

Smokey Says...

MAKE IT YOUR
GOAL
TO EXTINGUISH
HOT
COALS



IF IT'S TOO HOT TO TOUCH,



IT'S TOO HOT TO LEAVE

SMOKEYBEAR.COM



Legals-OCN

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2024-01431332
TO ALL INTERESTED PERSONS: Petitioner: ASHLEY GRACE

Legals-OCN

BOCHIECHIO filed a petition with this court for a decree changing name as follows: ASHLEY GRACE BOCHIECHIO to JACK GRACE ALLEN. 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 per-

Legals-OCN

son 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

Legals-OCN

hearing.
NOTICE OF HEARING
11/20/2024
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

Legals-OCN

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: 10/17/2024

Legals-OCN

JUDGE Michael Strickroth
Judge of the Superior Court
Orange County News
10/25, 11/1, 8, 15/2024-147097

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 30-2024-01433588-CU-PT-CJC
TO ALL INTERESTED

Legals-OCN

PERSONS: Petitioner: AMEEN MOTABAR filed a petition with this court for a decree changing name as follows: AMEEN MOTABAR to NOAH AMIN MOTABAR. 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
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: 10/14/2024
Judge of the Superior Court

Orange County News

10/25, 11/1, 8, 15/2024-147101

T.S. No. 125844-CA APN: 100-042-23 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/23/2021. 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 On 12/5/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/30/2021 as Instrument No. 2021000778011 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: JUANA J. STEPHENS, SURVIVING JOINT TENANT WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 13232 NINA PL, GARDEN GROVE, CA 92843-1308 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied,

regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$615,064.10 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 beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125844-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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 exceed 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125844-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 an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appro-

ORDINANCE NO. 2960

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING AN UPDATED GARDEN GROVE POLICE DEPARTMENT MILITARY EQUIPMENT USE POLICY PURSUANT TO GOVERNMENT CODE 7071 AND RESCINDING ORDINANCE NOS. 2944 AND 2953

City Attorney Summary

This Ordinance adopts an updated Garden Grove Police Department Military Equipment Use Policy pursuant to Government Code 7071 and replaces Ordinance Nos. 2944 and 2953, which had amended the initial approval of the Department's Military Equipment Use Policy.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ___ day of _____.

ATTEST:
MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, LIZABETH VASQUEZ, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 12, 2024, with a vote as follows:

AYES: COUNCIL MEMBERS: (7) BRIETIGAM, O'NEILL, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, TRAN, JONES
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE
Orange County News 11/15/2024-147838

appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Orange County News
11/1, 8, 15/2024-147109

FICTITIOUS BUSINESS NAME STATEMENT

NO: 20246698661

a) LAUREL REAL ESTATE RESOURCES, b) LAUREL REAL ESTATE, c) LAUREL RESOURCES located at: 30021 TOMAS SUITE 300, RANCHO SANTA MARGARITA, CA 92688. County: Orange. This is a Change. Previous No. 2 0 2 1 6 6 1 1 6 1 5 Registrant/s/: NAMAZI REAL ESTATE RESOURCES, 30021 TOMAS SUITE 300, RANCHO SANTA MARGARITA, CA 92688. Have you started doing business yet? YES, 02/21/2019. This business is conducted by: CORPORATION, Registrant /s/ LORI NAMAZI, PRESIDENT. 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 09/11/2024.

Orange County News
10/25, 11/1, 8, 15/2024-147191

T.S. No. 22002738-1 CA APN: 097-433-15
NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check 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.

Truster: APOLONIO FUENTES, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY
Duly Appointed Trustee: ZBS Law, LLP
Deed of Trust Recorded on 03/28/2006, as Instrument No. 2006000198972 of Official Records of Orange County, California;
Date of Sale: 11/27/2024 at 03:00 PM

Place of Sale: On the front steps to the entrance of the Orange Civic Center, 300 E. Chapman, Orange, CA
Estimated amount of unpaid balance and other charges: \$109,403.06
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 8652 LOMAY AVENUE GARDEN GROVE, CA 92844
Described as follows:

ORDINANCE NO. 2961

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PROVISIONS OF CHAPTER 11.32 OF TITLE 11 OF THE GARDEN GROVE MUNICIPAL CODE PERTAINING TO THE REMOVAL AND REPLACEMENT OF CITY TREES

