated at the office of: PRIME SERVICE ESCROW, INC., 6940 Beach Blvd., Suite D-605, Buena Park, CA 90621 and the anticipated sale date is September 30, 2024 The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES/NO NO The name and address of the person with whom claims may be filed is: PRIME SERVICE ESCROW, INC., 6940 Beach Blvd., Suite D-605 Buena Park, CA 90621 and the last date for filing claims by any creditor shall be 9/29/24, which is the business day before the sale date specified above. Dated: Buyer(s) J & E Entertainment, LLC S/ Sanghyun Cha, Managing Member 9/11/24 **CNS-3850344# ORANGE COUNTY NEWS Orange County News 9/11/2024-145894**

**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., OCTOBER 3, 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.**

**SITE PLAN NO. SP-145-2024 LOT LINE ADJUSTMENT NO. LLA-033-2024**

A request for Site Plan approval to construct a seven-story, 98-unit multiple-family residential apartment complex with associated site improvements on a 1.35-acre (Gross) project site, and a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed residential development. The proposal includes ten (10) affordable housing units for "very low-income" households. Inclusion of the ten (10) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. The site is at 9891, 9897, and 9901 Garden Grove Boulevard in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**SITE PLAN NO. SP-144-2024 CONDITIONAL USE PERMIT NO. CUP-267-2024 INTERPRETATION OF USE NO. IOU-006-2024 TENTATIVE PARCEL MAP NO. PM-2023-156**

A request to develop a six-story mixed-use development on a 0.94-acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested, include the following: (i) an Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) a Tentative Parcel Map to consolidate two existing parcels to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) a Site Plan to allow the construction of a six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean level and one above-ground level, and an 82-bed RCFE attached to the parking structure/ apartment building, along with associated site improvements; and (iv), a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. The site is at 11432 and 11462 Stanford Avenue in the CC-3 (Civic Center Core) zone. In conjunction with the requests, the Planning Commission will 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 **October 3, 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.

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