NOTICE OF TRUSTEE'S SALE TS No. CA-23-961817-BF Order No.: IN-23004137 YOU ARE N DEFAULT UNDER A DEED OF TRUST DATED IT MAY BE SOLD AT PUBLIC SALE. IF YO NEED AN EXPLANATION OF THE NATUR THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public audition sale to the highest bid der for cash, cashier's 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 associ-ation, or savings bank spe-cified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee The sale will be made, but ranty, expressed or im-plied, regarding title, pos-session, 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 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. BENEFI-CIARY MAY ELECT TO BID LESS THAN THE . AMOUNT DUE Gailey, an unmarried man Recorded: 4/29/2014 as Instrument No. 2014000162349 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 1/24/2025 at 9:00

CHANGING YOUR NAME AND NEED TO PUBLISH?

For all public notices, please call us for rates and information:

> (310)329-6351

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: \$232,637.00 The purpor-ted property address is: 12271 FIREBRAND ST GARDEN GROVE, CA 92840-4104 Assessor's Parcel No.: 231-625-13 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Lot 50 of of Garden Grove, County of Orange, State of Califor-nia, as per Map recorded in Book 55, Page(s) 47, 48 and 49 of Miscellaneous Maps, in the office of the County recorder of Orange County. Except one-half of all oil, gas, minerals and hydrocarbon substances lying below a depth of 500 feet from the

surface of said land, but without the right of entry upon any portion of the surface of said land for the purpose of exploring for, boring, extracting, drilling, mining prepagation for the purpose of exploring for position for the purpose of exploring for the purpose of exploring for the purpose of exploring for the purpose of the form of the purpose of the pur mining, prospecting for, re-moving or marketing said substances, as reserved in the Deed from Quinn Nichols and Rose Anna Nichols, husband and wife recorded January 14, 1954 in Book 2649 Page 16 of official records. Also except as to an undivided One-quarter interest in all oil, gas, minerals and hydrocarbon substances ly ing below a depth of 500 feet from the surface of said land, but without the right of entry upon any portion of the surface of of exploring for, boring, ex-cavating, drilling, mining, prospecting for, removing or marketing said sub-stances as reserved in the Deed from Lampson Homes, Inc., recorded March 7, 1955 in Book 2984 Page 497, official records. Also except all underground waters lying beneath said tract but without the right of entry to the surface of said tract for the surface of said tract for the purpose of producing water, as granted to Dyke Water Company, a Corporation, in Deed recorded May 13, 1954 in Book 2727, Page 401, Official Records.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 auc-tion. 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 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 informa 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 for information regarding the trustee's sale or visit this internet website this internet website http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-23-961817-BF. Information about postponements tha are very short in duration or that occur close in time to the scheduled sale may not immediately be reflec

ted in the teléphone information or on the inter-net website. The best way to verify postponement in-formation 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 buy-er," you can purchase the property if you match the last and highest bid placed at the trustee auction. If ou are an "eligible bidder," you may be abl to purchase the property vou 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-961817-BF to find the date on which the 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-priate real estate profes-sional immediately for advice regarding this potential right to purchase. NO-TICE TO PROSPECTIVE Any prospective owner-occupant as defined in Section 2924m of the Califor-nia Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUA LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECT IVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of

with Section 2924m(e) of the California Civil Code, use file number CA-23-961817-BF and call (866) 645-7711 or login to: http://www.qualityloan.com

. The undersigned Trust-ee disclaims any liability for any incorrectness of

the property address or

other common designation, if any, shown herein If no street address or oth-

er common designation is shown, directions to the location of the property may be obtained by send-ing a written request to the beneficiary within 10 days

of the date of first publica-tion of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to con vey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Pur-chaser's sole and exclusive remedy. The pur-chaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bank-ruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only.
Date: QUALITY LOAN
SERVICE CORPORA-TION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALF information NON SALE Information only Sale Line: 1-800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE COR-PORATION TS No.: CA-23-961817-BF IDSPub #0225895 12/27/2024 1/3/2025 1/10/2025 Orange County News 12/27/24,1/3,10/25-148712 AGAINST YOU.