CITY ATTORNEY SUMMARY

This Ordinance revises various sections of Chapter 11.32 of the Garden Grove Municipal Code pertaining to the application by property owners to remove City trees on or adjacent to their properties. The revisions remove the requirement for majority neighbor consent and will generally require that property owners wishing to remove City trees on or near their properties agree to replace the tree(s) or pay a fee to enable the City to replace the tree(s) elsewhere in the City. Applications for removal and replacement of City trees will be reviewed and approved by the City Manager or designee in the case of one tree and the Planning Commission in the case of more than one tree. Decisions of the City Manager or designee will be appealable to the Administrative Board of Appeals while decisions of the Planning Commission will be final. The fine for failing to replace a tree is increased from \$50 to \$250 for each tree not planted.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ___ day of _____.

ATTEST:
MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, LIZABETH VASQUEZ, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on November 12, 2024, with a vote as follows:

AYES: COUNCIL MEMBERS: (7) BRIETIGAM, O'NEILL, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, TRAN, JONES
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE
Orange County News 11/15/2024-147839

As more fully described on said Deed of Trust. A.P.N #: 097-433-15
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 22002738-1 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 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 22002738-1 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 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. Dated: 10/29/2024 ZBS Law, LLP, as Trustee
30 Corporate Park, Suite

NOTICE OF PUBLIC HEARING

CITY OF GARDEN GROVE FOR ADOPTION OF AN ORDINANCE APPROVING AN UPDATED GARDEN GROVE POLICE DEPARTMENT MILITARY EQUIPMENT USE POLICY

On Tuesday, November 26, 2024, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840, the City of Garden Grove ("City") will hold a Public Hearing for the adoption of an ordinance approving an updated Grove Police Department Military Equipment Use Policy pursuant to Government Code 7071 which will add provisions to maintain a minimum supply of stock for equipment that have reached low levels or have been exhausted, and to add unmanned aerial system equipment and an unmanned ground vehicle.

A copy of the proposed Ordinance is available for public inspection at the City Clerk's Office, Garden Grove City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840, (714) 741-5040 during regular business hours, Monday through Thursday from 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 4:30 p.m. on the open Friday. All interested parties are invited to attend the City Council public hearing, or write a letter, to express their opinions for, against or neutral to this item. In lieu of attending the public meeting, you may email your comments to the City Clerk at cityclerk@ggcity.org by 3:00 p.m. on the day of the meeting; please request a confirmation. Comments may also be mailed to the City Clerk, City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840, and must be received no later than 3:00 p.m. on the day of the meeting. These will be forwarded to the City Council prior to the meeting. If you challenge the item listed above 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 a written correspondence delivered to the City Clerk at, or prior to, the Public Hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to the City's action. In compliance with the Americans with Disabilities Act, any person requiring auxiliary aids and services, due to a disability, to address the City, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations (714) 741-5040.

/s/ LIZ VASQUEZ, CMC
City Clerk
Dated: November 13, 2024
Published: November 15, 2024
Orange County News 11/15/2024-147848

Legals-OCN
450,
Irvine, CA 92606
For Non-Automated Sale
Information, call: (714)
848-7920
For Sale Information: 866-
266-7512 or www.elite-
postandpub.com

Michael Busby, Trustee
Sale Officer
This office is enforcing a
security interest of your
creditor. To the extent that
your obligation has been
discharged by a bank-
ruptcy court or is subject to
an automatic stay of a
bankruptcy, this notice is
for informational purposes
only and does not consti-
tute a demand for pay-
ment or any attempt to col-
lect such obligation.
EPP 41587 11/1, 11/8,
11/15/2024
Orange County News
11/1,8,15/2024-147476

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
30-2024-01433288**
TO ALL INTERESTED
PERSONS: Petitioner:
JILL ELIZABETH
FRESHOUR filed a peti-
tion with this court for a
decreed changing name as
follows: JILL ELIZABETH
FRESHOUR to JILL
ELIZABETH BRIMMER.
The Court Orders that all
persons interested in this
matter shall appear before
this court at the hearing in-
dicated below to show
cause, if any, why the peti-
tion 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 be-
fore the matter is sched-
uled to be heard and must
appear at the hearing to
show cause why the peti-
tion should not be granted.
If no written objection is
timely filed, the court may
grant the petition without a
hearing.

