

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

APN: 108-082-06 FKA

010651 TS No:

CA08000524-24-1 TO No:

240224672-CA-VOI NO-

TICE OF TRUSTEE'S

SALE (The above state-

ment is made pursuant to

CA Civil Code Section

2923.3(d)(1). The Sum-

mary will be provided to

Trusor(s) and/or vested

owner(s) only, pursuant to

CA Civil Code Section

Legals-OCN

IN DEFAULT UNDER A

DEED OF TRUST DATED

February 3, 2006. UN-

LESS YOU TAKE AC-

TION TO PROTECT

YOUR PROPERTY, IT

MAY BE SOLD AT A PUB-

LIC SALE. IF YOU NEED

AN EXPLANATION OF

THE NATURE OF THE

PROCEEDINGS

AGAINST YOU, YOU

SHOULD CONTACT A

Legals-OCN

26, 2024 at 12:00 PM, At

the North front entrance to

the County Courthouse,

700 Civic Center Drive

West, Santa Ana, CA

92701, MTC Financial Inc.

dba Trustee Corps, as the

duly Appointed Trustee,

under and pursuant to the

power of sale contained in

that certain Deed of Trust

Recorded on February 28,

2006 as Instrument No.

Legals-OCN

Judgment was recorded

October 1, 2020 as Instru-

ment Number

2020000541264, of offi-

cial records in the Office of

the Recorder of Orange

County, California, ex-

ecuted by CUONG

PHUNG AND DIEP

HUYNH, HUSBAND AND

WIFE AS JOINT TEN-

ANTS, as Trusor(s), in fa-

vor of MORTGAGE ELEC-

Legals-OCN

SYSTEMS, INC., as Bene-

ficiary, as nominee for

COUNTRYWIDE HOME

LOANS, INC. as Benefi-

ciary, WILL SELL AT PUB-

LIC AUCTION TO THE

HIGHEST BIDDER, in law-

ful money of the United

States, all payable at the

time of sale, that certain

property situated in said

County, California descri-

bing the land therein as: AS

Legals-OCN

SCRIBED IN SAID DEED

OF TRUST The property

heretofore described is be-

ing sold "as is". The street

address and other com-

mon designation, if any,

of the real property de-

scribed above is purpor-

ted to be: 10642 MELRIC

AVENUE, GARDEN

GROVE, CA 92843 The

undersigned Trustee dis-

Legals-OCN

claims any liability for any

incorrectness of the street

address and other com-

mon designation, if any,

shown herein. Said sale

will be made without cov-

enant or warranty, ex-

press or implied, regard-

ing title, possession, or en-

cumbrances, to pay the re-

maining principal sum of

the Note(s) secured by

said Deed of Trust, with in-

in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$ 1 , 0 2 3 , 1 3 3 . 7 9 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale or visit the

Internet Website address <https://www.servicelinkauction.com/> for information regarding the sale of this property, using the file number assigned to this case, CA08000524-24-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file number assigned to this case CA08000524-24-1 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: August 20, 2024 MTC Financial Inc. dba Trustee Corporation T.S. No. CA08000524-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/> FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0464518 To: ORANGE COUNTY NEWS 09/06/2024, 09/13/2024, 09/20/2024

Orange County News 9/6,13,20/2024-145697

NOTICE OF TRUSTEE'S SALE T.S. No. 24-01218-DM-CA Title No. 240247246-CA-VOI A.P.N. 099-394-06 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/04/2019. 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 asso-

ciation, 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 a 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: Anh Thi Tu Tran, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/15/2020 as Instrument No. 2020000018846 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 10/10/2024 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: \$160,293.65 Street Address or other common designation of real property: 14132 Stengel St, Garden Grove, CA 92843 A.P.N.: 099-394-06 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-01218-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 24-01218-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: 08/28/2024 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 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4823964 09/06/2024, 09/13/2024, 09/20/2024

Orange County News 9/6,13,20/2024-145691

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL000637
TO ALL INTERESTED PERSONS: Petitioner: AMELIE ZICHY-THYSSEN and CHRIS-

TOPHER GORT on behalf of minors SHILOH JUSTINE GORT and KALAYA CHRISTINE GORT, filed a petition with this court for a decree changing name as follows: SHILOH JUSTINE GORT to SHILOH JUSTINE ZICHY-THYSSEN and KALAYA CHRISTINE GORT to BLAKE MAXINE ZICHY-THYSSEN. 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
10/31/2024
8:30 a.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: 06/17/2024
JUDGE Julie A. Palafox
Judge of the Superior Court
Orange County News 9/13,20,27,10/4/2024-146032