APN#: 935-721-36 IM-PORTANT NOTICE NO-TICE OF TRUSTEE'S SALE YOU ARE IN DE-FAULT OF A LIEN, RE-CORDED ON MAY 31, 2023. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY,
IT MAY BE SOLD AT
PUBLIC SALE. IF YOU
NEED AN EXPLANATION OF THE NATURE
OF THE PROCEEDINGS SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: Collection Services, as duly appointed Trustee under and pursuant to a cer tain lien, recorded on 5/31/23, as instrument number 2023000127932, of the official records of Orange County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK AT On the front steps to the entrance of the Orange Civic Center located at Civic Center located 2.300 East Chapman, Orcommon designations, if any, of the real property described above is purpor-ted to be: 12432 Bayhill Ct., Garden Grove, CA 92843 Assessor's Parcel No. 935-721-36 The owner(s) of the real property is purported to be: Camilla Cusi Sonota The undersigned Trustee disclaims any liability for any incor-rectness of the street ad-dress and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty ex pressed or implied, regarding title, possession or encumbrances, to pay the re-maining principal sum of a note, homeowner's as-sessment or other obligation secured by this lien, with interest and other sums as provided therein: plus advances, if any, un der the terms thereof and interest on such advances, plus fees, charges, ex-penses of the Trustee and trust created by said lien. The total amount of the unpaid balance of the ob-ligation secured by the property to be sold and reasonable estimated costs, expenses and ad-

initial publication of the be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings associ ation, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real prop-erty described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 be redeemed ends 90 days after the sale. NO-TICE TO POTENTIAL BIDDERS: If you are con-sidering bidding on this property lien, you should understand that there are 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 automatically entitle you to a free and clear owner-ship 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 re-ceive 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 the resources, you should be aware that the same lender may hold more than one mortgage or deed of TICE TO PROPERTY OWNER: The sale date shown on this notice of one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code The 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 resched uled time and date for the sale of this property, you may contact Stox Posting, Publishing and auctions for information regarding the trustee's sale or visi its website www.stoxpost-

garding the sale of this property. Information 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 web-site. The best way to veri-fy postponement information is to attend the sched-uled sale. The beneficiary of said lien hereto executed and delivered to the undersigned, a writter Declaration of Default and Demand for Sale, and a written Notice of Default undersigned caused said Notice of Default and Elecion to sell to be recorded in the County where the real property is located. Date: December 23, 2024

California HOA Collection Services, as Trustee PO BOX 80296 Las Vegas. NV 89180 (818) 886-8603 By: Derek Young, Trustee

Agent
Orange County News
12/27/24,1/3,10/25148877

NOTICE OF PETITION TO ADMINISTER

ESTATE OF: ELGA ILMA SANDOVAL

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ELGA ILMA SANDOVAL aka ELGA ILMA VASQUEZ aka ELGA SANDOVAL aka ELGA VASQUEZ.

A PETITION FOR PRO-

A PETITION FOR PROBATE has been filed by PROSPERO ALBERTO SANDOVAL in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that PROSPERO ALBERTO SANDOVAL be appointed as personal representatas personal representative to administer the es-

authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obmany actions without ob taining court approval. Be-fore taking certain very im-portant actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not arrent the authority. grant the authority. A HEARING on the peti-

JANUARY 29, 2025
1:30 PM Dept: CM8
3390 Harbor Blvd
Costa Mesa, CA 92626
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearings and for remote hearing instructions. If you ing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance if you prefer to connect to your reservance. ance. If you prefer to appear in-person, you can appear in the department

on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your ob-jections or file written obections with the court before the hearing. Your appearance may be in perpearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the ative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statues other California statues and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is

CASE NO. 30-2024-01425073

clerk.
Petitioner: PROSPERO
ALBERTO SANDOVAL
3051 TIGERTAIL DR, LOS
ALAMITOS, CA 90720
TEL: 714-928-1302.
Orange County News
1/3,10,17/25-149009 NOTICE OF PETITION TO ADMINISTER
ESTATE OF:
PAUL NGUYEN
CASE NO. 30-202401449112-PR-LA-CMC To all heirs, beneficiaries

available from the court

creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both, of PAUL NGUY-EN. A PETITION FOR PRO-