NOTICE OF HEARING
12/04/2024
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 suc-
cessive weeks prior to the
date set for hearing on the
petition in the following
newspaper of general cir-
culation, printed in this
county:

Orange County News
DATE: 10/18/2024
Judge Michael Strickroth
Judge of the Superior
Court
Orange County News
10/25,11/1,8,15/2024-
147132

**NOTICE TO CREDITORS
OF BULK SALE**
(Notice pursuant to UCC
Sec. 6105)
Escrow No. 09187653
NOTICE IS HEREBY GIV-
EN that a bulk sale is
about to be made. The
name(s) and business ad-
dress of the seller are:
W.K.S. PIZZA CORPORA-
TION, A CALIFORNIA
CORPORATION, 4255
CAMPUS DR. STE A120,
IRVINE, CA 92612-8631.
Doing business as: BLAZE
PIZZA
All other business name(s)
and address(es) used by
the seller(s) within the past
three years, as stated by
the seller(s), are: NONE
The location in California
of the chief executive of-
fice of the seller is: 5856
CORPORATE AVE,
SUITE 200, CYPRESS,
CA 90630

Legals-OCN
The name(s) and busi-
ness address of the
buyer(s) are: SO CAL
BLAZERS INC, 3136
E.ABBEY LANE, OR-
ANGE, CA 92867
The assets being sold are
generally described as: IN-
VENTORY, EQUIPMENT,
FIXTURES, INVENTORY,
GOODWILL, RECORDS,
TELEPHONE AND FAX
NUMBERS, TRADE
NAME, PERMITS, BUSI-
NESS RECORDS, SOFT-
WARE, FRANCHISE LI-
CENSE (S) and are lo-
cated at: 4255 CAMPUS
DR. STE A120, IRVINE,
CA 92612-8631
The bulk sale is intended
to be consummated at the
office of: COMMON-
WEALTH LAND TITLE,
NATIONAL COMMER-
CIAL SERVICES, 4400
MACARTHUR BLVD,
SUITE 800, NEWPORT
BEACH, CA 92660 and
the anticipated sale date is
DECEMBER 12, 2024
The bulk sale is subject to
California Uniform Com-
mercial Code Section
6106.2.
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided]
The name and address of
the person with whom
claims may be filed is:
COMMONWEALTH LAND
TITLE, NATIONAL COM-
MERCIAL SERVICES,
4400 MACARTHUR
BLVD, SUITE 800, NEW-
PORT BEACH, CA 92660
and the last day for filing
claims by any creditor
shall be DECEMBER 11,
2024, which is the busi-
ness day before the anti-
cipatd sale date speci-
fied above.
Dated:
SO CAL BLAZERS INC,
Buyer(s)
ORD-2942295-C OR-
ANGE COUNTY NEWS
11/15/24

Orange County News
11/15/2024-147830

**FICTITIOUS BUSINESS
NAME STATEMENT
NO: 20246698660**
a) LAUREL REAL ES-
TATE PROPERTY MAN-
AGEMENT, b) LAUREL
PROPERTY MANAGE-
MENT, c) LAUREL RE-
FERRAL DIVISION lo-
cated at: 30021 TOMAS
SUITE 300, RANCHO
SANTA MARGARITA, CA
92688-9268. County: Or-
ange. This is a Change.
Previous No .
2 0 1 9 6 5 3 5 6 6 6 .
Registrant/s/: NAMAZI
REAL ESTATE RE-
SOURCE, 300 TOMAS
SUITE 300, RANCHO
SANTA MARGARITA, CA
92688-9268. Have you
started doing business
yet? YES, 02/21/2019.
This business is conduc-
ted by: CORPORATION.
Registrant /s/ LORI
NAMAZI, PRESIDENT. I
declare that all informa-
tion in this statement is
true and correct. (A regis-
trant 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 Or-
ange County on
09/11/2024.
Orange County News
10/25,11/1,8,15/2024-
147192