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 205775-BA
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
AMY H E PARK, 563 S. EUCLID STREET, FULLERTON, CA 92832
(3) The location in California of the chief executive office of the Seller is: same as above
(4) The names and business address of the Buyer(s) are:
EPIC GLOBAL FOOD NETWORK, INC., 563 S. EUCLID STREET, FULLERTON, CA 92832
(5) The location and general description of the assets to be sold are furniture, fixtures and equipment, tradename, goodwill, lease improvement, covenant not to compete of that certain business located at: 563 S. EUCLID STREET, FULLERTON, CA 92832
(6) The business name used by the seller(s) at that location is: ABC COIN LAUNDRY.
(7) The anticipated date of the bulk sale is 10/09/24 at the office of Prima Escrow, Inc., 3600 Wilshire Blvd., Suite 1028 Los Angeles, CA 90010, Escrow No. 205775-BA, Escrow Officer: Brian Ahn.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 10/08/24.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller,

all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: September 13, 2024
Transferees:
EPIC GLOBAL FOOD NETWORK, INC., a California Corporation
By:/S/ ESTHER KIM, CEO/Secretary/CFO 9/20/24
CNS-3853226#
ORANGE COUNTY NEWS
Orange County News 9/20/2024-146089

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 130795-AE
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
FOURTEA INC, a California Corporation located at 2510 E. CHAPMAN AVE., FULLERTON, CA 92831
(3) The location in California of the chief executive office of the Seller is: same as above
(4) The names and business address of the Buyer(s) are:
SUNYUN INC, a California Corporation 2510 E. CHAPMAN AVE., FULLERTON, CA 92831
(5) The location and general description of the assets to be sold are All fixtures and equipments of that certain Boba Milk Tea Shop business located at: 2510 E. CHAPMAN AVE., FULLERTON, CA 92831.
(6) The business name used by the seller(s) at that location is: FOURTEA also known as FOURTEA INC
(7) The anticipated date of the bulk sale is 10/09/24 at the office of Jade Escrow, Inc., 19724 East Colima Road Rowland Heights, CA 91748, Escrow No. 130795-AW, Escrow Officer: Amy Wang.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 10/08/24.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: September 12, 2024
Transferees:
SUNYUN INC, a California Corporation
By:/S/ JUNZHENG LIU, CEO 9/20/24
CNS-3853620#
ORANGE COUNTY NEWS
Orange County News 9/20/2024-146161

CITY OF GARDEN GROVE
NOTICE INVITING SEALED BIDS
PROJECT NO. CP1361000

Notice is hereby given that sealed bids for providing material, equipment, and labor for **Project No. CP1361000 "Chapman Avenue & Dale Street Water Improvements Project"** will be received by the Garden Grove City Clerk at City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840.

The project consists of constructing approximately 10,000 linear feet of new 8-inch PVC pipe to replace undersized 6-inch water mains at Chapman Avenue, Nearing Drive, Augusta Drive, Moen Street, Fortney Drive, Buchanan Drive, Poes Street, Somers Drive, Fillmore Drive, Arthur Drive, Sandy Drive and Rockview Drive in the unincorporated area of Orange County and City of Stanton. This replacement project will also address fire flow deficiencies.

The construction includes the installation of new fire hydrants and water service laterals, fittings and appurtenances. Work also includes trenching, shoring, backfilling, compaction, asphalt repair and replacement, and pipe disinfection and testing. This project will require (but not limited to) protecting existing utilities, coordination with utility owners and customers, traffic control plans, permits and implementation, construction surveying, cutting and capping of existing water mains and service laterals to be abandoned, temporary offsets of the existing water main crossing new water main, vertical off-sets, water shutdown coordination and notification, water system tie-in/connection locations, demolition and disposal of asbestos cement pipe, traffic striping, traffic loop detector replacement, and appurtenant work. The project will be constructed in two phases. Working hours at Nearing Drive and Chapman Avenue may be restricted to school traffic coordinating with Saint Polycarp School and Church and Bryant Elementary School may be necessary.

This project should be complete within one hundred and twenty (120) total working days from the notice to proceed. The first day of construction shall be December 2, 2024. Engineer's estimate on this project is around \$6,253,875 dollars.

The plans, specifications and contract documents may be purchased from ARC for the price of two hundred fifteen dollars and fifty two cents (\$215.52). The price does not include tax or shipping and handling if needed. The documents may be made available for "will call" or shipped directly to you. Please contact:

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

Bids are due to the City Clerk's Office on **Wednesday, October 9, 2024 by 11:00 a.m.**, and will be opened in the Planning Conference Room CH-1 North (First Floor) at City Hall located at 11222 Acacia Parkway, Garden Grove, CA 92840.

Direct ANY and ALL questions to Ms. Jessica Poldori, Project Manager, (714) 741-5346.

/s/ Teresa Pomeroy, CMC
City Clerk

Date: September 10, 2024
Publish: September 13, 2024 and September 20, 2024
Orange County News 9/13,20/2024-146028

FULLERTON, CA 92831
(5) The location and general description of the assets to be sold are All fixtures and equipments of that certain Boba Milk Tea Shop business located at: 2510 E. CHAPMAN AVE., FULLERTON, CA 92831.
(6) The business name used by the seller(s) at that location is: FOURTEA also known as FOURTEA INC
(7) The anticipated date of the bulk sale is 10/09/24 at the office of Jade Escrow, Inc., 19724 East Colima Road Rowland Heights, CA 91748, Escrow No. 130795-AW, Escrow Officer: Amy Wang.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 10/08/24.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE" Dated: September 12, 2024
Transferees:
SUNYUN INC, a California Corporation
By:/S/ JUNZHENG LIU, CEO 9/20/24
CNS-3853620#
ORANGE COUNTY NEWS
Orange County News 9/20/2024-146161