A PETITION FOR PROBATE has been filed by MARTIN NGUYEN in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that MARTIN NGUYEN be appointed as personal reposited. pointed as personal representative to administer THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This author-ity will allow the personal representative to take many actions without ob-taining court approval. Before taking certain very important actions however ive will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not

grant the authority.
A HEARING on the petition will be held on FEB 13, 2025 at 1:30 PM in Dept. CM07 3390 Harbor Blvd, Costa Mesa, CA 92626
The court is providing the convenience to appear for

hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hear-ings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to our remote hearing, call 657-622-8278 for assistpear in-person, you can appear in the department on the day/time set for

your hearing. IF YOU OBJECT to the granting of the petition you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your ap-

pearance may be in person or by your attorney. IF YOU ARE A CREDIT-OR or a contingent credit-or of the decedent, you must file your claim with the court and mail a copy to the personal represent-ative appointed by the court the later of either (1) four months from the date to a general personal representative, as defined in section 58(b) of the Cali-fornia Probate Code, or (2) 60 days from the date of mailing or personal deliv-ery to you of a notice un-der section 9052 of the California Probate Code Other California statues and legal authority may affect your rights as a creditor. You may want to consult with an attorney know-YOU MAY FXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of Legals-OCN estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is for Special Notice form is available from the court clerk.
Attorney for Petitioner: ROBERT J. LAMM, ESQ. CUMMINS & WHITE, LLP 2424 S.E. BRISTOL ST, STE 300, NEWPORT BEACH, CA 92660. (949) 852-1800

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24FL001242

Orange County News 1/3,1/8,1/10/25-149021

852-1800 BSC 226253

TO ALL INTERESTED PERSONS: Petitioner: JINGRONG LUO and ZEMING WU on behalf of VEGAS JUNRUI WU, a minor, filed a petition with this court for a decree this court for a decree changing name as follows: VEGAS JUNRUI WU to EDEN JUNRUI WU. 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 schedfore 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 03/20/2025 8:30 a.m. 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 Orange County News
DATE: 11/27/2024
Judge Julie A. Palafox
Judge of the Superior

Orange County News 12/20,27/24,1/3,10/25-148662 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Court

CASE NO.

CASE NO.
30-2024-01449292
TO ALL INTERESTED
PERSONS: Petitioner:
JINGRONG LUO filed a
petition with this court for a
decree changing name as
follows: JINGRONG LUO
to LENA LUO. 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 low 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 schedfore the matter is scheduled 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

NOTICE OF HEARING 02/06/2025 8:30 a.m. Dept. D100 REMOTE Central Justice Center

700 Civic Center Dr West

Legals-OCN Santa Ana, CA 92701-4045

4045
(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 suceach 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: 12/31/2024
Judge Andre De La Cruz
Judge of the Superior
Court
Orange County News

Orange County News 1/3,10,17,24/25-149038 NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on **January 29, 2025**; Extra Space Storage will sell

at public auction, to satisthe lien of the owner, personal property belonging to those individuals listed below at the following locations: 155 S. Adams St Anaheim CA 92802 (714)-563-0388 12:00 PM Jennifer Townsend Jennifer Townsend
Silvia Vega
Heather Scott
The auction will be listed
and advertised on
www.storagetreasures.co
m. Purchases must be

made with cash only and paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property 1/10/25 CNS-3883879# ORANGE COUNTY NEWS

Orange County News 1/10/25-149043 **NOTICE TO CREDITORS**

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 240525-SP NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business ad-dress(es) to the Seller(s) are: YOZM F&B INC, 6924 BEACH BLVD. K339 BEACH BLVD. K339 BUENA PARK, CA 90621 Doing Business as: THE BAKERY All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: The name(s) and address

Ine name(s) and address of the Buyer(s) is/are: YOZM DONUT & BAKERY INC, 6924 BEACH BLVD. K339 BUENA PARK, CA 90621 The assets to be sold are described in general as: ALL STOCK IN TRADE, EIXTURES FOLUPMENT FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 6924 BEACH BLVD. K339 BUENA PARK, CA 90621 The bulk sale is intended to be consummated at the to be consummated at the office of: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the

anticipated sale date is JANUARY 30, 2025 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: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the last date for filing claims shall be JANUARY 29, 2025, which is the business day before the sale date specified above. BUYER: YOZM DONUT & BAKERY INC ORD-3128759 ORANGE COUNTY NEWS 1/10/25 Orange County News 1/10/2025-149203