**NOTICE TO CREDITORS
OF BULK SALE**
(Notice pursuant to UCC
Sec. 6105)
Escrow No. 09187653
NOTICE IS HEREBY GIV-
EN that a bulk sale is
about to be made. The
name(s) and business ad-
dress of the seller are:
W.K.S. PIZZA CORPORA-
TION, A CALIFORNIA
CORPORATION, 5604
BALBOA AVE, SAN
DIEGO, CA 92111-2700;
2015 BIRCH ROAD, STE

ORDINANCE NO. 2958
AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF GARDEN GROVE ADDING CHAPTER 8.96
TO TITLE 8 OF THE GARDEN GROVE MUNICIPAL
CODE PERTAINING TO CAMPING ON PUBLIC
PLACES AND INTERFERING WITH PUBLIC ACCESS
CITY ATTORNEY SUMMARY
This Ordinance adds Chapter 8.96 to Title 8 of the
Garden Grove Municipal Code to prohibit camping,
sleeping, storing personal property on public places,
or interfering with public access to public places. Public
places include locations such as street, alleyway, side-
walk, median, parkway, driveway, right of way, public re-
stroom, public bench, bus bench or bus shelter, park,
open space, storm drain, public building or parking lot;
and may include locations on private property such as
within twenty feet of an entrance or exit to any building,
establishment, retail store, restaurant, office building or
other place into which the public is invited, within twenty
feet of an automatic teller machine or any door or en-
trance that provides access to the automatic teller ma-
chine, and within two hundred feet of a public or private
school or day care center. Exceptions to the prohibition
include locations where camping events have been per-
mitted or during parades, races or processions along
their routes. The ordinance has provisions for the re-
moval of abandoned property on public places.

Legals-OCN
Orange County News
11/15/2024-147830

1606, CHULA VISTA, CA
91915-2013
Doing business as: BLAZE
PIZZA
All other business name(s)
and address(es) used by
the seller(s) within the past
three years, as stated by
the seller(s), are: NONE
The location in California
of the chief executive of-
fice of the seller is: 5856
CORPORATE AVE,
SUITE 200, CYPRESS,
CA 90630
The name(s) and busi-
ness address of the
buyer(s) are: SOCAL
BLAZERS INC, 3136 E.
ABBEY LANE, ORANGE,
CA 92867
The assets being sold are
generally described as: IN-
VENTORY, EQUIPMENT,
FIXTURES, INVENTORY,
GOODWILL, RECORDS,
TELEPHONE AND FAX
NUMBERS, TRADE
NAME, PERMITS, BUSI-
NESS RECORDS, SOFT-
WARE, FRANCHISE LI-
CENSE(S) and are lo-
cated at: 5604 BALBOA
AVE, SAN DIEGO, CA
92111-2700; 2015 BIRCH
ROAD, STE 1606, CHULA
VISTA, CA 91915-2013
The bulk sale is intended
to be consummated at the
office of: COMMON-
WEALTH LAND TITLE,
NATIONAL COMMER-
CIAL SERVICES, 4400
MACARTHUR BLVD,
SUITE 800, NEW-
PORT BEACH, CA 92660
and the anticipated sale date is
DECEMBER 12, 2024
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided]
The name and address of
the person with whom
claims may be filed is:
SOCAL BLAZERS INC,
Buyer(s)
ORD-2943121-CEO OR-
ANGE COUNTY NEWS
11/15/24
Orange County News
11/15/2024-147831

