

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Nancy K McColl aka Nancy K Zelisse aka Nancy A Kolar
CASE NO. 30-2024-01400775

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Nancy K McColl aka Nancy K Zelisse aka Nancy A Kolar
A PETITION FOR PROBATE has been filed by Kevin McColl in the Superior Court of California, County of Orange.
THE PETITION FOR PROBATE requests that Kevin McColl be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on 02/27/2025 at 1:30 pm in Dept. CM07 Room No: CM07 located at 3390 HARBOR BLVD COSTA MESA, CA 92626, COSTA MESA JUSTICE CENTER.

NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no-cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the

court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner In Pro Per: Kevin McColl
12782 Wild Goose St
Garden Grove, CA 92845
(714) 277-9631
1/17, 1/22, 1/29/25
CNS-3887622#
ORANGE COUNTY NEWS
Orange County News
1/17,22,29/25-149391

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
PHUNG KIM DO
CASE NO. 30-2025-01450714-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PHUNG KIM DO.
A PETITION FOR PROBATE has been filed by ROSA DO in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that ROSA DO be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 02/20/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD, COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost

service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the

court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner KATIE LE - SBN 287063
LAW OFFICE OF KATIE LE
10971 GARDEN GROVE BLVD, STE. G
GARDEN GROVE CA 92843
Telephone (855) 535-2843
1/22, 1/24, 1/29/25
CNS-3887732#
ORANGE COUNTY NEWS
Orange County News
1/22,24,29/25-149397

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000009647603 Title Order No.: 220604328 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/03/2006 as Instrument No. 2006000002679 of official

records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: DUC NGOC DANG, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 02/20/2025 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 13622 HAVENWOOD DR, GARDEN GROVE, CALIFORNIA 92843-3508 APN#: 100-323-14 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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, 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 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 \$459,293.08. 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 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000009647603. 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 833-561-0243, or visit this internet website WWW.SALES.BDF-GROUP.COM using the file number assigned to this case 00000009647603 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDF-GROUP.COM BARRETT

DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 01/08/2025 A-4832220 01/29/2025, 02/05/2025, 02/12/2025
Orange County News
1/29,2/5,12/2025-149561

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. 24FL001408
TO ALL INTERESTED PERSONS: Petitioner: HUY HOANG NGUYEN and ANH THI QUYNH NGUYEN on behalf of LONG HOANG NGUYEN, a minor, filed a petition with this court for a decree changing name as follows: LONG HOANG NGUYEN to TIMMY HOANG NGUYEN. 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
04/17/2025
8:30 a.m. Dept. 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: 12/27/2024
Judge Eric J. Wersching
Judge of the Superior Court
Orange County News
1/15,22,29,2/5/25-149188

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
RANDY S. SCHLOE
CASE NO. 30-2025-01453101-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RANDY S. SCHLOE.
A PETITION FOR PROBATE has been filed by JOHN W. SCHLOE in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JOHN W. SCHLOE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 02/27/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the

nia, County of ORANGE. THE PETITION FOR PROBATE requests that JOHN W. SCHLOE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 02/27/25 at 1:30PM in Dept. CM07 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626
NOTICE IN PROBATE CASES
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the

court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code

section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner In Pro Per: Kevin McColl
12782 Wild Goose St
Garden Grove, CA 92845
(714) 277-9631
1/17, 1/22, 1/29/25
CNS-3887622#
ORANGE COUNTY NEWS
Orange County News
1/17,22,29/25-149391

CHANGING YOUR NAME AND NEED TO PUBLISH?
For all public notices, please call us for rates and information:
(310) 329-6351

Attorney for Petitioner
DIANE KAWATA
WATANABE - SBN 73076
WATANABE & SUEMORI,
LLP
17592 IRVINE BLVD.,
STE. 202
TUSTIN CA 92780
Telephone (714) 838-8755
1/24, 1/29, 2/5/25
CNS-3889319#

ORANGE COUNTY NEWS
Orange County News
1/24,29,2/5/25-149570

NOTICE OF LIEN SALE AT PUBLIC AUCTION

Notice is hereby given that U-Haul Co of North Orange County storage auction will take place online Wednesday FEBRUARY 20, 2025 AFTER 10:30 A.M. at jimichaelsauctions.com at U-Haul Moving & Storage of Westminster 7422 Garden Grove Blvd Westminster, CA 92683
The items sold are generally described as follows: Clothing, furniture, and/or other household items stored by the following persons:
UNIT #NAME
W314 SHAD OGARY MILLER
W294 ALICIA MOORE
E127 MARLINA VISAYA
0041 ARMELA HIPOLITO
W201 DAVID PETTWAY
W123 OSCAR VERA
W229 TERESA RIVERA
W245 FAUSTINO BARRERA
1/29, 2/5/25
CNS-3889394#