Legals-OCN

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Notice is hereby given that on January 29, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property de-scribed below belonging to those individuals listed below at the following locations: 1705 S State College Blvd Anaheim, Ca 92806 (714) 308-1789 2:00 PM

Crystal Banks
Zachary Saar
Kimberly Zuniga
Shamera Floyd
Stephanie Lezama Cindy Lopez antonio jackson Mallory Farley Emily Cervantes Julie Dobkowski Pechae Petuela **Emily Byars** Michael Gaughen The auction will be listed and advertised on www.storagetreasures.co m. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may require the storage may refuse any bid and may require the storage may refuse any bid and may require the storage may require rescind any purchase up until the winning bidder takes possession of the personal property.

CNS-3883581#
ORANGE COUNTY
NEWS
Orange County News
1/10/25-149012 NOTICE TO CREDITORS

OF BULK SALE
(UCC Sec. 6105)
Escrow No. 240526-SP
NOTICE IS HEREBY GIVEN that a bulk sale is EN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: SARAJANE CLOTHES INC, 6950 BEACH BLVD. UNIT E204, BUENA PARK, CA 90621 Doing Business as: SHOP SARA JANE All other business name(s)

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: The name(s) and address of the Buyer(s) is/are: SO YOUNG SUK, 6950 BEACH BLVD. UNIT E204, BUENA PARK, CA 90621 The assets to be sold are described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 6950 BEACH BLVD. UNIT E204, BUENA PARK, CA 90621 The bulk sale is intended The bulk sale is intended to be consummated at the office of: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the anticipated sale date is JANUARY 30, 2025 The bulk sale is subject to California Uniform Commercial Code Section 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: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the last date for filing claims shall be JANUARY 29,

2025, which is the business day before the sale date specified above.

BUYER: SO YOUNG SUK

ORD-3128917 ORANGE

ness day before the sale date specified above. BUYER: SO YOUNG SUK ORD-3129193 ORANGE COUNTY NEWS 1/10/25 Orange County News 1/10/2025-149206 Notice is hereby given per Section 21700 et seq. of the California Business & Professional Code that the Undersigned, MINI PUB-LIC STORAGE, located at 11342 Western Avenue, Stanton, California, County of Orange, State of California, will conduct a public lien sale of the personal property described below

COUNTY NEWS 1/10/25 Orange County News 1/10/2025-149204

Legals-OCN

January 24th 2025. The Undersigned will accept cash bids to satisfy a lien for past due rent and incid-entals incurred. The stor-age spaces generally con-sist of the following items: appliances, electronics, household furniture, beds, NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that on January 29th, 2025; Extra Space Storage will sell at public auction, to satisfy the lien of the own-

er, personal property de-scribed below belonging to those individuals listed be-low at the following loca-

1761 W Katella Ave Anaheim CA, 92804 714.922.3019

Renee Denisse Figueroa

The auction will be listed

and advertised on www.storagetreasures.com. Purchases must be

made with cash only and paid at the above refer-enced facility in order to complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the

CNS-3884325# ORANGE COUNTY NEWS

Orange County News 1/10/25-149074

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 240527-SP

NOTICE IS HEREBY GIV-EN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: TWISO BAKERY INC, 6950 BEACH BLVD. UNIT

E206, BUENA PARK, CA 90621 Doing Business as: THE BAKERY CAFE
All other business name(s)

and address(es) used bv the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address

of the Buyer(s) is/are: CAFÉ THE BAKERY INC, 6950 BEACH BLVD. UNIT

E206, BUENA PARK, CA 90621

The assets to be sold are

The assets to be sold are described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASE, LEASE-HOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 6950 BEACH BLVD. UNIT E206, BUENA PARK, CA 90621 The bulk sale is intended to be consummated at the office of: TEAM ESCROW

office of: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the

anticipated sale date is JANUARY 30, 2025 The bulk sale is subject to

California Uniform Commercial Code Section 6106.2.