URGENT ORDINANCE NO. 2959
AN URGENT INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AUTHORIZ-
ING A 12-MONTH EXTENSION OF URGENT ORDINANCE NO. 2950 IMPOSING A MORATORIUM ON THE
APPROVAL OF SUBSTANCE ABUSE TREATMENT CENTERS PURSUANT TO CALIFORNIA GOVERNMENT
CODE SECTION 65858
THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:
Section 1. Legislative Intent and Findings.
A. On December 20, 2023, pursuant to Government Code Section 65858, the City Council of the City of Garden
Grove passed and adopted Urgency Ordinance No. 2949, which is an urgency interim ordinance imposing a
moratorium on the approval and establishment of Substance Abuse Treatment Centers pending completion of a
study and adoption of regulations to address negative impacts that may be created with their development, and es-
tablishment and operation, in addition to impacts of their establishment in mixed-use zones. Many of the City's
mixed-use zones are programmed for the development housing projects, and the establishment of substance ab-
use treatment centers in mixed-use zones could cause the City to violate State Housing Laws, which require com-
pliance with Housing Element policies to promote housing opportunities and to implement no net loss require-
ments for uses or activities that prevent the development of housing.
B. On January 23, 2024, the City Council adopted Urgency Ordinance No. 2950 extending the temporary moratori-
um for an additional 10 months and 15 days through December 19, 2024, in order to provide staff with sufficient
time to study and analyze possible regulations and identify appropriate locations and the process for approval of
Substance Abuse Treatment Centers, as well as establish adequate proximity to sensitive and neighboring land
uses.
C. Staff has received zoning-related inquiries related to new substance abuse treatment facilities.
D. Until new regulations are in place, the development of new Substance Abuse Treatment Centers continue to
pose a current and immediate threat to the public health, peace, safety and general welfare for the reasons stated
in Section 1 of Urgency Ordinance No. 2949.
E. The City has commenced a zoning study to determine the appropriate zoning, development standards, and oth-
er proper regulations applicable to substance abuse treatment centers to protect the public health, safety, and wel-
fare of the community.
F. City staff requires additional time in which to thoroughly review and evaluate the issues giving rise to Urgency
Ordinance No. 2949, and to finalize the necessary zoning study and the process for a Zoning Code amendment.
G. The City Council recognizes the need for Substance Abuse Treatment Centers, and at the same time is con-
cerned that any negative secondary effects (such as loitering, accumulation of trash, noise, narcotic use activities,
disturbances, and the like) may be incompatible with the public health and safety of community. In addition, many
of the properties within the City's mixed-use zones are included in the certified Housing Element Housing Sites In-
ventory and the City must ensure that no barriers to the development of these properties into housing are created
to maintain compliance with State Housing laws.
H. Pursuant to Government Codes Section 65858(d), the ordinance discusses the measures taken to address per-
tinent issues prior to the expiration of the moratorium. Since the adoption of Urgency Ordinances Nos. 2949 and
2950, staff surveyed 21 cities to obtain information on how other cities regulate Substance Abuse Treatment Cen-
ters, initiated discussion with the Garden Grove Police Department to discuss best practices, and requested "Calls
for Service" for existing facilities located in various cities. Additionally, staff toured multiple Substance Abuse Treat-
ment Centers to better understand the operations of use, as well as organized a round-table between the City At-
torney and Community Development staff to discuss potential regulations for Substance Abuse Treatment Centers.
I. Staff has requested more time to study and adopt a Zoning Code amendment to address secondary negative im-
pacts, conform with State Housing Laws, comply with Housing Element implementation, and establish reasonable
standards and review processes applicable to Substance Abuse Treatment Centers.
J. The City Council believes that careful consideration and thorough study of potential regulations, pertaining to the
Substance Abuse Treatment Centers, is required.
K. The City has noticed and conducted a public hearing to consider the adoption of this ordinance as provided by
law.
Section 2. Extension of Moratorium for an additional 12 months.
Pursuant to California Government Code Section 65858(a), Urgency Ordinance No. 2950 is hereby extended for
an additional 12 months beyond the additional 10 months and 15 days original moratorium authorized on January
23, 2024, until December 19, 2025.
Section 3. Effective Date. This interim ordinance shall become effective immediately upon its adoption.
Section 4. Urgency. This interim ordinance is necessary for the immediate protection of the public health, welfare,
and general safety for the reasons identified in Section 1 of Urgency Ordinance No. 2949 and Section 1 hereof.
Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordin-
ance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction,
such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby de-
clares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause,
phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sen-
tences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.
The foregoing Urgency Ordinance was passed, approved, and adopted by the City Council of the City of Garden
Grove on the 12th day of November 2024.
/s/ STEVE JONES
MAYOR
ATTEST:
/s/ LIZABETH VASQUEZ, CMC _____
CITY CLERK
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)
I, LIZABETH VASQUEZ, City Clerk of the City of
Garden Grove, do hereby certify that the foregoing Ordi-
nance was introduced for first reading and passed to
second reading on October 22, 2024, with a vote as fol-
lows:
AYES: COUNCIL MEMBERS: (7) BRIETIGAM,
O'NEILL, DOVINH, KLOPFENSTEIN,
NGUYEN-PENALOZA, TRAN, JONES
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE
and was passed on November 12, 2024, by the follow-
ing vote:
AYES: COUNCIL MEMBERS: (7) BRIETIGAM,
O'NEILL, DOVINH, KLOPFENSTEIN,
NGUYEN-PENALOZA, TRAN, JONES
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE
/s/ LIZABETH VASQUEZ, CMC
CITY CLERK
Orange County News 11/15/2024-147829