ORANGE COUNTY NEWS
Orange County News
1/29,2/5/25-149565

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

30-2025-01451316
TO ALL INTERESTED PERSONS: Petitioner: CAITLIN MULROONY LUQUET filed a petition with this court for a decree changing name as follows: CAITLIN MULROONY LUQUET to CAILIN MULROONY LUQUET LOWE. 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
02/20/2025
8:30 a.m. Dept. D-100
REMOTE
Superior Court of California
County of Orange - CJC
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: 01/09/2025
Judge Layne Melzer
Judge of the Superior Court
Orange County News
1/15,22,29,2/5/25-149304

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RANDY NICOLAS STEICHEN
CASE NO. 30-2025-01454089-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RANDY NICOLAS STEICHEN.
A PETITION FOR PROBATE has been filed by ROBERT PETER STEICHEN in the Superior Court of California, County of Orange. THE PETITION FOR PROBATE requests that ROBERT PETER STEICHEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **MAR 05, 2025 at 1:30 PM in Dept. CM08**
3390 Harbor Blvd, Costa Mesa, CA 92626

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000749
TO ALL INTERESTED PERSONS: Petitioner: CYNTHIA DIANE SALGADO on behalf of PAUL ISAAC NORWOOD, a minor, filed a petition with this court for a decree changing name as follows: PAUL ISAAC NORWOOD to PAUL ISAAC NORWOOD-BRAN. 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
03/20/2025
8:30 a.m. Dept. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
(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: 12/03/2024
Judge Julie A. Palafox
Judge of the Superior Court
Orange County News
1/29,2/5,12,19/25-149605

clerk.
Attorney for Petitioner: CAROLINA GONZALEZ RONDAN, ESQ
MEIER LAW FIRM
450 NEWPORT CENTER DR., STE 500, NEWPORT BEACH, CA 92660.
(949) 718-0420
BSC 226329
Orange County News
1/29,1/31,2/5/2025-149602

NOTICE OF SALE

Notice is hereby given pursuant to the Civil Code and the Uniform Commercial Code of the State of California, the undersigned will sell at 1949 S Manchester 29, Anaheim, California, on February 12, 2025, at 9 a.m., the following described property and contents to wit: a 1984 Fleetwood mobilehome, Decal Number LAD9612, Serial Numbers CAFL2AE09085116 / CAFL2BE09085116, registered owners Dennis A Brown and Ruth G Brown, legal owner Bank of America, for the purpose of satisfying a warehousemen's lien of the undersigned for past due rent and storage in the approximate amount of \$14,465.00 as of August 2024, plus additional storage and utility charges due at the time of sale, together with costs of advertising and expenses of sale. Mobilehome to be removed from storage following sale.
JONATHAN T. TREVILLYAN, ESQ
Attorney for Del Ray Estates
1/22, 1/29/25
CNS-3887052#
ORANGE COUNTY NEWS
Orange County News
1/22,29/25-149327

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24FL000749
TO ALL INTERESTED PERSONS: Petitioner: CYNTHIA DIANE SALGADO on behalf of PAUL ISAAC NORWOOD, a minor, filed a petition with this court for a decree changing name as follows: PAUL ISAAC NORWOOD to PAUL ISAAC NORWOOD-BRAN. 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
03/20/2025
8:30 a.m. Dept. L74
REMOTE
Lamoreaux Justice Center
341 The City Drive South
Orange, CA 92868-3205
(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: 12/03/2024
Judge Julie A. Palafox
Judge of the Superior Court
Orange County News
1/29,2/5,12,19/25-149605