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: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the last date for filing claims

last date for filing claims shall be JANUARY 29, 2025, which is the business day before the sale

personal property. 1/10/25

11:00 AM Veronica Adame

Samuel Lutas Mary L. Garcia

lamps, cabinets, sporting goods, bicycles, toys, baby items, clothing, office equipment and furniture, hand and power tools, vehicle parts and accessories, art work, art supplies, boxes (contents supplies, boxes (contents unknown), musical instruments and other miscellaneous items. Name of Account: Unit # Aileen Nguyen 441 Charlotte Jupiter 342 Charlotte Jupiter 586 AUCTION DATE: January 24, 2025 Auctioneer's Name:

Orange County News 1/10,17/2025-149207 Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per California

www.bid13.com

NOTICE CALLING FOR BIDS
DISTRICT: Garden Grove Unified School District
BID NUMBER: 2408 Roofing Replacement Project
PROJECT LOCATION: Transportation Department

BID DEADLINE: February 6th, 2025 at 2:00PM PLACE OF RECEIPT: Facilities Department Garden Grove Unified School District 11700 Knott Avenue building C, Garden Grove, CA 92841

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above stated bid deadline, sealed bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid

must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid Form") and must otherwise comply with the requirements set forth in the document entitled "Information for Bidders" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "Bid Bond" in the form attached hereto (2) a completed "Non-collusion Affidavit"; (3) "Designation of Subcontractors" all of which must be on the forms attached hereto.

The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: http://www.dir.ca.gov. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

The District will conduct a mandatory informational job walk and conference relative to the Project. The location of that job walk and conference shall start at Transportation Department, 8211 Lampson Avenue, Garden Grove, CA. 92841. Meet at the flag pole in front of the site. The job walk and conference will commence promptyl Wednesday, January 22nd, 2025 at 07:00AM. Failure to attend or tardiness will wednesday. January 22nd, 2025 at 07:00AM.

portation Department, 8211 Lampson Avenue, Garden Grove, CA. 92841. Meet at the flag pole in front of the site. The job walk and conference will commence promptly Wednesday January 22nd, 2025 at 07:00AM. Failure to attend or tardiness will render bid ineligible.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Bid Package No.

Bid No. 2408

Roofing Replacement Project

C39

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement.

The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The "**Project Documents**" (as defined in the Information for Bidders) are on file at the

following location: ARC Planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("Plans and Specifications"). Option 1: View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions: https://order.e-arc.com/arcEOC/x_project.asp?de=F2059569-6ACA-4CAD-BB3B-292E1EB1F039

Garden Grove Unified School District

erty to be sold may be described as follows: household goods, furniture, clothing, personal items and miscellaneous unknown boxes.

Purchases must be paid at the time with each only. All the time with cash only. All purchases are sold as is and must be removed within 24 hours of the time of sale. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any on-line bids. Auction by www.storagetreasures.com.

Legals-OCN

Self Storage Facility Act Chapter 10. Undersigned

will sell items at www.stor-agetreasures.com sale by competitive bidding on or after "01-27-2025", at

10:00 am. Where said property has been stored and which are located at

One Stop Storage 1401 N Harbor Blvd Santa Ana, CA 92703, County of Or-

- Unit 7036 - Petra G Enriaues Orange County News 1/10/2025-149208

ange, State of California. The property belonging to tenants listed below. Prop-480 W Crowther Ave Placentia CA 92870 714.524.7552 11:00am Ivan Bukovsky
The auction will be listed
and advertised on
www.storagetreasures.co www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

personal property.

NEWS

CNS-3884641# ORANGE COUNTY

Orange County News 1/10/25-149100

Legals-OCN

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY
Notice is hereby given that
on January 29th, 2025
Extra Space Storage will
sell at public auction, to
satisfy the lien of the own-

er, personal property de-scribed below belonging to those individuals listed be-

low at the following loca-

https://order.e-arc.com/arcEOC/x_project.asp?de=F2059569-6ACA-4CAD-BB3B-292E1EB1F039

Option 2: https://www.ggusd.us/departments/purchasing
Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us.

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date").

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.

Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to facilities@ggusd.us no later than January 28th, 2025 at 2:00PM. Answers to these questions will be posted online as an addendum at www.ggusd.us on or before January 30th, 2025 at 5:00PM.

Date of this Notice: January 10, 2025

Garden Grove Unified School District

Kevin Heerschap

Kevin Heerschap

Orange County News 1/10,17/2025-149147