Legals-OCN
1606, CHULA VISTA, CA
91915-2013
Doing business as: BLAZE
PIZZA
All other business name(s)
and address(es) used by
the seller(s) within the past
three years, as stated by
the seller(s), are: NONE
The location in California
of the chief executive of-
fice of the seller is: 5856
CORPORATE AVE,
SUITE 200, CYPRESS,
CA 90630
The name(s) and busi-
ness address of the
buyer(s) are: SOCAL
BLAZERS INC, 3136 E.
ABBEY LANE, ORANGE,
CA 92867
The assets being sold are
generally described as: IN-
VENTORY, EQUIPMENT,
FIXTURES, INVENTORY,
GOODWILL, RECORDS,
TELEPHONE AND FAX
NUMBERS, TRADE
NAME, PERMITS, BUSI-
NESS RECORDS, SOFT-
WARE, FRANCHISE LI-
CENSE(S) and are lo-
cated at: 5604 BALBOA
AVE, SAN DIEGO, CA
92111-2700; 2015 BIRCH
ROAD, STE 1606, CHULA
VISTA, CA 91915-2013
The bulk sale is intended
to be consummated at the
office of: COMMON-
WEALTH LAND TITLE,
NATIONAL COMMER-
CIAL SERVICES, 4400
MACARTHUR BLVD,
SUITE 800, NEW-
PORT BEACH, CA 92660
and the anticipated sale date is
DECEMBER 12, 2024
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided]
The name and address of
the person with whom
claims may be filed is:
SOCAL BLAZERS INC,
Buyer(s)
ORD-2943121-CEO OR-
ANGE COUNTY NEWS
11/15/24
Orange County News
11/15/2024-147831

Legals-OCN
WEALTH LAND TITLE,
NATIONAL COMMER-
CIAL SERVICES, 4400
MACARTHUR BLVD,
SUITE 800, NEWPORT
BEACH, CA 92660 and
the anticipated sale date is
DECEMBER 12, 2024
The bulk sale is subject to
California Uniform Com-
mercial Code Section
6106.2.
[If the sale is subject to
Sec. 6106.2, the following
information must be
provided]
The name and address of
the person with whom
claims may be filed is:
COMMONWEALTH LAND
TITLE, NATIONAL COM-
MERCIAL SERVICES,
4400 MACARTHUR
BLVD, SUITE 800, NEW-
PORT BEACH, CA 92660
and the last day for filing
claims by any creditor
shall be DECEMBER 11,
2024, which is the busi-
ness day before the anti-
cipatd sale date speci-
fied above.
Dated:
SOCAL BLAZERS INC,
Buyer(s)
ORD-2943121-CEO OR-
ANGE COUNTY NEWS
11/15/24
Orange County News
11/15/2024-147831

Legals-OCN
TITL, NATIONAL COM-
MERCIAL SERVICES,
4400 MACARTHUR
BLVD, SUITE 800, NEW-
PORT BEACH, CA 92660
and the last day for filing
claims by any creditor
shall be DECEMBER 11,
2024, which is the busi-
ness day before the anti-
cipatd sale date speci-
fied above.
Dated:
SOCAL BLAZERS INC,
Buyer(s)
ORD-2943121-CEO OR-
ANGE COUNTY NEWS
11/15/24
Orange County News
11/15/2024-147831

Legals-OCN
TITL, NATIONAL COM-
MERCIAL SERVICES,
4400 MACARTHUR
BLVD, SUITE 800, NEW-
PORT BEACH, CA 92660
and the last day for filing
claims by any creditor
shall be DECEMBER 11,
2024, which is the busi-
ness day before the anti-
cipatd sale date speci-
fied above.
Dated:
SOCAL BLAZERS INC,
Buyer(s)
ORD-2943121-CEO OR-
ANGE COUNTY NEWS
11/15/24
Orange County News
11/15/2024-147831