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 889439-SJ
(1) Notice is hereby given to creditors of the within 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:
BBQ CHUNG DAM, INC., 9902 GARDEN GROVE BLVD., GARDEN GROVE, CA 92844
(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:
THE CHUNG DAM, INC., 9902 GARDEN GROVE BLVD., GARDEN GROVE, CA 92844
(5) The location and general description of the assets to be sold are FURNITURE, FIXTURES AND EQUIPMENT, TRADE-NAME, GOODWILL, LEASE, LEASEHOLD INTEREST, IMPROVEMENTS, COVENANT NOT TO COMPETE, TOGETHER WITH THE FOLLOWING DESCRIBED ALCOHOLIC BEVERAGE LICENSE(S): 650428 of that certain business located at: 9902 GARDEN GROVE BLVD., GARDEN GROVE, CA 92844
(6) The business name used by the seller(s) at that location is: BBQ CHUNG DAM.
(7) The anticipated date of the bulk sale is 02/18/25 at the office of UNITY ESCROW, INC., 3600 WILSHIRE BLVD., SUITE 900 LOS ANGELES, CA 90010, Escrow No. 889439-SJ, Escrow Officer: STACEY LEE.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is 02/14/25.
(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: NOVEMBER 5, 2024
Transferees:
THE CHUNG DAM, INC., a California Corporation
By: /S/ KI B YOUN, CEO/Secretary
1/29/25
CNS-3890366#
ORANGE COUNTY NEWS
Orange County News
1/29/25-149640

NOTICE TO CREDITORS OF BULK SALE

T.S. No.: 2024-11661-CA
APN: 939-88-038
Property Address: 10520 N LAKESIDE DR N #L, GARDEN GROVE, CA 92840
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/22/2020. 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. Trustor: JOHN ELIZARRARAZ-RAMOS, AN UNMARRIED MAN Duly Appointed Trustee: Nestor Services, LLC Deed of Trust Recorded 10/28/2020 as Instrument No. 2020000613038 in Book -- Page -- of Official Records in the office of the Recorder of Orange County, California Date of Sale: 2/19/2025 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$305,979.65 Street Address or other common designation of real property: 10520 N LAKESIDE DR N #L GARDEN GROVE, CA 92840.A.P.N.: 939-88-038 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-11661-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 TENANTS:** 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-11661-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 ad-

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:
• THURSDAY, 7:00 P.M., FEBRUARY 20, 2025

Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

CONDITIONAL USE PERMIT NO. CUP-275-2025

A request for Conditional Use Permit approval to operate a new 18,183 square foot Adult Daycare Facility for 463 adults. The site is at 11074-11076 Magnolia Street in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

SITE PLAN NO. SP-148-2024
TENTATIVE PARCEL MAP NO. PM-2023-161
VARIANCE NO. V-044-2024

A request to reinstate Tentative Parcel Map and Site Plan approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 2, which is developed with an existing single-family dwelling, will have a lot size of 8,699 square feet. Lot 1, which will be developed with a new single-family dwelling, will have a lot size of 7,833 square feet. Also, a request to reinstate Variance approval to allow lot 1 to deviate from the minimum 65'-0" lot width requirement for a corner lot. The site is at 12013 Lorna Street in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on **February 20, 2025**. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.
Orange County News 1/29/2025-149613

vice regarding this potential right to purchase. Date: 1/24/2025 Nestor Services, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 42453 Pub Dates 01/29, 02/05, 02/12/2025
Orange County News
1/29,2/5,12/2025-149657

NOTICE OF PUBLIC AUCTION

Notice is hereby given that Pursuant to Sections 21700-21716 Of The Business And Professions Code, Section 2328 Of The UCC, Section 535 Of The Penal Code And Provisions Of The Civil Code, Santa Self Storage, 11284 Westminster Ave, Garden Grove, CA, 92843 Will Sell By Competitive Bidding The Following Units. Auction to Be Conducted through Online Auction Services of WWW.LOCKERFOX.COM, with bids opening on or after Thursday February 6, 2025 at 1:00 pm and closing on or after Thursday February 13, 2025 at 1:00 pm

Purchases Must Be Made with DEBIT or CREDIT CARD, CERTIFIED CHECK or MONEY ORDER ONLY and Paid at the time of Sale. NO CASH IS ACCEPTED. All Goods are Sold as is and must be Removed within 72 Hours of the time of Purchase. Santa Self Storage, Reserves the Right to Retract Bids. Sale is Subject to Adjournment. Sale is subject to cancellation in the event of settlement bid at: www.lockerfox.com.

Sammi Du
Artemio Jacobo
Dennis Rey
William Pham
Joselin Solis-Ibanez
Humberto Nunez
Orange County News
1/29/2025-149574